

- A. Pledge of Allegiance
- B. Approve Order of Agenda
- C. Approval of Minutes – May 18, 2020 **(Pages 2-4)**
- D. Building Permits

Consent Agenda – Approve the Following:

- a. Bills
- b. Gaming Site Authorization for the Boys and Girls Club of the Red River Valley. Games to be conducted: Raffles, Pull Tab Jar, Electronic Pull Tab Device, Twenty-One, Poker, Calcuttas and Paddlewheels with Tickets at The Work Zone Bar, 701 E Main Avenue. **(Pages 5-6)**
- c. Gaming Site Authorization for West Fargo Events. Games to be conducted: Raffles, Pull Tab Jar, Pull Tab Dispensing Device, Electronic Pull Tab Device, Twenty-One, Poker, Calcuttas, Paddlewheels with Tickets and Paddlewheel Table at Bar Down, 3100 Sheyenne Street. **(Pages 7-9)**
- d. Gaming Site Authorization for the Metro Sports Foundation. Games to be conducted: Pull Tab Jar, Electronic Pull Tab Device, Prize Board, Twenty-One, Poker and Paddlewheel Table at Brewtus Brickhouse, 635 32nd Avenue S., Suite 108. **(Pages 10-11)**
- e. Proposed Resolution Approving Contract and Contractor’s Bond in Sewer, Water, Storm and Street Improvement District No. 1329. **(Page 12)**
- f. Final Plat Approval of River’s Bend at the Preserve 6th Addition with conditions listed in staff report. **(Pages 13-18)**
- g. Gaming Site Authorization for Team Makers Club, Inc. Games to be conducted: Raffles, Electronic 50/50 Raffle, Pull Tab Jar, Electronic Pull Tab Device, Sports Pool, Twenty-One, and Poker at Bar Code, 835 23rd Avenue E #207. **(Pages 19-20)**
- h. Gaming Site Authorization for Team Makers Club, Inc. Games to be conducted: Raffles, Pull Tab Dispensing Device and Poker at Ole and Lena’s Pizzeria, 3330 Sheyenne Street. **(Page 21)**

Regular Agenda

- 1. Liquor Sales for Restaurants and Bars with Take Out Orders – **John Shockley**
- 2. Report on Daktronics Video Board – **Lance Johnson with EPIC (Page 22)**
- 3. Renaissance Zone Renewal – **Lauren Orchard (Pages 23-83)**
- 4. Presentation and Final Report on the 9th Street Corridor Study – **Dustin Scott (Pages 84-93)**
- 5. Presentation on DRAFT Capital Improvement Plan (CIP) – **Dustin Scott (Page 94)**
- 6. Review Engineer’s Report for Sewer, Water, Storm and Street Improvement District No. 1331 – **Dustin Scott (Pages 95-134)**
- 7. Vacation Balance Rollover Commission Request – **Tina Fisk (Page 135)**
- 8. Construction Report – **Dustin Scott**
- 9. City Administrator’s Report – **Tina Fisk**
- 10. Correspondence
- 11. Non-Agenda Items
- 12. Adjourn



West Fargo City Commission Meeting
Monday, May 18, 2020
Virtual Meeting via Zoom 5:30 PM

The West Fargo City Commission met on Monday, May 18, 2020, at 5:30 pm. Those present via Zoom were Bernie Dardis, Brad Olson, Mark Simmons, Eric Gjerdevig, and Mike Thorstad. The President of the Board Bernie Dardis called the meeting to order.

The Pledge of Allegiance was recited.

Commissioner Dardis requested changes to the Regular Agenda, item number 6 regarding the Wilds 20th Final Plat be moved to Regular Agenda item 1 and item 8 regarding District No. 1331 be moved to Regular Agenda item 2. Commissioner Gjerdevig moved and Commissioner Olson seconded to approve the Order of Agenda with proposed changes. No opposition. Motion carried.

Commissioner Olson moved and Commissioner Gjerdevig seconded to approve the minutes of May 4, 2020 as presented. No opposition. Motion carried.

The Commission reviewed the Building Department Activity and Monthly Comparison Reports dated May 18, 2020 and Building Permits #171-215. Commissioner Gjerdevig moved and Commissioner Olson seconded to approve the Building Permits as presented. No opposition. Motion carried.

Commissioner Olson moved and Commissioner Simmons seconded to approve the following items from the Consent Agenda:

- a. Bills
- b. Gaming Site Authorization for Arthur W. Jones Post 7564 VFW of the US Inc. Games to be conducted: Bingo, Raffles, Pull Tab Jar, Pull Tab Dispensing Device, Electronic Pull Tab Device, Seal Board, Prize Board, Sports Pool, Twenty-One, and Paddlewheels with Tickets at Arthur W. Jones Post 7564 VFW of the US Inc., 444 Sheyenne St # 1.
- c. Reappoint Joe Kolb to the Planning and Zoning Commission for a second term, through April 2025.
- d. Final Plat Approval, Maple River Subdivision, subdivision.

No opposition. Motion carried.

Tim Solberg, Director of Planning and Zoning, appeared before the Commission to hold a Second Reading on the rezoning and Final Plat Approval of the Wilds 20th Addition. First brought to the Commission in December of 2019. Concerns were raised regarding City of West Fargo's role in City of Horace matters. After much discussion, two motions are before the Commission. Commissioner Gjerdevig moved and Commissioner Simmons seconded to have the developer put \$50,000 in escrow to be held at Ohnstad Twichell, with the developer and the City of Horace putting an agreement in place regarding the escrow account. No opposition. Motion carried. Second motion, Commissioner Olson moved and Commissioner Gjerdevig seconded to approve the final plat with the requirements as outlined in the staff report. No opposition. Motion carried.

Dustin Scott, City Engineer, appeared before the Commission to discuss creating a new Sewer, Water, Storm and Street Improvement District No. 1331. This district is located in the Wilds 20th Addition. Preliminary assessed cost is approximately \$4.4 million and Cass Rural Water cost is approximately \$580,000 for a total project cost of \$5 million. After much discussion, Commissioner Gjerdevig moved and Commissioner Olson seconded to approve the City Engineer to create the Sewer, Water, Storm and Street Improvement District No. 1331 and to prepare the Engineer's



West Fargo City Commission Meeting
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Virtual Meeting via Zoom 5:30 PM

Report for Sewer, Water, Storm and Street Improvement District No. 1331. No opposition. Motion carried.

John Shockley, City Attorney, appeared before the Commission to hold a first reading of City Ordinance No. 1158, Snow Emergency Route. Slight language modification in references of who can declare a snow emergency. The language will be changed to the President of the Board of City Commissioners, and the Public Works Director. Commissioner Olson moved and Commissioner Thorstad seconded to approve the language modifications as presented. No opposition. Motion carried.

John Shockley, City Attorney, appeared before the Commission to discuss the Resolution Terminating Emergency Flood Declaration. Since an emergency flood situation no longer exists in the City of West Fargo, a resolution to terminate the declaration must be approved. Commissioner Olson moved and Commissioner Gjerdevig seconded to approve the resolution. No opposition. Motion carried.

Jerry Boyer, Interim Chief of Police, presented to the Commission the 2019 West Fargo Police Department Annual Report. No action was requested of the Commission.

Jim Larson, Finance Director, provided a recap of the water and sewer rate study to the Commission. After much discussion, Commissioner Olson moved and Commissioner Thorstad seconded to approve the water/sewer rate increased as recommended, with a Communication Plan in place to educate and inform the public. No opposition. Motion carried.

Malachi Petersen, City Planner, appeared before the Commission to discuss seeking opportunities throughout the City for public art both in form and in programming. Staff is recommending that the City Commission direct staff to work with interested residents and agencies on developing a recurring meeting and bylaws to form a Public Art Advisory Committee. After discussion, Commissioner Gjerdevig moved and Commissioner Thorstad seconded to approve staff to work on developing bylaws and forming a Public Art Advisory Committee, with prior approval of bylaws and process by the Commission. No opposition. Motion carried.

Tim Solberg, Director of Planning and Zoning, appeared before the Commission to seek approval for an applicant's request for a reduction in parking and to provide additional setback beyond the required zero foot setback at 344 Sheyenne Street. After much discussion, two motions are before the Commission. Commissioner Olson moved and Commissioner Simmons seconded to accept the reduction in parking spaces as requested. Commissioner Dardis opposed. Motion carried. Second motion, Commissioner Simmons moved and Commissioner Gjerdevig seconded to approve the additional setback beyond the required zero foot setback at 344 Sheyenne Street. No opposition. Motion carried.

City Engineer Dustin Scott appeared before the Commission to provide construction updates. No action was requested.



West Fargo City Commission Meeting
Monday, May 18, 2020
Virtual Meeting via Zoom 5:30 PM

City Administrator Tina Fisk appeared before the Commission and presented the following items for the City Administrator's Report:

1. Tomorrow and Wednesday, virtual police chief interviews will happen. A very good selection and we will narrow down to 2-3 candidates. An outline will be shared for the meet and greet sessions with the final candidates.
2. There were 90 applicants for the executive assistant position. A meeting is scheduled on Friday to discuss the interview process.
3. Next Monday, city offices are closed due to the Memorial Day holiday.
4. Melissa is seeking two Commissioners to be a part of the Street Fair selection process. Mark Simmons and Bernie Dardis will be the two.
5. CIP continues, a review process will occur and it will be presented at the June meeting.
6. Special Assessment Policy is almost complete.

Tina Fisk shared two pieces of correspondence with the Commission. One from a resident regarding raising chickens and another was a thank you note.

Commissioner Simmons moved and Commissioner Olson seconded to adjourn the meeting. No opposition. Meeting adjourned.

Bernie Dardis, Commission President

Tina Fisk, City Administrator



Consent Agenda: b.

GAMING SITE AUTHORIZATION MAY 19 2020
OFFICE OF ATTORNEY GENERAL
SFN 17996 (02/2018)

G - _____ (_____)
Site License Number
(Attorney General Use Only)

Full, Legal Name of Gaming Organization **Boys & Girls Club of the Red River Valley**

The above organization is hereby authorized to conduct games of chance under the license granted by the Attorney General of the State of North Dakota at the following location

Name of Location The Work Zone Bar			
Street 701 Main Avenue East	City West Fargo	ZIP Code 58078	County CASS
Beginning Date(s) Authorized 7/1/20	Ending Date(s) Authorized 6/30/21	Number of twenty-one tables if zero, enter "0": 1	
Specific location where games of chance will be conducted and played at the site (required) Entire Bar Area excluding Restrooms and Outdoor Patio			
If conducting Raffle or Poker activity provide date(s) or month(s) of event(s) if known			

RESTRICTIONS (City/County Use Only)	
Days of week of gaming operations (if restricted)	Hours of gaming (if restricted)

ACTIVITY TO BE CONDUCTED Please check all applicable games to be conducted at site (required)

<input type="checkbox"/> Bingo	<input type="checkbox"/> Club Special	<input type="checkbox"/> Sports Pools
<input checked="" type="checkbox"/> ELECTRONIC Quick Shot Bingo	<input type="checkbox"/> Tip Board	<input checked="" type="checkbox"/> Twenty-One
<input checked="" type="checkbox"/> Raffles	<input type="checkbox"/> Seal Board	<input checked="" type="checkbox"/> Poker
<input type="checkbox"/> ELECTRONIC 50/50 Raffle	<input type="checkbox"/> Punchboard	<input checked="" type="checkbox"/> Calcuttas
<input checked="" type="checkbox"/> Pull Tab Jar	<input type="checkbox"/> Prize Board	<input checked="" type="checkbox"/> Paddlewheels with Tickets
<input type="checkbox"/> Pull Tab Dispensing Device	<input type="checkbox"/> Prize Board Dispensing Device	<input type="checkbox"/> Paddlewheel Table
<input checked="" type="checkbox"/> ELECTRONIC Pull Tab Device		

APPROVALS	
Attorney General	Date
Signature of City/County Official	Date
PRINT Name and official position of person signing on behalf of city/county above	

INSTRUCTIONS:

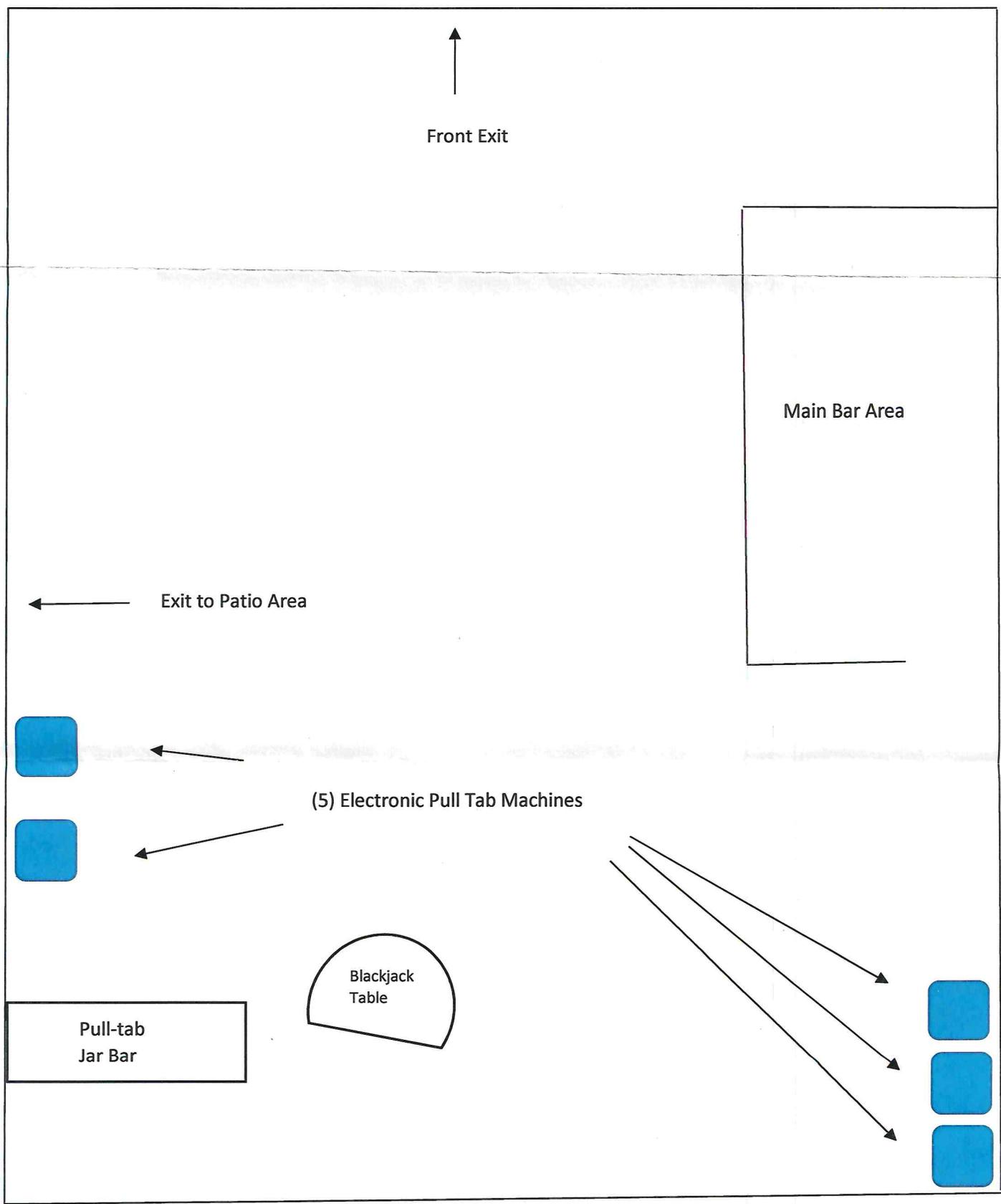
1. City/County-Retain a **copy** of the Site Authorization for your files.
2. City/County-Return the **original** Site Authorization form to the Organization.
3. Organizations - Send the **original, signed**, Site Authorization to the Office of Attorney General with any other applicable licensing forms for final approval.

RETURN ALL DOCUMENTS TO:

Office of Attorney General
Licensing Section
600 E Boulevard Ave, Dept. 125
Bismarck, ND 58505-0040
Telephone: 701-328-2329 OR 800-326-9240

*CK #4330
Pd 5-19-20
\$100.00*

Work Zone Bar Site Layout
701 Main Ave E, West Fargo ND 58078



Front Exit

Main Bar Area

Exit to Patio Area

Pull-tab
Jar Bar

(5) Electronic Pull Tab Machines

Blackjack
Table

MAY 19 2020

Consent Agenda: c.



GAMING SITE AUTHORIZATION
OFFICE OF ATTORNEY GENERAL
SFN 17996 (02/2018)

G - _____ (____)____
Site License Number
(Attorney General Use Only)

Full, Legal Name of Gaming Organization WEST FARGO EVENTS

The above organization is hereby authorized to conduct games of chance under the license granted by the Attorney General of the State of North Dakota at the following location

Name of Location <u>BAR DOWN</u>			
Street <u>3100 Shyenne St</u>	City <u>West Fargo</u>	ZIP Code <u>58078</u>	County <u>CASS</u>
Beginning Date(s) Authorized <u>07/01/2020</u>	Ending Date(s) Authorized <u>06/30/2021</u>	Number of twenty-one tables if zero, enter "0": <u>1</u>	
Specific location where games of chance will be conducted and played at the site (required) <u>Southwest Corner of Bar Area</u>			
If conducting Raffle or Poker activity provide date(s) or month(s) of event(s) if known			

RESTRICTIONS (City/County Use Only)

Days of week of gaming operations (if restricted)	Hours of gaming (if restricted)
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ACTIVITY TO BE CONDUCTED Please check all applicable games to be conducted at site (required)

<input type="checkbox"/> Bingo	<input type="checkbox"/> Club Special	<input type="checkbox"/> Sports Pools
<input type="checkbox"/> ELECTRONIC Quick Shot Bingo	<input type="checkbox"/> Tip Board	<input checked="" type="checkbox"/> Twenty-One
<input checked="" type="checkbox"/> Raffles	<input type="checkbox"/> Seal Board	<input checked="" type="checkbox"/> Poker
<input type="checkbox"/> ELECTRONIC 50/50 Raffle	<input type="checkbox"/> Punchboard	<input checked="" type="checkbox"/> Calcuttas
<input checked="" type="checkbox"/> Pull Tab Jar	<input type="checkbox"/> Prize Board	<input checked="" type="checkbox"/> Paddlewheels with Tickets
<input checked="" type="checkbox"/> Pull Tab Dispensing Device	<input type="checkbox"/> Prize Board Dispensing Device	<input checked="" type="checkbox"/> Paddlewheel Table
<input checked="" type="checkbox"/> ELECTRONIC Pull Tab Device		

APPROVALS

Attorney General	Date
Signature of City/County Official	Date
PRINT Name and official position of person signing on behalf of city/county above	

INSTRUCTIONS:

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*CR# 001146
\$100.00/ 5/19/20*



RENTAL AGREEMENT
OFFICE OF ATTORNEY GENERAL
LICENSING SECTION
 SFN 9413 (Rev. 08-2019)

License Number (Office Use Only)

Site Owner (Lessor) <i>Bar Down ND LLS</i>		Site Name <i>Bar Down</i>		Site Phone Number <i>701-866-1006</i>
Site Address <i>3100 Sheyenne St.</i>	City <i>West Fargo</i>	State <i>ND</i>	Zip Code <i>58078</i>	County <i>Cass</i>
Organization (Lessee) <i>West Fargo Events</i>		Rental Period <i>7/1/2020</i> to <i>6/30/2021</i>		Monthly Rent Amount
1. Is Bingo going to be conducted at this site? 1a. If "Yes" to number 1 above, is Bingo the primary game conducted? If "Yes," enter the monthly rent amount to be paid. Then answer questions 2 - 7 but do not enter any rent amounts.		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes		\$
2. Is Twenty-One conducted at this site? Number of Tables with wagers up to \$5 _____ X Rent per Table \$ _____ Number of Tables with wagers over \$5 <u>1</u> X Rent per Table \$ <u>300.00</u>		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		\$ \$ 300.00
3. Is Paddlewheels conducted at this site? Number of Tables <u>1</u> X Rent per Table \$ <u>200.00</u>		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		\$ 200.00
4. Is Pull Tabs involving either a jar bar, standard, or electronic dispensing device conducted at this site? Please check: <input checked="" type="checkbox"/> Jar Bar <input type="checkbox"/> Standard Dispensing Device		<input type="checkbox"/> No <input type="checkbox"/> Yes		\$ 175.00
<input checked="" type="checkbox"/> Electronic Dispensing Device Number of Electronic Devices <u>4</u>				\$ 400.00
Total Monthly Rent				\$ 1,075.00

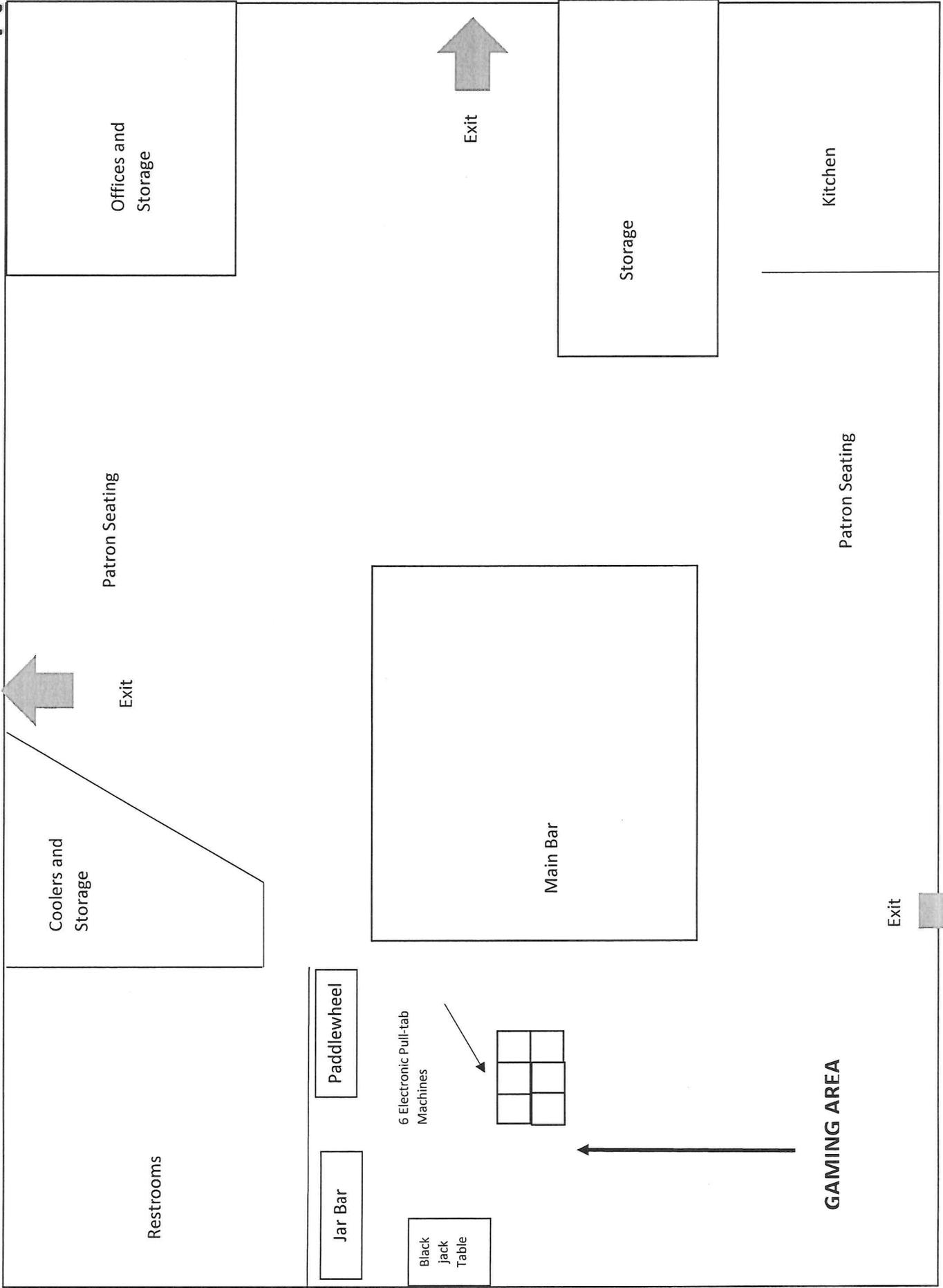
5. If the only gaming activity to be conducted at this site is a raffle drawing, please check here

TERMS OF RENTAL AGREEMENT:
 This RENTAL AGREEMENT is between the Owner (LESSOR) and Organization (LESSEE) that will be leasing the site to conduct games of chance.
 The LESSOR agrees that no game will be directly operated as part of the lessor's business.
 The LESSOR agrees that the (lessor), (lessor's) spouse, (lessor's) common household members, (management), (management's) spouse, or an employee of the lessor who is in a position to approve or deny a lease may not conduct games at any of the organization's sites and, except for officers and board of directors members who did not approve the lease, may not play games at that site. However, a bar employee may redeem a winning pull tab, pay a prize board cash prize, and award a prize board merchandise prize involving a dispensing device and sell raffle tickets or sports pool chances on a board on behalf of an organization.
 The LESSOR agrees that the lessor's on call or temporary or permanent employee will not, directly or indirectly, conduct games at the site as an employee of the lessee on the same day the employee is working in the area of the bar where alcoholic beverages are dispensed or consumed.
 If the LESSEE provides the Lessor with a temporary loan of funds for redeeming pull tabs or prize boards, or both, involving a dispensing device, the Lessor agrees to repay the entire loan immediately when the lessee discontinues using the device at the site.
 The LESSOR agrees not to interfere with or attempt to influence the lessee's selection of games, determination of prizes, including a bingo jackpot prize, or disbursement of net proceeds.
 The LESSOR agrees not to loan money to, provide gaming equipment to, or count drop box cash for the lessee.
 The LESSOR agrees any advertising by the lessor that includes charitable gaming must include the charitable gaming organization's name.
 At the LESSOR'S option, the lessee agrees that this rental agreement may be automatically terminated if the lessee's gaming license is suspended at this site for more than fourteen days or revoked.

Signature of Lessor <i>[Signature]</i>	Title <i>President</i>	Date <i>5-5-20</i>
Signature of Lessee <i>[Signature]</i>	Title <i>Executive Director</i>	Date <i>5-5-20</i>

(over)

"Bar Down" Gaming Site Map: 3100 Sheyenne Street, West Fargo ND 58078



Coolers and Storage

Patron Seating

Exit

Restrooms

Jar Bar

Paddlewheel

Black Jack Table

6 Electronic Pull-tab Machines

Main Bar

Storage

GAMING AREA

Patron Seating

Kitchen

Exit

Exit



GAMING SITE AUTHORIZATION
 OFFICE OF ATTORNEY GENERAL
 SFN 17996 (02/2018)

MAY 15 2020

G - _____ (_____) _____
 Site License Number
 (Attorney General Use Only)

Full, Legal Name of Gaming Organization
Metro Sports Foundation

The above organization is hereby authorized to conduct games of chance under the license granted by the Attorney General of the State of North Dakota at the following location

Name of Location <i>Brewtus Brickhouse</i>			
Street <i>635 32nd Ave S SUITE 108</i>	City <i>West Fargo</i>	ZIP Code <i>58078</i>	County <i>Cass</i>
Beginning Date(s) Authorized <i>July 1st 2020</i>	Ending Date(s) Authorized <i>June 30th 2021</i>	Number of twenty-one tables if zero, enter "0":	
Specific location where games of chance will be conducted and played at the site (required) <i>blackjack + pigwheel will be in southeast corner 2 tabs will be on inside wall facing west in the southwest room betting area</i>			
If conducting Raffle or Poker activity provide date(s) or month(s) of event(s) if known			

RESTRICTIONS (City/County Use Only)

Days of week of gaming operations (if restricted)	Hours of gaming (if restricted)
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ACTIVITY TO BE CONDUCTED Please check all applicable games to be conducted at site (required)

<input type="checkbox"/> Bingo	<input type="checkbox"/> Club Special	<input type="checkbox"/> Sports Pools
<input type="checkbox"/> ELECTRONIC Quick Shot Bingo	<input type="checkbox"/> Tip Board	<input checked="" type="checkbox"/> Twenty-One
<input type="checkbox"/> Raffles	<input type="checkbox"/> Seal Board	<input checked="" type="checkbox"/> Poker
<input type="checkbox"/> ELECTRONIC 50/50 Raffle	<input type="checkbox"/> Punchboard	<input type="checkbox"/> Calcuttas
<input checked="" type="checkbox"/> Pull Tab Jar	<input checked="" type="checkbox"/> Prize Board	<input type="checkbox"/> Paddlewheels with Tickets
<input type="checkbox"/> Pull Tab Dispensing Device	<input type="checkbox"/> Prize Board Dispensing Device	<input checked="" type="checkbox"/> Paddlewheel Table
<input checked="" type="checkbox"/> ELECTRONIC Pull Tab Device		

APPROVALS

Attorney General	Date
Signature of City/County Official	Date
PRINT Name and official position of person signing on behalf of city/county above	

INSTRUCTIONS:

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2. City/County-Return the **original** Site Authorization form to the Organization.
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RETURN ALL DOCUMENTS TO:

Office of Attorney General
 Licensing Section
 600 E Boulevard Ave, Dept. 125
 Bismarck, ND 58505-0040
 Telephone: 701-328-2329 **OR** 800-326-9240

*Rec'd 5-15-20
 \$100.00
 CK #1017*



RENTAL AGREEMENT
 OFFICE OF ATTORNEY GENERAL
 LICENSING SECTION
 SFN 9413 (Rev. 08-2019)

License Number (Office Use Only)

Site Owner (Lessor) <i>Dustin Coalter</i>		Site Name <i>Brewtus Brickhose</i>		Site Phone Number <i>701-532-1397</i>	
Site Address <i>635 32nd AVE ESUITE 108</i>		City <i>West Fargo</i>	State <i>ND</i>	Zip Code <i>58078</i>	County <i>Cass</i>
Organization (Lessee) <i>Metro Sports Foundation</i>		Rental Period <i>July 1 2020 to June 30th 2021</i>		Monthly Rent Amount	
1. Is Bingo going to be conducted at this site? 1a. If "Yes" to number 1 above, is Bingo the primary game conducted? If "Yes," enter the monthly rent amount to be paid. Then answer questions 2 - 7 but do not enter any rent amounts.			<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	\$
			<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	
2. Is Twenty-One conducted at this site?		X Rent per Table \$ _____		<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
Number of Tables with wagers up to \$5 _____					
Number of Tables with wagers over \$5 <u>1</u>		X Rent per Table \$ <u>300</u>		\$ <u>300</u>	
3. Is Paddlewheels conducted at this site?		X Rent per Table \$ <u>200</u>		<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
Number of Tables <u>1</u>				\$ <u>200</u>	
4. Is Pull Tabs involving either a jar bar, standard, or electronic dispensing device conducted at this site?			<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	\$
Please check: <input checked="" type="checkbox"/> Jar Bar <input type="checkbox"/> Standard Dispensing Device					
<input type="checkbox"/> Electronic Dispensing Device Number of Electronic Devices <u>3</u>			\$ <u>300</u>		
Total Monthly Rent					\$ <u>975</u>

5. If the only gaming activity to be conducted at this site is a raffle drawing, please check here.

TERMS OF RENTAL AGREEMENT:

This RENTAL AGREEMENT is between the Owner (LESSOR) and Organization (LESSEE) that will be leasing the site to conduct games of chance.

The LESSOR agrees that no game will be directly operated as part of the lessor's business.

The LESSOR agrees that the (lessor), (lessor's) spouse, (lessor's) common household members, (management), (management's) spouse, or an employee of the lessor who is in a position to approve or deny a lease may not conduct games at any of the organization's sites and, except for officers and board of directors members who did not approve the lease, may not play games at that site. However, a bar employee may redeem a winning pull tab, pay a prize board cash prize, and award a prize board merchandise prize involving a dispensing device and sell raffle tickets or sports pool chances on a board on behalf of an organization.

The LESSOR agrees that the lessor's on call or temporary or permanent employee will not, directly or indirectly, conduct games at the site as an employee of the lessee on the same day the employee is working in the area of the bar where alcoholic beverages are dispensed or consumed.

If the LESSEE provides the Lessor with a temporary loan of funds for redeeming pull tabs or prize boards, or both, involving a dispensing device, the Lessor agrees to repay the entire loan immediately when the lessee discontinues using the device at the site.

The LESSOR agrees not to interfere with or attempt to influence the lessee's selection of games, determination of prizes, including a bingo jackpot prize, or disbursement of net proceeds.

The LESSOR agrees not to loan money to, provide gaming equipment to, or count drop box cash for the lessee.

The LESSOR agrees any advertising by the lessor that includes charitable gaming must include the charitable gaming organization's name.

At the LESSOR'S option, the lessee agrees that this rental agreement may be automatically terminated if the lessee's gaming license is suspended at this site for more than fourteen days or revoked.

Signature of Lessor <i>Dustin Coalter</i>	Title <i>General Manager</i>	Date <i>5-12-20</i>
Signature of Lessee <i>[Signature]</i>	Title <i>General Manager</i>	Date <i>5-12-20</i>

Consent Agenda: e.

Commissioner _____ introduced the following resolution and moved its adoption:

RESOLUTION APPROVING CONTRACT AND CONTRACTOR'S BOND
IN SEWER, WATER, STORM AND STREET IMPROVEMENT DISTRICT NO. 1329

BE IT RESOLVED by the City Commission of the City of West Fargo, North Dakota, that it is hereby found, determined and declared that the contract heretofore entered into by and between the City of West Fargo and Dakota Underground Company is in full conformity with the law, including Section 40-22-36 of the North Dakota Century Code; that the contractor's bond of Dakota Underground Company heretofore received and filed with the City Auditor is in full conformity with the law including Section 48-02-06.2 of the North Dakota Century Code; and that the contract and contractor's bond are hereby approved.

Dated: May 18, 2020.

APPROVED:

President of Board of City Commissioners

ATTEST:

City Auditor

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____. On roll call vote, the following commissioners voted aye: _____
_____. The following commissioners voted nay: _____. The following commissioners were absent and not voting: _____.
The majority having voted aye, the motion carried and the resolution was duly adopted.

*** Consent Agenda ***

AGENDA ITEM DESCRIPTION
CITY COMMISSION
WEST FARGO, NORTH DAKOTA

Agenda # f.

***Please Note: The following information must be completed and submitted to the West Fargo City Auditor's Office by the Thursday noon preceding the City Commission meeting. Failure to comply may result in no action being taken on your request.

1. CONTACT PERSON: Tim Solberg, AICP

2. PHONE NUMBER: 433-5321 DATE: May 28, 2020

3. PLEASE **BRIEFLY** DESCRIBE YOUR REQUEST:

Final approval of River's Bend at the Preserve 6th Addition, a replat.

4. SITE ADDRESS OR LEGAL DESCRIPTION (if applicable):

Lots 4-8 of Block 3 of River's Bend at the Preserve 4th Addition, City of West Fargo,
North Dakota

5. ACTION BEING REQUESTED FROM CITY COMMISSION:

Final Plat Approval of River's Bend at the Preserve 6th Addition with conditions
listed in staff report.

CITY OF WEST FARGO PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

A20-14		REPLAT	
River's Bend at the Preserve 6 th Addition			
Lots 4-8 of Block 3 of River's Bend at the Preserve 4 th Addition, City of West Fargo, North Dakota			
Owner: River's Bend Development		Staff Contact: Malachi Petersen	
Applicant: Steve Stoner			
Planning & Zoning Commission Public Hearing		05-12-2020 – Approval	
City Commission:			

PURPOSE:

Replat five lots into four due to poor soil boring tests. To develop within current layout would create unbuildable lots.

STATEMENTS OF FACT:

Land Use Classification:	G-2: Sub-Urban - Growth Sector
Existing Land Use:	Vacant
Current Zoning District(s):	R-1A: Single Family Dwellings
Zoning Overlay District(s):	CO-SR: Sheyenne River Corridor
Proposed Lot size(s) or range:	44,550 to 61,700 ft ²
Adjacent Zoning Districts:	R--1A: Single Family Dwellings
Adjacent street(s):	River's Bend Drive East (Local)
Adjacent Bike/Pedestrian Facilities:	Sidewalks
Available Parks/Trail Facilities:	River's Bend facilities within ¼ mile

DISCUSSION AND OBSERVATIONS:

- The applicant has submitted an application and proposed plat.
- The replat is necessary for minor lot line adjustments to provide for continued development.
- The new lots will be required to meet the current zoning district requirements.
- The proposed replat does not affect any public easements or rights of ways, and the applicant has stated that it will not affect existing utility connections.

NOTICES:

Sent to: Applicable agencies and departments

Comments Received:

- None to date

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

- The proposed application is consistent with the City plans and ordinances.

STAFF REPORT

RECOMMENDATIONS:

It is recommended that the City approve the proposed application on the basis that it is consistent with City plans and ordinances with recommended conditions of approval as follows:

1. Utility plan is verified to be unchanged and approved by City Engineer.
2. An updated drainage plan is approved by the City Engineer.
3. An Attorney Title Opinion to the City of West Fargo is received.
4. Signed Final Plat is received with any necessary easements.
5. A certificate is received showing taxes are current.

PLANNING AND ZONING RECOMMENDATION:

At their May 12, 2020 meeting, the Planning and Zoning Commission recommended approval of the replat, subject to the five conditions listed above, as well as an additional condition that a 15' easement be added adjacent to the levee easement to protect the integrity of the existing levee from encroachment due to building.

23RD AVE E

A20-14
Proposed Subdivision

Shyenne River

RIVERS BEND DR E

25TH AVE E

1ST ST E



23RD AVE E

A20-14
Proposed Subdivision

Shyenne River

RIVERS BEND DR E

25TH AVE E

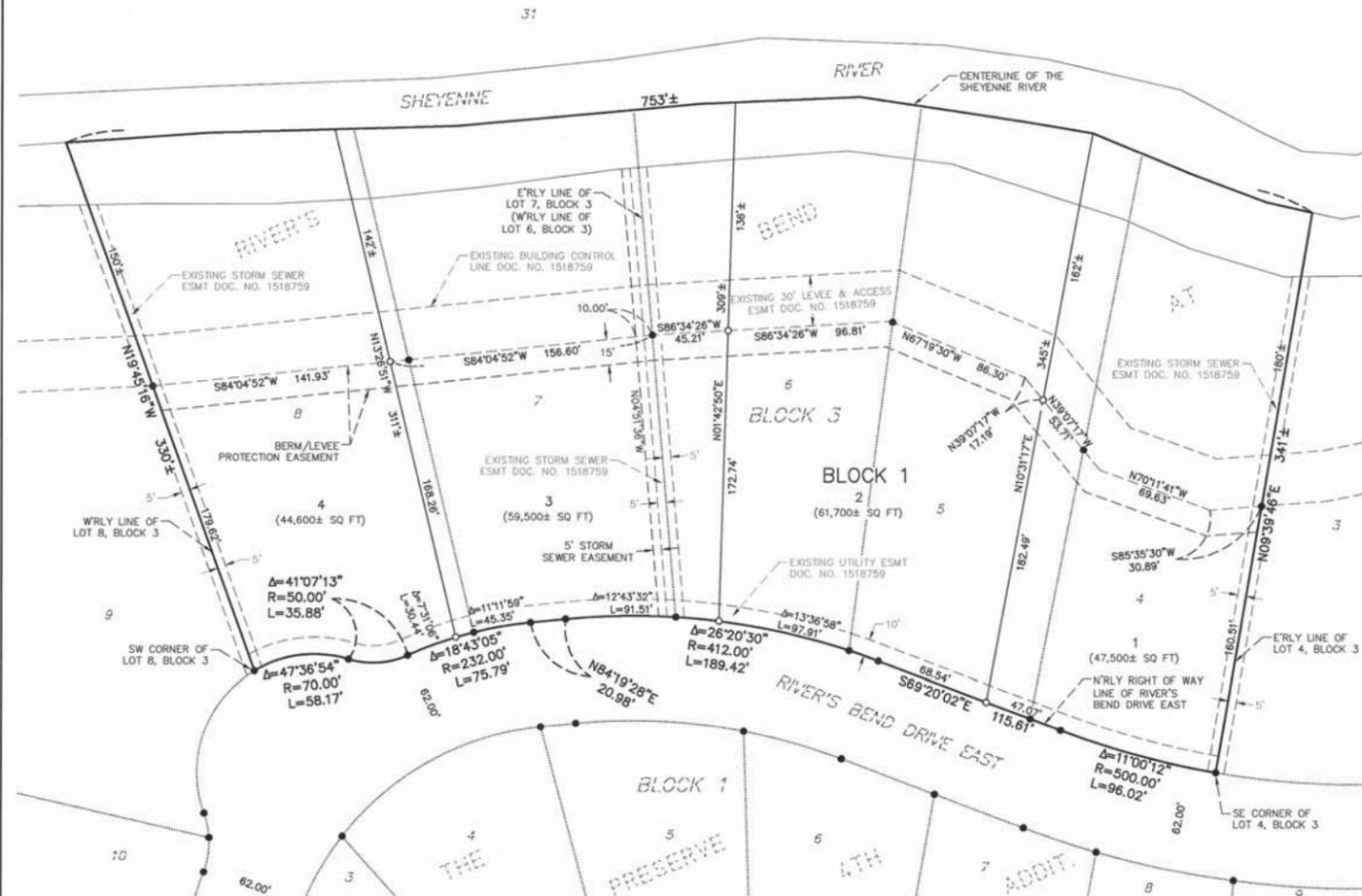
1ST ST E



- A: Agricultural
- C: Light Commercial
- C-OP: Commercial Office Park
- HC: Heavy Commercial
- LI: Light Industrial
- M: Heavy Industrial
- P: Public
- R-1: One and Two Family
- R-1A: Single Family
- R-1E: Rural Estate
- R-1S: Special One and Two Family
- R-1SM: Mixed One and Two Family
- R-2: Limited Multiple Dwelling
- R-3: Multiple Dwelling
- R-4: Mobile Home
- R-5: Manufactured Home
- R-L1A: Large Lot Single Family
- R-R: Rural Residential
- PUD: Planned Unit Development
- DMU: Downtown Mixed Use



PLAT OF RIVER'S BEND AT THE PRESERVE SIXTH ADDITION TO THE CITY OF WEST FARGO, A REPLAT OF LOTS 4 THROUGH 8 OF BLOCK 3, RIVER'S BEND AT THE PRESERVE FOURTH ADDITION, CASS COUNTY, NORTH DAKOTA.



BASIS OF BEARINGS: RIVER'S BEND AT THE PRESERVE FOURTH ADDITION ACCORDING TO THE RECORDED PLAT THEREOF.

- LEGEND**
- IRON MONUMENT FOUND
 - SET 5/8"x18" REBAR WITH YELLOW PLASTIC CAP #5900

NOTES:
BERM/LEVEE PROTECTION EASEMENT IS AN EASEMENT RESTRICTING BUILDING CONSTRUCTION. A STRUCTURE MAY BE BUILT IN THIS AREA PENDING APPROVAL FROM THE CITY OF WEST FARGO THROUGH THE BUILDING PERMITTING PROCESS.

EASEMENT OF RECORD:
1. RIGHT OF WAY EASEMENT TO CASS RURAL WATER USERS RECORDED APRIL 13, 1976 AS DOCUMENT NO. 501128.

WEST FARGO CITY ATTORNEY APPROVAL

I HEREBY CERTIFY THAT PROPER EVIDENCE OF TITLE HAS BEEN EXAMINED BY ME AND I APPROVE THE PLAT AS TO FORM AND EXECUTION THIS _____ DAY OF _____, 2020.

JOHN T. SHOCKLEY, CITY ATTORNEY
STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN T. SHOCKLEY, CITY ATTORNEY, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE CITY ATTORNEY.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2020.

DUSTIN T. SCOTT, CITY ENGINEER
STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DUSTIN T. SCOTT, CITY ENGINEER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA



CERTIFICATE

SHAWN M. THOMASSON, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "RIVER'S BEND AT THE PRESERVE SIXTH ADDITION" TO THE CITY OF WEST FARGO, A REPLAT OF LOTS 4 THROUGH 8 OF BLOCK 3, RIVER'S BEND AT THE PRESERVE FOURTH ADDITION TO THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY THEREOF; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT; THAT MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED FOR THE GUIDANCE OF FUTURE SURVEYS AND THAT SAID ADDITION IS DESCRIBED AS FOLLOWS, TO WIT:

LOTS 4 THROUGH 8 OF BLOCK 3, RIVER'S BEND AT THE PRESERVE FOURTH ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, CASS COUNTY, NORTH DAKOTA.

SAID TRACT CONTAINS 213,300 SQUARE FEET, MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, IF ANY.

Shawn M. Thomason
SHAWN M. THOMASSON
REGISTERED LAND SURVEYOR
NO. LS-5900



STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS 22 DAY OF May, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SHAWN M. THOMASSON, REGISTERED LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA



DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "RIVER'S BEND AT THE PRESERVE SIXTH ADDITION" TO THE CITY OF WEST FARGO, A REPLAT OF LOTS 4 THROUGH 8 OF BLOCK 3, RIVER'S BEND AT THE PRESERVE FOURTH ADDITION TO THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA; THAT WE HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF SHAWN M. THOMASSON, REGISTERED LAND SURVEYOR, AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED LAND SURVEYOR IS CORRECT. WE HEREBY DEDICATE THE 15.00 FOOT BERM/LEVEE PROTECTION EASEMENT AND THE 5.00 FOOT STORM SEWER EASEMENT SHOWN ON SAID PLAT TO THE CITY OF WEST FARGO.

OWNER: LOTS 1, 3 & 4: RIVER'S BEND DEVELOPMENT CORPORATION

BY: _____
ITS: _____

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF RIVER'S BEND DEVELOPMENT CORPORATION.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

OWNER: LOT 2: ABIGAIL L. BARBER-BURGUM REVOCABLE TRUST

ABIGAIL L. BARBER-BURGUM, TRUSTEE

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ABIGAIL L. BARBER-BURGUM, TRUSTEE OF THE ABIGAIL L. BARBER-BURGUM REVOCABLE TRUST, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN THE NAME OF THE ABIGAIL L. BARBER-BURGUM REVOCABLE TRUST.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

WEST FARGO PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2020.

TOM MCDUGALL, CHAIRMAN
STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TOM MCDUGALL, CHAIRMAN OF THE WEST FARGO PLANNING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE WEST FARGO PLANNING COMMISSION.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

WEST FARGO CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2020.

BERNIE L. DARDIS, PRESIDENT OF THE WEST FARGO CITY COMMISSION
STATE OF NORTH DAKOTA)
COUNTY OF CASS)

TINA FISK, CITY AUDITOR

ON THIS _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BERNIE L. DARDIS, PRESIDENT OF THE WEST FARGO CITY COMMISSION, AND TINA FISK, CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF THE CITY OF WEST FARGO.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA



Consent Agenda: g.

GAMING SITE AUTHORIZATION
OFFICE OF ATTORNEY GENERAL
SFN 17996 (02/2018)

MAY 27 2020

G - _____ (_____) _____ Site License Number (Attorney General Use Only)

Full, Legal Name of Gaming Organization **Team Makers Club, Inc.**

The above organization is hereby authorized to conduct games of chance under the license granted by the Attorney General of the State of North Dakota at the following location

Name of Location	Bar Code		
Street	835 23rd Ave E #207	City	West Fargo
		ZIP Code	58078
		County	Cass
Beginning Date(s) Authorized	7/1/20	Ending Date(s) Authorized	6/30/21
		Number of twenty-one tables if zero, enter "0":	1
Specific location where games of chance will be conducted and played at the site (required)			
Entire Facility and Patio areas			
If conducting Raffle or Poker activity provide date(s) or month(s) of event(s) if known			

RESTRICTIONS (City/County Use Only)	
Days of week of gaming operations (if restricted)	Hours of gaming (if restricted)

ACTIVITY TO BE CONDUCTED Please check all applicable games to be conducted at site (required)

<input type="checkbox"/> Bingo	<input type="checkbox"/> Club Special	<input checked="" type="checkbox"/> Sports Pools
<input type="checkbox"/> ELECTRONIC Quick Shot Bingo	<input type="checkbox"/> Tip Board	<input checked="" type="checkbox"/> Twenty-One
<input checked="" type="checkbox"/> Raffles	<input type="checkbox"/> Seal Board	<input checked="" type="checkbox"/> Poker
<input checked="" type="checkbox"/> ELECTRONIC 50/50 Raffle	<input type="checkbox"/> Punchboard	<input type="checkbox"/> Calcuttas
<input checked="" type="checkbox"/> Pull Tab Jar	<input type="checkbox"/> Prize Board	<input type="checkbox"/> Paddlewheels with Tickets
<input type="checkbox"/> Pull Tab Dispensing Device	<input type="checkbox"/> Prize Board Dispensing Device	<input type="checkbox"/> Paddlewheel Table
<input checked="" type="checkbox"/> ELECTRONIC Pull Tab Device		

APPROVALS	
Attorney General	Date
Signature of City/County Official	Date
PRINT Name and official position of person signing on behalf of city/county above	

INSTRUCTIONS:

1. City/County-Retain a **copy** of the Site Authorization for your files.
2. City/County-Return the **original** Site Authorization form to the Organization.
3. Organizations - Send the **original, signed**, Site Authorization to the Office of Attorney General with any other applicable licensing forms for final approval.

RETURN ALL DOCUMENTS TO:

Office of Attorney General
 Licensing Section
 600 E Boulevard Ave, Dept. 125
 Bismarck, ND 58505-0040
 Telephone: 701-328-2329 **OR** 800-326-9240

*CK#14154
 pd 5-27-20
 \$100.*



Consent Agenda: h.

GAMING SITE AUTHORIZATION MAY 27 2020
OFFICE OF ATTORNEY GENERAL
SFN 17996 (02/2018)

G - _____ (____) _____ Site License Number (Attorney General Use Only)
--

Full, Legal Name of Gaming Organization Team Makers Club, Inc.

The above organization is hereby authorized to conduct games of chance under the license granted by the Attorney General of the State of North Dakota at the following location

Name of Location Ole & Lenas Pizzeria			
Street 3330 Shyenne St	City West Fargo	ZIP Code 58078	County Cass
Beginning Date(s) Authorized 7/1/20	Ending Date(s) Authorized 6/30/21	Number of twenty-one tables if zero, enter "0": 0	
Specific location where games of chance will be conducted and played at the site (required) Entire Bar Area			
If conducting Raffle or Poker activity provide date(s) or month(s) of event(s) if known			

RESTRICTIONS (City/County Use Only)	
Days of week of gaming operations (if restricted)	Hours of gaming (if restricted)

ACTIVITY TO BE CONDUCTED Please check all applicable games to be conducted at site (required)

<input type="checkbox"/> Bingo	<input type="checkbox"/> Club Special	<input type="checkbox"/> Sports Pools
<input type="checkbox"/> ELECTRONIC Quick Shot Bingo	<input type="checkbox"/> Tip Board	<input type="checkbox"/> Twenty-One
<input checked="" type="checkbox"/> Raffles	<input type="checkbox"/> Seal Board	<input checked="" type="checkbox"/> Poker
<input type="checkbox"/> ELECTRONIC 50/50 Raffle	<input type="checkbox"/> Punchboard	<input type="checkbox"/> Calcuttas
<input type="checkbox"/> Pull Tab Jar	<input type="checkbox"/> Prize Board	<input type="checkbox"/> Paddlewheels with Tickets
<input checked="" type="checkbox"/> Pull Tab Dispensing Device	<input type="checkbox"/> Prize Board Dispensing Device	<input type="checkbox"/> Paddlewheel Table
<input type="checkbox"/> ELECTRONIC Pull Tab Device		

APPROVALS	
Attorney General	Date
Signature of City/County Official	Date
PRINT Name and official position of person signing on behalf of city/county above	

INSTRUCTIONS:

1. City/County-Retain a **copy** of the Site Authorization for your files.
2. City/County-Return the **original** Site Authorization form to the Organization.
3. Organizations - Send the **original, signed**, Site Authorization to the Office of Attorney General with any other applicable licensing forms for final approval.

RETURN ALL DOCUMENTS TO:

Office of Attorney General
 Licensing Section
 600 E Boulevard Ave, Dept. 125
 Bismarck, ND 58505-0040
 Telephone: 701-328-2329 **OR** 800-326-9240

*CK# 14153
 PA 5-27-20
 \$100*



May 28th, 2020

Sheyenne 32 Parking LLC
745 31st Ave E
Ste 105
West Fargo, ND 58078

To Whom it Concerns,

This letter is to confirm the following details which were tracked and recorded on Wednesday May 27th, 2020 regarding the videoboard.

On May 27th, we confirmed the video display was at the below brightness levels with the electronic photo cell eye working properly.

Percent Brightness	Time	Lumens
75%	5:00pm	23,126
50%	5:30pm	15,417
45%	8:35pm	13,875
40%	8:37pm	12,334
8%	9:05pm	2,467
3%	9:08pm	925

Thank You.

Regards,
Daktronics, INC

A handwritten signature in black ink that reads 'Brock Wallen'.

Brock Wallen
Senior Project Manager

Regular Agenda: 3.

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

BE IT RESOLVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF WEST
FARGO, NORTH DAKOTA:

WHEREAS, the City of West Fargo (the “City”) recognizes the need to encourage investment within a defined geographic area of its jurisdiction in need of revitalization; 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 enable 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 is participating in an application to DCS seeking approval of a Renaissance Zone.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of West Fargo, that, contingent upon DCS approval of the City’s Renaissance Zone application, the City will approve tax exemptions and credits provided for in the Renaissance Zone Act.

ENACTED by the City Commission of the City of West Fargo North Dakota, this 1st day of June 2020.

APPROVED:

Bernie L. Dardis, President of the Board of
City Commissioners

ATTEST:

Tina M. Fisk, City Administrator



May 28, 2020

TO: City Commissioners
FROM: Lauren Orchard, Economic Development Director
RE: Renaissance Zone Renewal: Public Hearing and Resolution

Over the past 20 years, the State's Renaissance Zone program has proven to be one of West Fargo's most impactful tools for commercial and residential growth, bringing over 80 investment projects to the City. Through the reduction of property taxes on new investment, this program helps incentivize the redevelopment of high-impact properties along major thoroughfares, strengthening our tax base and diversifying our local economy.

To continue using this program in West Fargo, the City is required to submit a request to renew its Renaissance Zone to the State's Department of Commerce every 5 years. West Fargo's due date to submit a renewal request is June 6, 2020. All materials for the City's submission have been compiled with the exception of items to be considered by the City Commission including a public hearing and a resolution agreeing to continue the program. Completed application materials have been made available for public review and have been submitted to the Commission for consideration. Included in this submission are signed letters of support from both West Fargo Schools and Cass County, who have recognized the public benefit of this program.

Commission approval of the submitted resolution would complete the City's application to the State for renewal, continuing the program until 2025. If the resolution is not approved by June 6, 2020, the City would not be able to receive Renaissance Zone status again, even if another application was filed with the State. Each application for a Renaissance Zone incentive would continue to follow current processes including consideration by the Economic Development Advisory Committee (EDAC) for their recommendation to City Commission, with the City Commission's final approval required before an incentive is granted. The Commission would also maintain the ability to apply for changes to the physical location of the Renaissance Zone if specific areas needed to be re-targeted for new investment.

With current processes for granting incentives maintained, flexibility given to the City Commission to determine appropriate incentives, and support from other taxing units, I recommend approval of a resolution to renew West Fargo's Renaissance Zone, extending availability of incentives through 2025.



June 2, 2020

Rikki Roehrich, Program Administrator
North Dakota Department of Commerce
1600 E. Century Ave., Suite 2
Bismarck, ND 58503

Re: 2020 Renaissance Zone Renewal

Dear Ms. Roehrich,

Since its inception in 2000, North Dakota's Renaissance Zone program has brought over 80 investment projects to the City of West Fargo and has remained a preferred incentive program in our community. Through the reduction of property taxes on new investment, this program has helped incentivize the redevelopment of high-impact properties along major thoroughfares, strengthening our tax base and diversifying our local economy.

Following the renewal of West Fargo's Renaissance Zone in 2015, this program has assisted in the development of a major industrial park, transitioned an underdeveloped parcel into Petro Serve's corporate headquarters, and supported the expansion of Silver Dollar and the renovation of Choice Bank. Within the next few months, construction will be completed on a 200,000 square foot distribution center supported by a Renaissance Zone incentive, bringing a \$30 million capital investment to the city. These investments show that the Renaissance Zone incentive program has improved the economic environment of West Fargo, meeting the City's goals of thoroughfare revitalization and diversification through targeted growth.

With these recent successes, West Fargo is poised for continued growth and respectfully requests an extension of its Renaissance Zone status in 2020. In the attached application, you will find that our community recognizes the positive impacts fostered by Renaissance Zone incentives and that West Fargo staff have developed clear goals and guidelines to use this tool effectively. We look forward to the continuation of our partnership with the State of North Dakota and the investment supported by this program.

If you should have any questions regarding this request, please contact me at 701-373-5666 or at lauren.orchard@westfargond.gov

Sincerely,

A handwritten signature in black ink, appearing to read "Lauren Orchard".

Lauren Orchard
Economic Development Director
The City of West Fargo
800 4th Street E.
West Fargo, ND 58078

WEST FARGO
RENAISSANCE ZONE
DEVELOPMENT PLAN

2020

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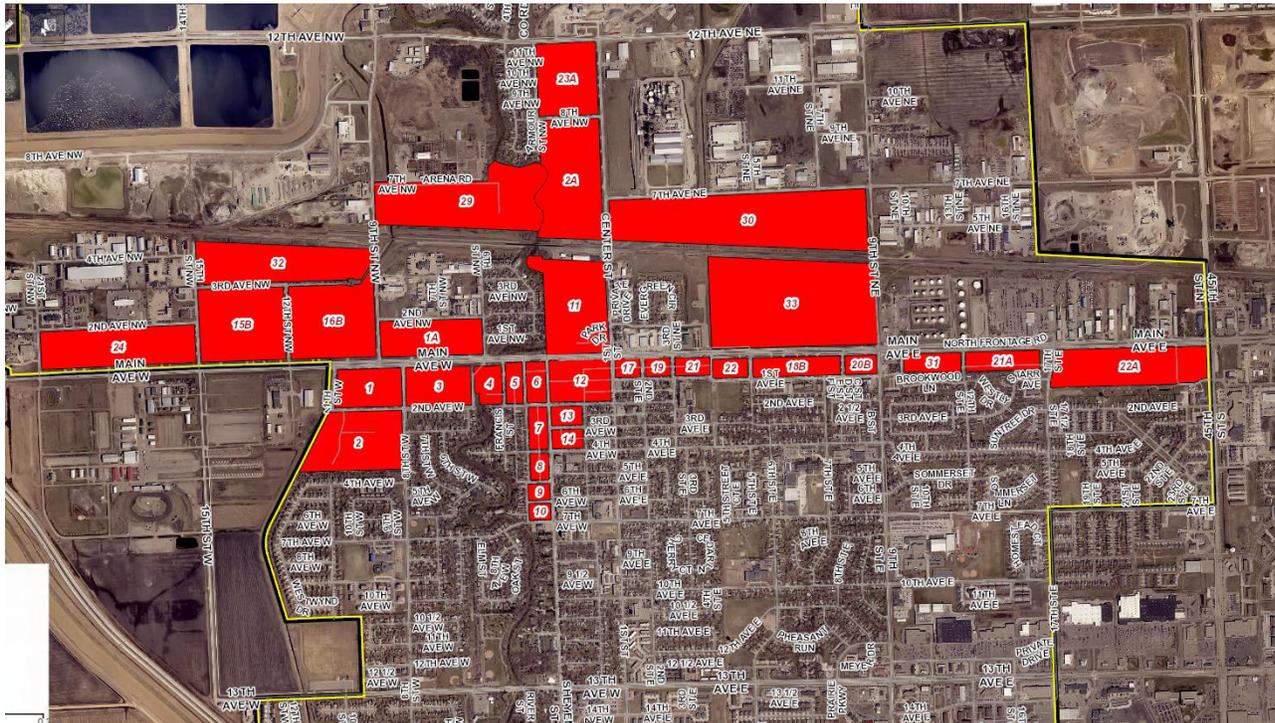
INTRODUCTION

Description of the Current Renaissance Zone

The West Fargo Renaissance Zone consists of a 33-block area focused along the City’s major thoroughfares and downtown area including 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. While the Renaissance Zone program has led to growth and reinvestment over the past 20 years, challenged commercial and residential structures remain and strategic zoning and infrastructure investments have brought renewed interest to the area. Additionally, properties identified in the Renaissance Zone have been targeted by the West Fargo 2.0 Comprehensive Plan for reinvestment and the application for program renewal has been supported by both the school district and county government.

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

Please see Appendix E for a larger map, or visit the City’s Renaissance Zone webpage, which hosts a searchable version online: <https://www.westfargond.gov/295/Renaissance-Zone>



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 AVE
2	WEST FARGO SCHOOL DISTRICT	300 W 11 ST
3	WEST FARGO CITY	117 W 8 ST

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

The spreadsheet provided within this plan’s Appendices contains a column denoting the condition of structures located within each Renaissance Zone block. Each of these structures vary in condition and therefore, vary in the process needed to redevelop into the highest and best use. To show distinction between property conditions, each parcel has been labeled as being in poor, fair, or good condition, with those in poor condition being the primary targets of the Renaissance Zone program. In addition, a property’s zoning would be considered during the application process by the local Renaissance Zone authority, targeting non-conforming properties for redevelopment.

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

As with previous development plans for the City of West Fargo, there are no buildings within the Renaissance Zone which have been identified as being listed in the historic registry according to the Cass County Historical Society and North Dakota Historical Society. A portion 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.

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

Currently there are no official historic properties in West Fargo. As such there are no local regulatory burdens that would affect renovation of historic properties and the incorporation of mixed-use development.

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.

Please see Appendix F. Properties marked “poor” will be initially targeted for redevelopment.

MANAGEMENT OF RENAISSANCE ZONE PROJECTS

Identify who will manage the 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 who primarily oversees the day-to-day activities of the zone. This director, with assistance from the City of West Fargo Planning & Zoning, and Assessing Departments, will continue to execute agreements made by the taxpayer and the zone authority. The local zone authority is the City of West Fargo City Commission which is advised by the Economic Development Advisory Committee, comprised of local business representatives and community stakeholders.

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

The responsibility of promoting the West Fargo Renaissance Zone will fall on the city’s zone authority to be carried out by the economic development department. To reach the most potential investors in the zone, some of the following techniques will be utilized:

- Digital and social media marketing
 - The city will utilize its website to make information available to prospects searching for business locations and investment opportunities.

- Mailers
 - The city will produce marketing material to be sent to businesses and homeowners explaining the opportunities of the zone.
- Referral Networks
 - The West Fargo Economic Development Advisory Committee, who makes recommendations on tax incentives for the zone, includes representatives from the business community, the school district, area lenders, and the Chamber of Commerce. This committee will help educate the community about the city's Renaissance Zone.
- Signage
 - West Fargo has signs that can be displayed outside of approved Renaissance Zone projects.

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 city's comprehensive plan. A transfer of property ownership may not automatically qualify a property as an approved zone project. All new construction or rehabilitation proposals should be significant and create an increase of the assessed value of the building.

The Zone Authority committee members will be able to assist in monitoring all approved projects. A Renaissance Zone applicant will need to submit cost estimates and construction plans prior to beginning a project. The City Assessor and Economic Development Director will work with the Zone Authority on inspecting the property and reviewing the improvements prior to the disbursement of any tax incentives. This will ensure that the project is completed according to the approved Renaissance Zone application. All projects will be reported to the state on an annual basis as required.

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. Annual reporting by the Zone Authority is also required by the state and will be done by those handling the day-to-day management of the zone.

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).

To comply with state standards, the city will report the number of jobs filled and taxes abated by the active zone projects. To ensure the information is accurate, city staff will verify records with recipients of Renaissance Zone projects.

GOALS AND OBJECTIVES

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 for the Renaissance Zone is to utilize the program to target commercial and residential investment that positively impacts property values, quality job creation, and economic diversification. The renewed 2020 goals for the Renaissance Zone program are as follows:

- Redevelopment of challenged properties including the rehabilitation, adaptive re-use, or demolition and reconstruction to increase public safety and cultivate healthy property values.
- Diversification of the local economy through the strengthening of local supply chains and pursuit of industries that complement existing businesses.
- Expansion of local businesses and attraction of new businesses that investment to increase assessed valuation and diversify the tax base.
- Create high-quality jobs both through local business expansion and new business recruitment that bring incomes that exceed the average livable wage identified by the City of West Fargo.
- Enhance major thoroughfares and increase business visibility in West Fargo to improve the image of the City by through demolition and reconstruction or renovation of existing structures.
- Strengthen local housing stock by rehabilitating existing residences, adding onto existing residences, or demolishing inhabitable structures and constructing new residences.

- Bring properties into conformance with zoning code by incentivizing redevelopment that complies with preferred uses and considering re-zoning for cohesion within the zone. In early 2020, the Planning & Zoning Department rezoned several properties in the Renaissance Zone as Mixed Used Downtown District properties, fixing some non-conformance issues. The City will continue to look for opportunities to ensure compatible zoning within the designated Renaissance Zone.

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

Since its 2015 Renaissance Zone Development Plan, the City of West Fargo has approved an Urban Renewal and Urban Development Plan (Appendix G) and created a new comprehensive plan, called West Fargo 2.0 (Appendix H), which calls for increased commercial and industrial development north of Main Avenue, as well as the creation of an industrial village or park near the current location of the West Fargo Sewage Lagoons. While this potential area by the Sewage Lagoons is not included within the current Renaissance Zone, blocks could be added in the future to help encourage development and growth of the area.

The West Fargo 2.0 Comprehensive Plan also calls for the continued development of the downtown corridor as a hub of retail and commerce. Within the past five years, the downtown Sheyenne Street area has grown exponentially with the addition of two mixed use commercial/residential buildings, as well as a public plaza. Both buildings are in the Renaissance Zone. Future development in the area is planned and will include another mixed-use building complete with a restaurant, as well as an eight-story mixed-use building and public parking garage. As these developments take shape, City staff will utilize the Renaissance Zone program to attract new businesses to this developing area.

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

- Increase assessed valuation within the Renaissance Zone 15% beyond current projections provided by the City assessor over the course of five (5) years.
- Assist at least two (2) businesses per year with redevelopment or expansion of current facilities.

- Attract 100 high-quality jobs with salaries that pay at or above the average livable wage for the City of West Fargo within the zone over the course of 5 years, with a target of 20 new quality jobs per year.
- Assist five 5 residential property owners with renovations, additions, or new construction over the course of five 5 years.
- Reduce zoning non-conformance by 20% over the course of 5 years.

PROJECT SELECTION

For commercial zone projects, describe the local requirements for project approval. These may include such things as 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 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 as part of its evaluation:

- The plan for the commercial project is consistent with, and abides by, the goals and objectives identified in the West Fargo 2.0 Comprehensive Plan and Renaissance Zone Guidelines,
- The project includes exterior rehabilitation or expansion that improves the curb appeal of the property and, therefore, improves the value and character of the City of West Fargo,
- The improvement includes capital investment that extends the useful life of a property by 20 years.
- The project creates high-quality jobs that improve the average salary and benefits of West Fargo residents beyond a livable wage defined by economic data provided by the City of West Fargo.
- The project spurs positive change within West Fargo through growth in property value, curb appeal, quality jobs, and/or support of emerging industries that would transform the local economy.

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 an annual form to verify that a single-family residence is still the applicant’s primary residence. Building permits and review plans will substantiate improvements and construction cost estimates.

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 goal and objectives laid out in this plan, as well as the West Fargo 2.0 Comprehensive Plan. A project that does not represent significant progress within zone boundaries will likely not be approved by the Zone Authority. Ultimately it is up to the Zone Authority, with the assistance of city staff, 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.

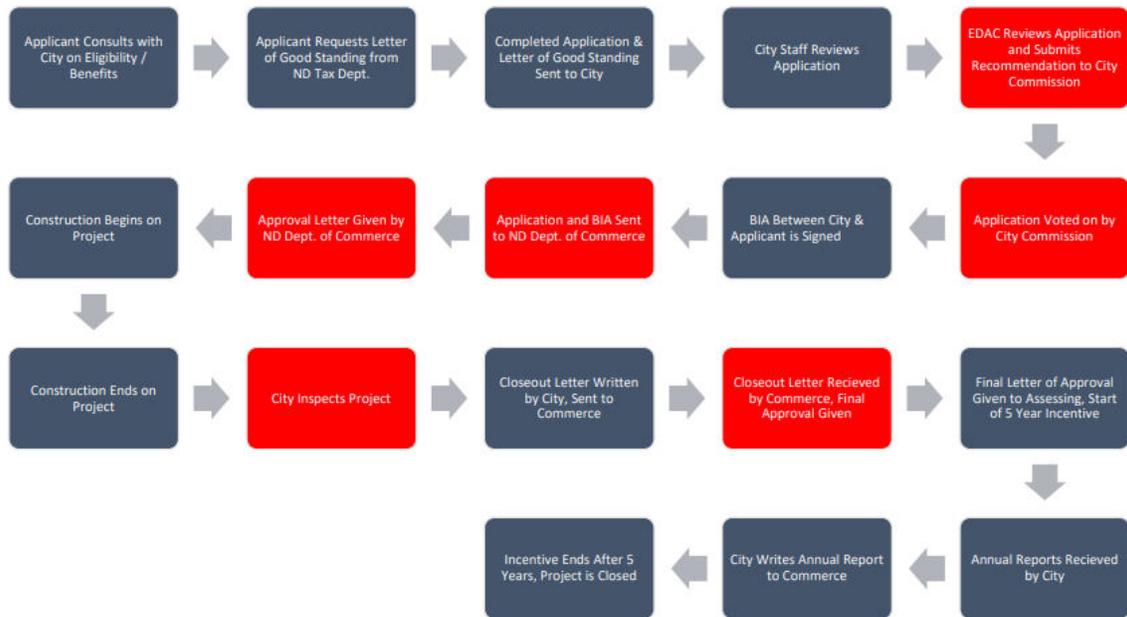
Describe the process for receiving, reviewing, and approving applications for zone projects to determine if they meet state and local requirements, and to assure that the purchase, rehabilitation, lease, and historical preservation and renovation has not started or been completed before local and state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

As part of the application process, applicants are told they are not to commence any construction beyond minor demolition for bidding purposes or minor site preparation to prepare for the project. Likewise, applicants applying for lease-only projects are told to not complete the signing of the lease until the project is approved by the Zone Authority. The Zone Authority will give the project the approval to start once conditional approval from the North Dakota Department of Commerce 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 project’s eligibility. Please see the below graphic for more information relating to the review and approval of zone projects.

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 to ensure that the benefit to the public is equal to or greater than the benefit to the taxpayer. All projects will be reviewed by the Economic Development Advisory Committee prior to the consideration of the City Commission. Please see the below graphic for the full application process required for a Renaissance Zone applicant.

Renaissance Zone Incentive Process



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 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:
 - Updating or replacing a roof
 - Updating or replacing foundation
 - The addition of new siding, windows, and doors
 - The installation of new plumbing, heating, and cooling systems
 - Cabinetry may be included if basis for improving life expectancy of structure can be determined
 - Additions or garages may only be included if it is determined all other necessary improvements have been made to the existing principal structure
- Capital improvements DO NOT INCLUDE:
 - New floor coverings
 - New window treatments
 - New wall coverings or furnishings

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 all deteriorated conditions that are visible on the exterior of the building as directed by the Zone Authority
- Properties in the Renaissance Zone must consider 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 rolls. Property owner must make capital improvements based on the following table:

% of Improvements (based on Current True & Full Value)	% 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 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 the following:
 - Replacement or updating of a roof, foundation, or structure
 - Installation of new siding, windows, and doors
 - Installation of new 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 expenditures.**
- Verification of construction costs will be required at project closeout time.

New Commercial Construction or Additions

- Property must be of a conforming use
- Property must be consistent with visions and goals of the City of West Fargo
- Warehousing will not receive exemptions unless the owner proves need or provides other information to justify granting an 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 the 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 one year may be considered for Renaissance Zone approval but property tax exemption will vary depending on the amount of improvements. Property tax exemption will be based on the following table:

% of Improvements (based on Current True & Full Value)	% 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 and 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 the following:
 - Replacement or updating of a roof, foundation, or structure
 - Installation of new siding, windows, and doors
 - Installation of new plumbing, heating, and cooling systems
- Capital improvements DO NOT include new floor coverings, 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 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 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 will need 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.

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 of the Renaissance Zone.

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

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

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

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

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 June 1, 2020, 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 14 days prior to the public hearing. The Development Plan and supporting materials were presented and a discussion by the City Commission was held. All public comments are attached as Appendix A.

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

Letters of Support from the school district and county are attached as Appendix B and Appendix C, respectively.

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).

A signed resolution approved by the City Council is attached as Appendix D.

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

APPENDICIES

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Appendix A: Comments of the June 1, 2020 Public Hearing

Appendix B: Letter of Support, West Fargo School District



May 18, 2020

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

Mr. Peterson

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.

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 Facade 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,

Beth Slette
Superintendent

Appendix C: Letter of Support, Cass County



Board of County Commissioners

May 18, 2020

Chad M. Peterson
Fargo, North Dakota

Rick Steen
Fargo, North Dakota

Ken Pawluk
Fargo, North Dakota

Duane Breidling
West Fargo, North Dakota

Mary Scherling
Stanley Township, North Dakota

Malachi Petersen, Planner
City of West Fargo
800 4th Avenue East Suite 1
West Fargo ND 58078

Dear Mr. Petersen:

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 the Main Avenue and Sheyenne Street corridors in West Fargo.

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

Heather Worden
Commission Assistant

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

P.O. Box 2806
211 9th Street South
Fargo, North Dakota 58108
701-241-5609
www.casscountynd.gov

Appendix D: Resolution of the City Commission

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

BE IT RESOLVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF WEST FARGO, NORTH DAKOTA:

WHEREAS, the City of West Fargo (the “City”) recognizes the need to encourage investment within a defined geographic area of its jurisdiction in need of revitalization; 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 enable 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 is participating in an application to DCS seeking approval of a Renaissance Zone.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of West Fargo, that, contingent upon DCS approval of the City’s Renaissance Zone application, the City will approve tax exemptions and credits provided for in the Renaissance Zone Act.

ENACTED by the City Commission of the City of West Fargo North Dakota, this 1st day of June 2020.

APPROVED:

Bernie L. Dardis, President of the Board of City Commissioners

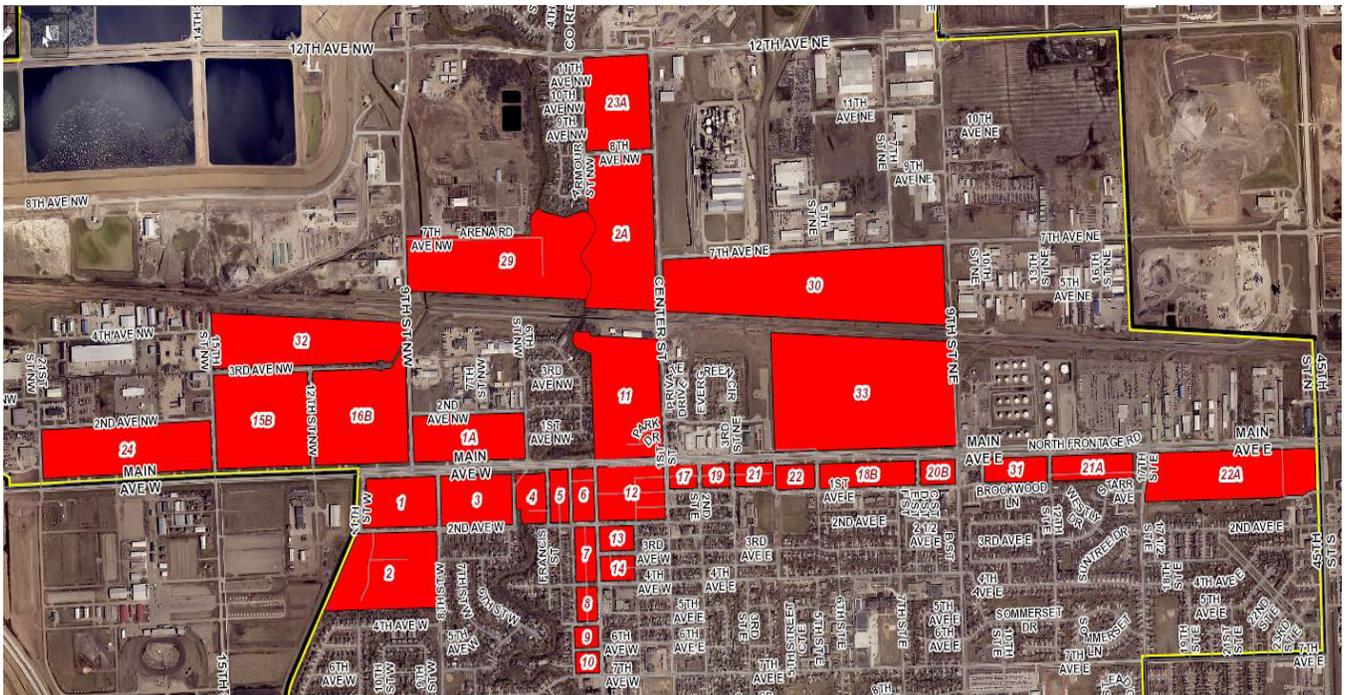
ATTEST:

Tina M. Fisk, City Administrator

Appendix E: Map of Renaissance Zone Blocks

Visit the City of West Fargo's Renaissance Zone Website for a searchable GIS map:

<https://www.westfargond.gov/295/Renaissance-Zone>



Appendix F: Present Use and Condition of Parcels

BLOCK NUMBER	ADDRESS	PARCEL NUMBER	CLASS	ZONE/USE	DEVELOPMENT STATUS
1	1014 2 AVE W	02-2800-00030-000	Commercial	Heavy Commercial	Poor
	1006 2 AVE W	02-2800-00040-000	Commercial	Heavy Commercial	Good
	1007 MAIN AVE W	02-3000-00380-000	Commercial	Heavy Commercial	Fair
	915 MAIN AVE W	02-3000-00385-000	Commercial	Heavy Commercial	Poor
	1021 MAIN AVE W	02-3000-00410-000	Commercial	Heavy Commercial	Fair
	857 MAIN AVE W	02-1740-00020-000	Commercial	Heavy Commercial	Good
	125 11 ST W	02-2800-00020-000	Commercial	Heavy Commercial	Good
	1000 2 AVE W	02-2800-00050-000	Commercial	Heavy Commercial	Poor
	914 2 AVE W	02-2800-00060-000	Commercial	Heavy Commercial	Poor
	906 2 AVE W	02-2800-00070-000	Commercial	Heavy Commercial	Poor
	109 11 ST W	02-2915-00010-000	Commercial	Heavy Commercial	Poor
	913 MAIN AVE W	02-3000-00365-000	Commercial	Heavy Commercial	Poor
	821 MAIN AVE W	02-1740-00010-000	Commercial	Heavy Commercial	Good
	120 8 ST W	02-3000-00250-000	Commercial	Heavy Commercial	Poor
	806 2 AVE W	02-2800-00100-000	Commercial	Heavy Commercial	Good
	817 MAIN AVE W	02-3000-00240-000	Commercial	Heavy Commercial	Fair
1A	600 MAIN AVE W	02-0851-00035-000	Commercial	Light Commercial	Fair
	794 MAIN AVE W	02-2070-00021-000	Commercial	Heavy Commercial	Fair
	755 2 AVE NW	02-2071-00015-000	Commercial	Heavy Commercial	Fair
	740 MAIN AVE W	02-2071-00020-000	Commercial	Heavy Commercial	Poor
	610 MAIN AVE W	02-2072-00040-000	Commercial	Light Commercial	Fair
	634 MAIN AVE W	02-2072-00050-000	Commercial	Heavy Commercial	Poor
	662 MAIN AVE W	02-2074-00030-000	Commercial	Heavy Commercial	Good
	802 MAIN AVE W	02-2070-00010-000	Commercial	Heavy Commercial	Fair
	680 MAIN AVE W	02-2071-00030-000	Commercial	Heavy Commercial	Poor
	675 2 AVE NW	02-2072-00010-000	Commercial	Heavy Commercial	Good
	655 2 AVE NW	02-2072-00020-000	Commercial	Heavy Commercial	Fair
	625 2 AVE NW	02-2072-00030-000	Commercial	Light Commercial	Good
	670 MAIN AVE W	02-2074-00010-000	Commercial	Heavy Commercial	Good
	666 MAIN AVE W	02-2074-00020-000	Commercial	Heavy Commercial	Good
658 MAIN AVE W	02-2074-00040-000	Commercial	Heavy Commercial	Good	
2	202 8 ST W	02-0135-00010-000	Commercial	Heavy Commercial	Poor

BLOCK NUMBER	ADDRESS	PARCEL NUMBER	CLASS	ZONE/USE	DEVELOPMENT STATUS
2	907 2 AVE W	02-0135-00020-000	Commercial	Heavy Commercial	Poor
	1019 WESTGO WAY	02-0135-00030-000	Commercial	Heavy Commercial	Poor
	1035 WESTGO WAY	02-0135-00040-000	Commercial	Heavy Commercial	Poor
	8 ST W	02-3000-00418-020	Commercial	Heavy Commercial	Poor
	300 11 ST W	02-3350-00010-000	Exempt	Heavy Commercial	Fair
	333 11 ST W	02-3351-00060-000	Commercial	Heavy Commercial	Good
	316 11 ST W	02-3352-00010-000	Commercial	Heavy Commercial	Good
	334 11 ST W	02-3352-00020-000	Commercial	Heavy Commercial	Good
	350 11 ST W	02-3353-00020-000	Commercial	Heavy Commercial	Good
	304 8 ST W	02-0135-00050-000	Commercial	Heavy Commercial	Fair
	340 8 ST W	02-3000-00418-010	Commercial	Heavy Commercial	Poor
	320 8 ST W	02-3000-00423-000	Commercial	Heavy Commercial	Poor
	1101 WESTGO WAY	02-3350-00160-000	Exempt	Heavy Commercial	Poor
	1007 2 AVE W	02-3350-00175-000	Exempt	Heavy Commercial	Fair
	308 11 ST W	02-3351-00010-000	Commercial	Heavy Commercial	Poor
	325 11 ST W	02-3351-00070-000	Commercial	Heavy Commercial	Fair
	305 11 ST W	02-3351-00095-000	Commercial	Heavy Commercial	Fair
	354 11 ST W	02-3353-00010-000	Commercial	Heavy Commercial	Good
	346 11 ST W	02-3353-00030-000	Commercial	Heavy Commercial	Good
	345 11 ST W	02-3354-00010-000	Commercial	Heavy Commercial	Good
349 11 ST W	02-3354-00020-000	Commercial	Heavy Commercial	Good	
353 11 ST W	02-3354-00030-000	Commercial	Heavy Commercial	Good	
357 11 ST W	02-3354-00040-000	Commercial	Heavy Commercial	Good	
2A	751 ARMOUR ST NW	02-0019-00010-000	Commercial	Light Industrial	Poor
	740 CENTER ST	02-0020-00012-000	Commercial	Light Industrial	Poor
	716 CENTER ST	02-0020-00070-000	Commercial	Light Industrial	Fair
	790 CENTER ST	02-0020-00080-000	Commercial	Light Industrial	Poor
	600 CENTER ST	02-0590-00010-000	Industrial	Heavy Industrial	Good
	111 8 AVE NW	02-0860-00140-000	Commercial	Light Industrial	Fair
	200 7 AVE NW	02-3050-04365-040	Commercial	Light Industrial	Fair
	700 CENTER ST	02-3050-04369-000	Commercial	Light Industrial	Good
	159 8 AVE NW	02-0018-00010-000	Commercial	Light Industrial	Good

BLOCK NUMBER	ADDRESS	PARCEL NUMBER	CLASS	ZONE/USE	DEVELOPMENT STATUS
2A	741 ARMOUR ST NW	02-0019-00020-000	Commercial	Light Industrial	Fair
	748 CENTER ST	02-0020-00020-000	Commercial	Light Industrial	Poor
	756 CENTER ST	02-0020-00060-000	Commercial	Light Industrial	Good
	732 CENTER ST	02-0020-00090-000	Commercial	Light Industrial	Fair
	111 8 AVE NW	02-0860-00150-000	Commercial	Light Industrial	Fair
	109 8 AVE NW	02-0860-00175-000	Commercial	Light Industrial	Fair
	764 CENTER ST	02-0020-00050-000	Commercial	Light Industrial	Poor
	780 CENTER ST	02-0020-00030-000	Commercial	Light Industrial	Poor
	772 CENTER ST	02-0020-00040-000	Commercial	Light Industrial	Fair
	675 ARMOUR ST NW	02-3050-04365-060	Commercial	Light Industrial	Poor
	635 ARMOUR ST NW	02-3050-04365-110	Commercial	Light Industrial	Poor
	200 7 AVE NW	02-3050-04366-030	Commercial	Heavy Industrial	Good
	N/A	02-3801-00150-000	Exempt	Heavy Industrial	Fair
3	117 8 ST W	02-0071-00010-000	Exempt	Heavy Commercial	Fair
	126 6 ST W	02-0071-00020-000	Commercial	Heavy Commercial	Good
	731 MAIN AVE W	02-3000-00260-000	Commercial	Heavy Commercial	Good
	615 MAIN AVE W	02-0095-00010-000	Commercial	Heavy Commercial	Fair
	701 MAIN AVE W	02-3000-00230-000	Commercial	Heavy Commercial	Good
	112 6 ST W	02-0070-00010-000	Commercial	Heavy Commercial	Fair
	120 6 ST W	02-0070-00020-000	Commercial	Heavy Commercial	Poor
	126 6 ST W	02-0070-00030-000	Commercial	Heavy Commercial	Poor
	116 6 ST W	02-0070-00040-000	Commercial	Heavy Commercial	Poor
	609 MAIN AVE W	02-1505-00010-000	Commercial	Heavy Commercial	Poor
601 MAIN AVE W	02-1505-00020-000	Commercial	Heavy Commercial	Poor	
4	120 FRANCIS ST	02-0700-00010-000	Residential	One and Two Family Dwelling	Good
	20 FRANCIS ST	02-1390-00010-000	Commercial	Planned Unit Development	Poor
	36 FRANCIS ST	02-3000-00155-000	Residential	One and Two Family Dwelling	Good
	102 FRANCIS ST	02-3000-00180-000	Residential	One and Two Family Dwelling	Good
	108 FRANCIS ST	02-3000-00190-000	Residential	One and Two Family Dwelling	Good
	510 2 AVE W	02-0700-00020-000	Residential	One and Two Family Dwelling	Good
	28 FRANCIS ST	02-1390-00020-000	Residential	One and Two Family Dwelling	Good
	512 GRIERSON AVE	02-3000-00170-000	Residential	One and Two Family Dwelling	Good

BLOCK NUMBER	ADDRESS	PARCEL NUMBER	CLASS	ZONE/USE	DEVELOPMENT STATUS
4	101 6 ST W	02-3000-00340-000	Exempt	Heavy Commercial	Good
	516 2 AVE W	02-0700-00030-000	Residential	One and Two Family Dwelling	Good
	509 MAIN AVE W	02-1505-00030-000	Exempt	Heavy Commercial	Good
	520 GRIESON AVE	02-3000-00140-000	Residential	One and Two Family Dwelling	Good
	515 GRIESON AVE	02-0700-00040-000	Residential	One and Two Family Dwelling	Good
5	102 MORRISON ST	02-0600-00250-000	Commercial	Downtown Mixed Use	Good
	420 2 AVE W	02-0600-00300-000	Residential	One and Two Family Dwelling	Good
	115 FRANCIS ST	02-0600-00310-000	Residential	One and Two Family Dwelling	Good
	103 FRANCIS ST	02-0600-00330-000	Residential	One and Two Family Dwelling	Good
	37 FRANCIS ST	02-0600-00350-000	Residential	One and Two Family Dwelling	Good
	409 MAIN AVE W	02-0601-00020-000	Commercial	Light Commercial	Good
	109 FRANCIS ST	02-0600-00320-000	Residential	One and Two Family Dwelling	Good
	31 FRANCIS ST	02-0600-00360-000	Commercial	One and Two Family Dwelling	Poor
	413 MAIN AVE W	02-0601-00010-000	Commercial	Light Commercial	Good
N/A	02-0601-00030-000	Exempt	Light Commercial	Good	
6	313 MAIN AVE W	02-0600-00010-000	Commercial	Downtown Mixed Use	Fair
	301 MAIN AVE W	02-0600-00020-000	Commercial	Downtown Mixed Use	Fair
	100 SHEYENNE ST	02-0600-00035-000	Commercial	Downtown Mixed Use	Good
	101 MORRISON ST	02-0600-00150-000	Commercial	Downtown Mixed Use	Poor
	35 MORRISON ST	02-0600-00170-000	Commercial	Downtown Mixed Use	Fair
	35 MORRISON ST	02-0600-00160-000	Commercial	Downtown Mixed Use	Fair
	PARKING LOT	02-0600-00145-000	Commercial	Downtown Mixed Use	Poor
	110 SHEYENNE ST	02-0600-00065-000	Commercial	Downtown Mixed Use	Fair
7	210 SHEYENNE ST	02-0700-00390-000	Commercial	Downtown Mixed Use	Good
	322 SHEYENNE ST	02-0700-00460-000	Commercial	Downtown Mixed Use	Good
	300 SHEYENNE ST	02-0580-00010-000	Commercial	Downtown Mixed Use	Fair
	322 4 AVE W	02-0700-00470-000	Apartment	Limited Multiple Dwelling	Good
	321 MORRISON ST	02-0700-00480-000	Residential	Limited Multiple Dwelling	Good
	313 MORRISON ST	02-0700-00500-000	Residential	Limited Multiple Dwelling	Good
	307 MORRISON ST	02-0700-00510-000	Residential	Limited Multiple Dwelling	Good
	301 MORRISON ST	02-0700-00520-000	Residential	Limited Multiple Dwelling	Good
225 MORRISON ST	02-0700-00530-000	Residential	Limited Multiple Dwelling	Good	

BLOCK NUMBER	ADDRESS	PARCEL NUMBER	CLASS	ZONE/USE	DEVELOPMENT STATUS
7	221 MORRISON ST	02-0700-00540-000	Residential	Limited Multiple Dwelling	Good
	213 MORRISON ST	02-0700-00560-000	Residential	Limited Multiple Dwelling	Good
	209 MORRISON ST	02-0700-00570-000	Residential	Limited Multiple Dwelling	Good
	317 MORRISON ST	02-0700-00490-000	Residential	Limited Multiple Dwelling	Good
	219 MORRISON ST	02-0700-00550-000	Residential	Limited Multiple Dwelling	Good
	205 MORRISON ST	02-0700-00580-000	Residential	Limited Multiple Dwelling	Good
	201 MORRISON ST	02-0700-00590-000	Residential	Limited Multiple Dwelling	Good
8	444 SHEYENNE ST UNIT B	02-0570-00020-020	Commercial	Downtown Mixed Use	Good
	405 MORRISON ST	02-0602-00010-000	RES - Twinhome	Limited Multiple Dwelling	Good
	431 MORRISON ST	02-0700-00670-000	Apartment	Limited Multiple Dwelling	Good
	419 MORRISON ST	02-0700-00690-000	Apartment	Limited Multiple Dwelling	Good
	413 MORRISON ST	02-0700-00700-000	Apartment	Limited Multiple Dwelling	Good
	401 MORRISON ST	02-0700-00730-000	Residential	Limited Multiple Dwelling	Good
	400 SHEYENNE ST	02-0570-00010-000	Exempt	Downtown Mixed Use	Good
	444 SHEYENNE ST UNIT A	02-0570-00020-010	Commercial	Downtown Mixed Use	Good
	409 MORRISON ST	02-0602-00020-000	RES - Twinhome	Limited Multiple Dwelling	Good
	425 MORRISON ST	02-0700-00680-000	Apartment	Limited Multiple Dwelling	Good
9	509 MORRISON ST	02-1000-00070-000	Residential	Limited Multiple Dwelling	Poor
	318 6 AVE W	02-1000-00115-000	Residential	Limited Multiple Dwelling	Fair
	310 6 AVE W	02-1000-00140-000	Residential	Downtown Mixed Use	Good
	326 6 AVE W	02-1000-00100-000	Residential	Limited Multiple Dwelling	Good
	314 6 AVE W	02-1000-00130-000	Residential	Limited Multiple Dwelling	Fair
	502 SHEYENNE ST	02-1000-00015-000	Commercial	Downtown Mixed Use	Good
	309 5 AVE W	02-1000-00030-000	Commercial	Downtown Mixed Use	Good
	313 5 AVE W	02-1000-00040-000	Residential	Limited Multiple Dwelling	Good
	317 5 AVE W	02-1000-00050-000	Residential	Limited Multiple Dwelling	Good
	321 5 AVE W	02-1000-00060-000	Residential	Limited Multiple Dwelling	Good
	325 5 AVE W	02-1000-00090-000	Residential	Limited Multiple Dwelling	Poor
	306 6 AVE W	02-1000-00150-000	Commercial	Downtown Mixed Use	Poor
10	313 6 AVE W	02-1000-00200-000	Residential	Limited Multiple Dwelling	Good
	321 6 AVE W	02-1000-00230-000	Residential	Limited Multiple Dwelling	Good
	309 6 AVE W	02-1000-00190-000	Residential	Downtown Mixed Use	Good

BLOCK NUMBER	ADDRESS	PARCEL NUMBER	CLASS	ZONE/USE	DEVELOPMENT STATUS
10	317 6 AVE W	02-1000-00210-000	Residential	Limited Multiple Dwelling	Good
	602 SHEYENNE ST	02-1000-00170-000	Commercial	Downtown Mixed Use	Poor
	325 6 AVE W	02-1000-00240-000	Residential	Limited Multiple Dwelling	Good
	322 7 AVE W	02-1000-00260-000	Residential	Limited Multiple Dwelling	Good
	314 7 AVE W	02-1000-00280-000	Residential	Limited Multiple Dwelling	Good
	620 SHEYENNE ST	02-1000-00300-000	Commercial	Downtown Mixed Use	Poor
	SHEYENNE ST	02-1000-00180-000	Commercial	Downtown Mixed Use	Poor
	326 7 AVE W	02-1000-00250-000	Residential	Limited Multiple Dwelling	Good
	318 7 AVE W	02-1000-00270-000	Residential	Limited Multiple Dwelling	Good
	310 7 AVE W	02-1000-00290-000	Residential	Downtown Mixed Use	Good
11	44 PARK DR	02-1452-04388-016	Residential	Single Family Dwelling	Good
	36 PARK DR	02-1452-04391-000	Residential	Single Family Dwelling	Good
	RIVERSIDE PK	02-1452-04394-015	Exempt	Single Family Dwelling	Good
	30 PARK DR	02-3050-04370-060	Commercial	Single Family Dwelling	Good
	144 PARK DR	02-3050-04371-060	Residential	Downtown Mixed Use	Good
	150 PARK DR	02-3050-04371-120	Residential	Downtown Mixed Use	Good
	138 PARK DR	02-3050-04371-130	Residential	Downtown Mixed Use	Good
	40 PARK DR	02-1452-04390-015	Residential	Single Family Dwelling	Good
	32 PARK DR	02-1452-04391-010	Residential	Single Family Dwelling	Good
	132 PARK DR	02-3050-04371-140	Residential	Downtown Mixed Use	Good
	126 PARK DR	02-3050-04371-150	Residential	Downtown Mixed Use	Good
	120 PARK DR	02-3050-04371-160	Commercial	Downtown Mixed Use	Good
	108 MAIN AVE W	02-3050-04371-270	Commercial	Downtown Mixed Use	Poor
	28 CENTER ST	02-1452-04387-000	Residential	Single Family Dwelling	Good
	32 CENTER ST	02-1452-04388-005	Residential	Single Family Dwelling	Good
	16 CENTER ST	02-1452-04396-010	Residential	Single Family Dwelling	Good
	10 CENTER ST	02-1452-04397-000	Residential	Single Family Dwelling	Good
	PARK	02-3050-04371-000	Exempt	Single Family Dwelling	Fair
	40 CENTER ST	02-3050-04371-030	Residential	Single Family Dwelling	Good
	36 CENTER ST	02-3050-04371-040	Residential	Single Family Dwelling	Good
44 CENTER ST	02-3050-04371-200	Residential	Single Family Dwelling	Good	
100 MAIN AVE W	02-3050-04372-016	Commercial	Downtown Mixed Use	Poor	

BLOCK NUMBER	ADDRESS	PARCEL NUMBER	CLASS	ZONE/USE	DEVELOPMENT STATUS
11	304 CENTER ST	02-0857-00010-000	Industrial	Light Industrial	Good
	22 CENTER ST	02-1452-04395-010	Residential	Single Family Dwelling	Good
	PARK DRIVE	02-1452-04396-015	Exempt	Single Family Dwelling	Good
	160 MAIN AVE W	02-3050-04371-260	Commercial	Downtown Mixed Use	Fair
	ROAD	02-3050-04371-280	Exempt	Downtown Mixed Use	Poor
	PARK	02-3050-04379-000	Exempt	Public	Fair
12	219 MAIN AVE W	02-2100-00050-000	Commercial	Downtown Mixed Use	Good
	228 1 AVE W	02-2100-00090-000	Residential	Downtown Mixed Use	Poor
	232 1 AVE W	02-2100-00100-000	Residential	Downtown Mixed Use	Good
	236 1 AVE W	02-2100-00110-000	Residential	Downtown Mixed Use	Good
	119 MAIN AVE W	02-2100-00180-000	Commercial	Downtown Mixed Use	Poor
	117 MAIN AVE W	02-2100-00190-000	Commercial	Downtown Mixed Use	Fair
	113 MAIN AVE W	02-2100-00200-000	Commercial	Downtown Mixed Use	Fair
	114 1 AVE W	02-2100-00260-000	Residential	Downtown Mixed Use	Good
	118 1 AVE W	02-2100-00270-000	Commercial	Downtown Mixed Use	Poor
	109 SHEYENNE ST	02-2100-01120-000	Commercial	Downtown Mixed Use	Fair
	237 1 AVE W	02-2100-01250-000	Commercial	Downtown Mixed Use	poor
	219 1 AVE W	02-2100-01260-000	Commercial	Downtown Mixed Use	Good
	207 MAIN AVE W	02-2310-00010-000	Exempt	Downtown Mixed Use	Fair
	121 1 AVE W	02-0145-00010-000	Apartment	Planned Unit Development	Poor
	239 MAIN AVE W	02-2100-00010-000	Commercial	Downtown Mixed Use	Poor
	227 MAIN AVE W	02-2100-00040-000	Commercial	Downtown Mixed Use	Poor
	231 MAIN AVE W	02-2100-00041-000	Commercial	Downtown Mixed Use	Poor
	240 1 AVE W	02-2100-00120-000	Residential	Downtown Mixed Use	Good
	29 SHEYENNE ST	02-2100-00135-000	Commercial	Downtown Mixed Use	Fair
	133 MAIN AVE W	02-2100-00151-000	Commercial	Downtown Mixed Use	Poor
	127 MAIN AVE W	02-2100-00165-000	Commercial	Downtown Mixed Use	Fair
	110 1 AVE W	02-2100-00250-000	Commercial	Downtown Mixed Use	Poor
	109 1 AVE W	02-2100-00990-000	Exempt	Light Commercial	Fair
227 1 AVE W	02-2100-01240-000	Residential	Downtown Mixed Use	Good	
101 SHEYENNE ST	02-2100-01270-000	Commercial	Downtown Mixed Use	Good	
107 SHEYENNE ST	02-2100-01280-000	Commercial	Downtown Mixed Use	Good	

BLOCK NUMBER	ADDRESS	PARCEL NUMBER	CLASS	ZONE/USE	DEVELOPMENT STATUS
12	MAIN AVE W	02-3000-00513-000	Commercial	Downtown Mixed Use	Good
	103 MAIN AVE W	02-2100-00215-000	Commercial	Downtown Mixed Use	Good
	18 1 ST	02-2100-00230-000	Commercial	Downtown Mixed Use	poor
	20 1 ST	02-2100-00240-000	Residential	Downtown Mixed Use	Good
	108 1 ST	02-2100-01015-000	Exempt	Light Commercial	Good
	110 2 AVE W	02-2100-01060-000	Residential	One and Two Family Dwelling	Fair
	114 2 AVE W	02-2100-01070-000	Residential	One and Two Family Dwelling	Good
	118 2 AVE W	02-2100-01080-000	Residential	One and Two Family Dwelling	Good
	119 SUKUT ST	02-2100-01110-000	Residential	One and Two Family Dwelling	Good
	210 2 AVE W	02-2100-01170-000	Residential	Limited Multiple Dwelling	Good
	230 2 AVE W	02-2100-01200-000	Residential	Limited Multiple Dwelling	Good
	226 2 AVE W	02-2100-01210-000	Residential	Limited Multiple Dwelling	Good
	120 1 ST	02-2100-01040-000	Commercial	One and Two Family Dwelling	Fair
	106 2 AVE W	02-2100-01050-000	Residential	One and Two Family Dwelling	Good
	122 2 AVE W	02-2100-01090-000	Residential	One and Two Family Dwelling	Good
	126 2 AVE W	02-2100-01100-000	Residential	One and Two Family Dwelling	Good
	121 SHEYENNE ST	02-2100-01130-000	Commercial	Downtown Mixed Use	Good
	206 2 AVE W	02-2100-01150-000	Residential	Limited Multiple Dwelling	Good
	234 2 AVE W	02-2100-01160-000	Residential	Limited Multiple Dwelling	Good
	218 2 AVE W	02-2100-01180-000	Residential	Limited Multiple Dwelling	Good
214 2 AVE W	02-2100-01190-000	Residential	Limited Multiple Dwelling	Good	
202 2 AVE W	02-2100-01220-000	Residential	Limited Multiple Dwelling	Good	
222 2 AVE W	02-2100-01230-000	Residential	Limited Multiple Dwelling	Good	
13	206 3 AVE W	02-2200-00780-000	Residential	Multiple Dwelling	Good
	220 3 AVE W	02-2200-00810-000	Apartment	Downtown Mixed Use	Good
	202 3 AVE W	02-2200-00770-000	Residential	Multiple Dwelling	Good
	210 3 AVE W	02-2200-00790-000	Residential	Multiple Dwelling	Good
	214 3 AVE W	02-2200-00800-000	Residential	Multiple Dwelling	Fair
	209 2 AVE W	02-2200-00740-000	Residential	One and Two Family Dwelling	Fair
	219 2 AVE W	02-2200-00710-000	Apartment	Downtown Mixed Use	Fair
	205 2 AVE W	02-2200-00750-000	Residential	One and Two Family Dwelling	Fair
	201 2 AVE W	02-2200-00760-000	Residential	One and Two Family Dwelling	Good

BLOCK NUMBER	ADDRESS	PARCEL NUMBER	CLASS	ZONE/USE	DEVELOPMENT STATUS
13	221 SHEYENNE ST	02-2200-00845-000	Commercial	Downtown Mixed Use	Fair
	205 SHEYENNE ST	02-2200-00875-000	Commercial	Downtown Mixed Use	Good
14	202 4 AVE W	02-2300-00070-000	Residential	Multiple Dwelling	Good
	206 4 AVE W	02-2300-00080-000	Residential	Multiple Dwelling	Fair
	210 4 AVE W	02-2300-00090-000	Residential	Multiple Dwelling	Fair
	214 4 AVE W	02-2300-00100-000	Residential	Multiple Dwelling	Fair
	218 4 AVE W	02-2300-00110-000	Residential	Multiple Dwelling	Good
	213 3 AVE W	02-2300-00030-000	Residential	Downtown Mixed Use	Poor
	209 3 AVE W	02-2300-00040-000	Residential	Multiple Dwelling	Good
	205 3 AVE W	02-2300-00050-000	Residential	Multiple Dwelling	Good
	201 3 AVE W	02-2300-00060-000	Residential	Multiple Dwelling	Good
	321 SHEYENNE ST	02-2300-00155-000	Commercial	Downtown Mixed Use	Good
	309 SHEYENNE ST	02-2300-00170-000	Commercial	Downtown Mixed Use	Good
	225 3 AVE W	02-2300-00010-000	Residential	Downtown Mixed Use	Poor
	217 3 AVE W	02-2300-00020-000	Residential	Downtown Mixed Use	Poor
301 SHEYENNE ST	02-2300-00180-000	Commercial	Downtown Mixed Use	Good	
15B	237 15 ST NW	02-0800-00050-000	Commercial	Light Industrial	Fair
	219 15 ST NW	02-3901-00020-000	Commercial	Light Industrial	Fair
	201 15 ST NW	02-0030-00080-000	Commercial	Light Industrial	Fair
	225 15 ST NW	02-0800-00030-000	Commercial	Light Industrial	Fair
	231 15 ST NW	02-0800-00040-000	Commercial	Light Industrial	Fair
	243 15 ST NW	02-0800-00060-000	Commercial	Light Industrial	Poor
	1219 3 AVE NW	02-0800-00120-000	Commercial	Light Industrial	Poor
	1213 3 AVE NW	02-0800-00130-000	Commercial	Light Industrial	Poor
	1225 3 AVE NW	02-3901-00060-000	Commercial	Light Industrial	Poor
	1220 MAIN AVE W	02-0030-00030-000	Commercial	Light Industrial	Fair
	1208 MAIN AVE W	02-0031-00015-000	Commercial	Light Industrial	Fair
	244 12 ST NW	02-0800-00140-000	Commercial	Light Industrial	Poor
	232 12 ST NW	02-0800-00160-000	Commercial	Light Industrial	Poor
	214 12 ST NW	02-0800-00185-000	Commercial	Light Industrial	Good
	1262 MAIN AVE W	02-3901-00015-000	Commercial	Light Industrial	Good
1281 MAIN AVE W	02-0030-00090-000	Commercial	Light Industrial	Fair	

BLOCK NUMBER	ADDRESS	PARCEL NUMBER	CLASS	ZONE/USE	DEVELOPMENT STATUS
15B	238 12 ST NW	02-0800-00150-000	Commercial	Light Industrial	Poor
	226 12 ST NW	02-0800-00170-000	Commercial	Light Industrial	Fair
16B	207 12 ST NW	02-0800-00540-000	Commercial	Light Industrial	Poor
	201 12 ST NW	02-0800-00541-000	Commercial	Light Industrial	Fair
	237 12 ST NW	02-0800-00645-000	Commercial	Light Industrial	Fair
	1002 MAIN AVE W	02-3000-00050-000	Industrial	Heavy Industrial	Good
	1124 MAIN AVE W	02-3000-00085-000	Commercial	Light Industrial	Poor
	1126 MAIN AVE W	02-3000-00090-000	Commercial	Light Industrial	Fair
	1100 MAIN AVE W	02-0895-00010-000	Commercial	Light Industrial	Fair
17	117 MAIN AVE E	02-2100-00330-000	Commercial	Light Commercial	Poor
	125 MAIN AVE E	02-2100-00365-000	Commercial	Light Commercial	Fair
	109 MAIN AVE E	02-2100-00325-000	Commercial	Light Commercial	Poor
	123 MAIN AVE E	02-2100-00350-000	Commercial	Light Commercial	Poor
	20 2 ST E	02-2311-00010-000	Commercial	Light Commercial	Good
	126 1 AVE E	02-2100-00380-000	Residential	Limited Multiple Dwelling	Good
	122 1 AVE E	02-2100-00390-000	Residential	Limited Multiple Dwelling	Good
	118 1 AVE E	02-2100-00400-000	Commercial	Limited Multiple Dwelling	Good
	106 1 AVE E	02-2100-00430-000	Residential	Limited Multiple Dwelling	Good
	13 1 ST	02-2100-00440-000	Commercial	Light Commercial	Poor
	101 MAIN AVE E	02-2100-00295-000	Commercial	Light Commercial	Poor
	114 1 AVE E	02-2100-00410-000	Residential	Limited Multiple Dwelling	Good
	110 1 AVE E	02-2100-00420-000	Residential	Limited Multiple Dwelling	Good
	130 1 AVE E	02-2311-00020-000	Commercial	Light Commercial	Good
18B	525 MAIN AVE E	02-1300-00185-000	Commercial	Light Commercial	Good
	623 MAIN AVE E	02-1301-00050-000	Commercial	Heavy Commercial	Good
	630 1 AVE E	02-1301-00060-000	Commercial	Heavy Commercial	Good
	634 1 AVE E	02-1301-00070-000	Commercial	Heavy Commercial	Good
	501 MAIN AVE E	02-1300-00130-000	Commercial	Light Commercial	Good
	533 MAIN AVE E	02-1300-00215-000	Commercial	Heavy Commercial	Poor
	619 MAIN AVE E	02-1300-00220-000	Commercial	Heavy Commercial	Good
	701 MAIN AVE E	02-1300-00286-000	Commercial	Heavy Commercial	Good
19	217 MAIN AVE E	02-2100-00485-000	Commercial	Light Commercial	Fair

BLOCK NUMBER	ADDRESS	PARCEL NUMBER	CLASS	ZONE/USE	DEVELOPMENT STATUS
19	225 MAIN AVE E	02-2100-00500-000	Commercial	Light Commercial	Poor
	14 3 ST E	02-2100-00540-000	Residential	Limited Multiple Dwelling	Fair
	205 MAIN AVE E	02-2100-00460-000	Commercial	Light Commercial	Poor
	209 MAIN AVE E	02-2100-00470-000	Commercial	Light Commercial	Poor
	201 MAIN AVE E	02-2100-00450-000	Commercial	Light Commercial	Poor
	236 1 AVE E	02-2100-00515-000	Residential	Limited Multiple Dwelling	Fair
	1 AVE E	02-2100-00600-000	Commercial	Light Commercial	Fair
	18 3 ST E	02-2100-00530-000	Residential	Limited Multiple Dwelling	Fair
	212 1 AVE E	02-2100-00575-000	Apartment	Light Commercial	Good
	15 2 ST E	02-2100-00610-000	Commercial	Light Commercial	Good
	208 1 AVE E	02-2100-00620-000	Commercial	Light Commercial	Fair
202 1 AVE E	02-2100-00630-000	Residential	Light Commercial	Fair	
20B	825 MAIN AVE E	02-1300-00385-000	Commercial	Heavy Commercial	Fair
	20 9 ST E	02-1300-00410-000	Exempt	Planned Unit Development	Poor
	18 9 ST E	02-1300-00411-000	Exempt	Planned Unit Development	Poor
	837 MAIN AVE E	02-1300-00396-000	Commercial	Heavy Commercial	Fair
	807 MAIN AVE E	02-0023-00010-000	Commercial	Heavy Commercial	Good
	45 8 ST E	02-0023-00025-000	Commercial	Heavy Commercial	Fair
21	313 MAIN AVE E	02-2200-00040-000	Commercial	Light Commercial	Fair
	317 MAIN AVE E	02-2200-00050-000	Commercial	Light Commercial	Fair
	325 MAIN AVE E	02-2200-00070-000	Residential	Light Commercial	Fair
	329 MAIN AVE E	02-2200-00080-000	Commercial	Light Commercial	Poor
	14 4 ST E	02-2200-00110-000	Residential	Light Commercial	Fair
	338 1 AVE E	02-2200-00120-000	Residential	Limited Multiple Dwelling	Fair
	322 1 AVE E	02-2200-00160-000	Residential	Limited Multiple Dwelling	Fair
	318 1 AVE E	02-2200-00170-000	Residential	Limited Multiple Dwelling	Fair
	307 MAIN AVE E	02-2200-00025-000	Commercial	Light Commercial	Fair
	321 MAIN AVE E	02-2200-00060-000	Commercial	Light Commercial	Poor
	337 MAIN AVE E	02-2200-00090-000	Commercial	Light Commercial	Poor
	20 4 ST E	02-2200-00100-000	Commercial	Light Commercial	Fair
	334 1 AVE E	02-2200-00130-000	Residential	Limited Multiple Dwelling	Fair
330 1 AVE E	02-2200-00140-000	Residential	Limited Multiple Dwelling	Fair	

BLOCK NUMBER	ADDRESS	PARCEL NUMBER	CLASS	ZONE/USE	DEVELOPMENT STATUS
21	326 1 AVE E	02-2200-00150-000	Residential	Limited Multiple Dwelling	Fair
	314 1 AVE E	02-2200-00180-000	Residential	Limited Multiple Dwelling	Fair
	310 1 AVE E	02-2200-00190-000	Residential	Limited Multiple Dwelling	Fair
	306 1 AVE E	02-2200-00200-000	Residential	Limited Multiple Dwelling	Poor
	302 1 AVE E	02-2200-00210-000	Residential	Limited Multiple Dwelling	Fair
21A	1225 MAIN AVE E	02-0704-00010-000	Commercial	Planned Unit Development	Good
	1317 MAIN AVE E	02-0704-00030-000	Commercial	Planned Unit Development	Good
	1655 MAIN AVE E	02-0704-00050-000	Commercial	Planned Unit Development	Good
	1265 MAIN AVE E	02-0704-00020-000	Commercial	Planned Unit Development	Fair
	1433 MAIN AVE E	02-0704-00040-000	Commercial	Planned Unit Development	Fair
22	96 5 ST E	02-1300-00090-000	Commercial	Light Commercial	Poor
	429 MAIN AVE E	02-1300-00065-000	Commercial	Light Commercial	Fair
	415 MAIN AVE E	02-1300-00025-000	Exempt	Light Commercial	Good
	437 MAIN AVE E	02-1300-00080-000	Commercial	Light Commercial	Poor
	413 MAIN AVE E	02-3000-00530-000	Exempt	Light Commercial	Poor
22A	50 22 ST E	02-1472-00030-000	Commercial	Heavy Commercial	Good
	145 17 ST E	02-0175-00040-000	Commercial	Heavy Commercial	Good
	2001 MAIN AVE E	02-1470-00010-000	Commercial	Heavy Commercial	Good
	2145 MAIN AVE E	02-1472-00020-000	Commercial	Heavy Commercial	Good
	1751 MAIN AVE E	02-1720-00020-000	Commercial	Heavy Commercial	Fair
	1805 MAIN AVE E	02-3000-00558-000	Commercial	Heavy Commercial	Fair
	1721 MAIN AVE E	02-0175-00030-000	Commercial	Heavy Commercial	Fair
	2009 MAIN AVE E	02-1470-00020-000	Commercial	Heavy Commercial	Fair
	2035 MAIN AVE E	02-1470-00030-000	Commercial	Heavy Commercial	Fair
	2111 MAIN AVE E	02-1470-00040-000	Commercial	Heavy Commercial	Good
	2249 MAIN AVE E	02-1472-00011-000	Commercial	Heavy Commercial	Good
1905 MAIN AVE E	02-3000-00555-000	Commercial	Heavy Commercial	Fair	
23A	1050 CENTER ST	02-0860-00045-000	Commercial	Light Industrial	Good
	1018 CENTER ST	02-0860-00050-000	Commercial	Light Industrial	Fair
	144 8 AVE NW	02-0861-00010-000	Commercial	Light Industrial	Poor
	152 8 AVE NW	02-0861-00020-000	Commercial	Light Industrial	Poor

BLOCK NUMBER	ADDRESS	PARCEL NUMBER	CLASS	ZONE/USE	DEVELOPMENT STATUS
23A	855 ARMOUR ST NW	02-0861-00060-000	Commercial	Light Industrial	Poor
	155 12 AVE NW	02-0861-00110-000	Commercial	Light Industrial	Fair
	1100 CENTER ST	02-0860-00065-000	Commercial	Light Industrial	Fair
	N/A	02-0860-00085-000	Commercial	Light Industrial	Poor
	1168 CENTER ST	02-0860-00015-000	Commercial	Light Industrial	Fair
	104 8 AVE NW	02-0860-00090-000	Commercial	Light Industrial	Fair
	120 8 AVE NW	02-0860-00110-000	Commercial	Light Industrial	Poor
	128 8 AVE NW	02-0860-00130-000	Commercial	Light Industrial	Poor
	160 8 AVE NW	02-0861-00031-000	Commercial	Light Industrial	Good
	901 ARMOUR ST NW	02-0861-00050-000	Commercial	Light Industrial	Fair
	975 ARMOUR ST NW	02-0861-00070-000	Commercial	Light Industrial	Fair
	191 12 AVE NW	02-0861-00100-000	Commercial	Light Industrial	Fair
	1111 ARMOUR ST NW	02-0862-00010-000	Commercial	Light Industrial	Fair
	112 8 AVE NW	02-0860-00100-000	Commercial	Light Industrial	Good
	128 8 AVE NW	02-0860-00120-000	Commercial	Light Industrial	Fair
	801 ARMOUR ST NW	02-0861-00041-000	Commercial	Light Industrial	Fair
995 ARMOUR ST NW	02-0862-00020-000	Commercial	Light Industrial	Fair	
24	1518 MAIN AVE W	02-0825-00010-000	Commercial	Light Industrial	Good
	1620 MAIN AVE W	02-0825-00030-000	Exempt	Light Industrial	Good
	1772 MAIN AVE W	02-3950-00010-000	Commercial	Light Industrial	Good
	1822 MAIN AVE W	02-3950-00030-000	Commercial	Light Industrial	Good
	N/A	02-3950-00060-000	Commercial	Light Industrial	Fair
	1534 MAIN AVE W	02-0825-00020-000	Commercial	Light Industrial	Poor
	1812 MAIN AVE W	02-3950-00020-000	Commercial	Light Industrial	Poor
	1740 MAIN AVE W	02-0085-00010-000	Commercial	Light Industrial	Good
	2050 MAIN AVE W	02-0731-00010-000	Commercial	Light Industrial	Fair
	135 21 ST NW	02-0731-00020-000	Commercial	Light Industrial	Good
	165 21 ST NW	02-0731-00030-000	Commercial	Light Industrial	Good
	128 15 ST NW	02-0825-00040-000	Commercial	Light Industrial	Fair
	1767 2 AVE NW	02-0859-00020-000	Commercial	Light Industrial	Fair
	2014 MAIN AVE W	02-3000-00880-000	Exempt	Light Industrial	Fair
N/A	02-3950-00040-000	Commercial	Light Industrial	Fair	

BLOCK NUMBER	ADDRESS	PARCEL NUMBER	CLASS	ZONE/USE	DEVELOPMENT STATUS
24	N/A	02-3950-00050-000	Commercial	Light Industrial	Good
	1910 MAIN AVE W	02-3055-00010-000	Commercial	Light Industrial	Good
29	825 7 AVE NW	02-3801-00010-000	Exempt	Heavy Industrial	Fair
	638 5 ST CT NW	02-3801-00050-000	Commercial	Heavy Industrial	Fair
	630 5 ST CT NW	02-3801-00060-000	Commercial	Heavy Industrial	Fair
	614 5 ST CT NW	02-3801-00080-000	Commercial	Heavy Industrial	Fair
	805 7 AVE NW	02-3801-00160-000	Exempt	Heavy Industrial	Fair
	646 5 ST CT NW	02-3801-00040-000	Commercial	Heavy Industrial	Fair
	622 5 ST CT NW	02-3801-00070-000	Commercial	Heavy Industrial	Fair
	627 5 ST CT NW	02-3801-00110-000	Commercial	Heavy Industrial	Fair
	N/A	02-3800-00085-000	Commercial	Heavy Industrial	Fair
	N/A	02-3800-00095-000	Commercial	Heavy Industrial	Fair
	735 7 AVE NW	02-3801-00025-000	Commercial	Heavy Industrial	Good
	635 5 ST CT NW	02-3801-00120-000	Commercial	Heavy Industrial	Fair
	611 5 ST CT NW	02-3801-00095-000	Commercial	Heavy Industrial	Fair
	643 5 ST CT NW	02-3801-00130-000	Commercial	Heavy Industrial	Fair
651 5 ST CT NW	02-3801-00140-000	Commercial	Heavy Industrial	Fair	
30	401 7 AVE NE	02-0097-00020-000	Exempt	Heavy Industrial	Fair
	141 7 AVE NE	02-0131-00020-000	Commercial	Heavy Industrial	Poor
	161 7 AVE NE	02-0131-00030-000	Commercial	Heavy Industrial	Poor
	245 7 AVE NE	02-0130-00020-000	Commercial	Heavy Industrial	Good
	N/A	02-0097-00010-000	Commercial	Heavy Industrial	Fair
	337 7 AVE NE	02-0130-00030-000	Exempt	Heavy Industrial	Fair
	DRAIN #45	02-0130-00040-000	Exempt	Heavy Industrial	Fair
	121 7 AVE NE	02-0131-00010-000	Commercial	Heavy Industrial	Fair
31	1175 Main Ave E	02-0706-00020-000	Commercial	Planned Unit Development	Fair
	1193 MAIN AVE E	02-0705-00020-000	Commercial	Light Commercial	Fair
	1005 Main Ave E	02-0706-00010-000	Commercial	Planned Unit Development	Fair

BLOCK NUMBER	ADDRESS	PARCEL NUMBER	CLASS	ZONE/USE	DEVELOPMENT STATUS
32	329 15 ST NW	02-0800-00230-000	Commercial	Light Industrial	Poor
	341 15 ST NW	02-0800-00250-000	Commercial	Light Industrial	Good
	347 15 ST NW	02-0800-00260-000	Commercial	Light Industrial	Good
	POND	02-0800-00339-000	Exempt	Light Industrial	Fair
	POND	02-0800-00539-000	Exempt	Light Industrial	Fair
	RETENTION POND	02-0801-00020-000	Exempt	Public	Fair
	323 15 ST NW	02-0803-00010-000	Commercial	Light Industrial	Poor
	335 15 ST NW	02-0800-00240-000	Commercial	Light Industrial	Good
	1250 3 AVE NW	02-0800-00271-000	Commercial	Light Industrial	Fair
	1232 3 AVE NW	02-0800-00301-000	Commercial	Light Industrial	Fair
	1220 3 AVE NW	02-0800-00321-000	Commercial	Light Industrial	Fair
	1214 3 AVE NW	02-0800-00331-000	Commercial	Light Industrial	Fair
	1150 3 AVE NW	02-0800-00461-000	Commercial	Light Industrial	Fair
	1138 3 AVE NW	02-0800-00481-000	Commercial	Light Industrial	Fair
	1126 3 AVE NW	02-0800-00501-000	Commercial	Light Industrial	Fair
	1154 3 AVE NW	02-0801-00030-000	Commercial	Light Industrial	Fair
	1200 3 AVE NW	02-0801-00040-000	Commercial	Light Industrial	Fair
	VACANT LOT	02-3000-00102-000	Commercial	Light Industrial	Fair
	1244 3 AVE NW	02-0800-00281-000	Commercial	Light Industrial	Fair
	1238 3 AVE NW	02-0800-00291-000	Commercial	Light Industrial	Fair
	1226 3 AVE NW	02-0800-00311-000	Commercial	Light Industrial	Fair
	1144 3 AVE NW	02-0800-00471-000	Commercial	Light Industrial	Fair
	1132 3 AVE NW	02-0800-00491-000	Commercial	Light Industrial	Fair
	1120 3 AVE NW	02-0800-00511-000	Commercial	Light Industrial	Fair
	1114 3 AVE NW	02-0800-00521-000	Commercial	Light Industrial	Fair
	1108 3 AVE NW	02-0800-00531-000	Commercial	Light Industrial	Fair
	1206 3 AVE NW	02-0801-00010-000	Commercial	Light Industrial	Fair
311 15 ST NW	02-0803-00020-000	Commercial	Light Industrial	Good	

BLOCK NUMBER	ADDRESS	PARCEL NUMBER	CLASS	ZONE/USE	DEVELOPMENT STATUS
33	406 MAIN AVE E	02-0080-00030-000	Commercial	Light Industrial	Fair
	AG LAND	02-3000-00642-000	Exempt	Light Industrial	Fair
	MAIN AVE E	02-3920-00010-000	Commercial	Light Industrial	Poor
	DRAIN	02-0080-00040-000	Exempt	Light Industrial	Poor
	200 9 ST NE	02-2980-00010-000	Commercial	Light Industrial	Poor
	100 9 ST NE	02-2980-00020-000	Commercial	Light Industrial	Poor
	420 MAIN AVE E	02-3920-00020-000	Commercial	Light Industrial	Fair
	800 MAIN AVE E	02-2980-00040-000	Commercial	Light Industrial	Fair
700 MAIN AVE E	02-2980-00030-000	Commercial	Light Industrial	Fair	

Appendix G: General Plan for Urban Renewal and Urban Development

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

Approved May 2018

The West Fargo General Plan for Urban Renewal and Urban Development was reviewed and approved by the West Fargo Planning and Zoning Commission on April 9, 2018.

WEST FARGO PLANNING AND ZONING COMMISSION

Tom McDougall - Chairman
Joe Kolb - Vice Chairman

Scott Diamond
David Gust
Shane Lebahn
Jana Reinke
April Walker

The West Fargo General Plan for Urban Renewal and Urban Development was adopted by the West Fargo City Commission on May 21, 2018.

WEST FARGO CITY COMMISSION

Rich Mattern, President
Duane Hanson
Mark Simmons
Mike Thorstad
Mark Wentz

WEST FARGO PLANNING DEPARTMENT STAFF

Larry M. Weil – Community Development Director
Tim Solberg- Planning Director
Lisa Sankey - Planner

Member Mike Thorstad 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, October 13, 2008, August 3, 2015, and June 19, 2017; 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 Commission held a public hearing on May 21, 2018, 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 for Urban Renewal and Urban Development, which have been adopted by the City in the past.

APPROVED:

BY: 
President of the Board of City
Commissioners

ATTEST:


Tina Fisk, City Administrator

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner Mark Simmons. On roll call vote, the following commissioners voted aye: Duane Hanson, Mark Simmons, Mike Thorstad and Rich Mattern. The following commissioners voted nay: None. The following commissioners were absent and not voting: Mark Wentz. 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.

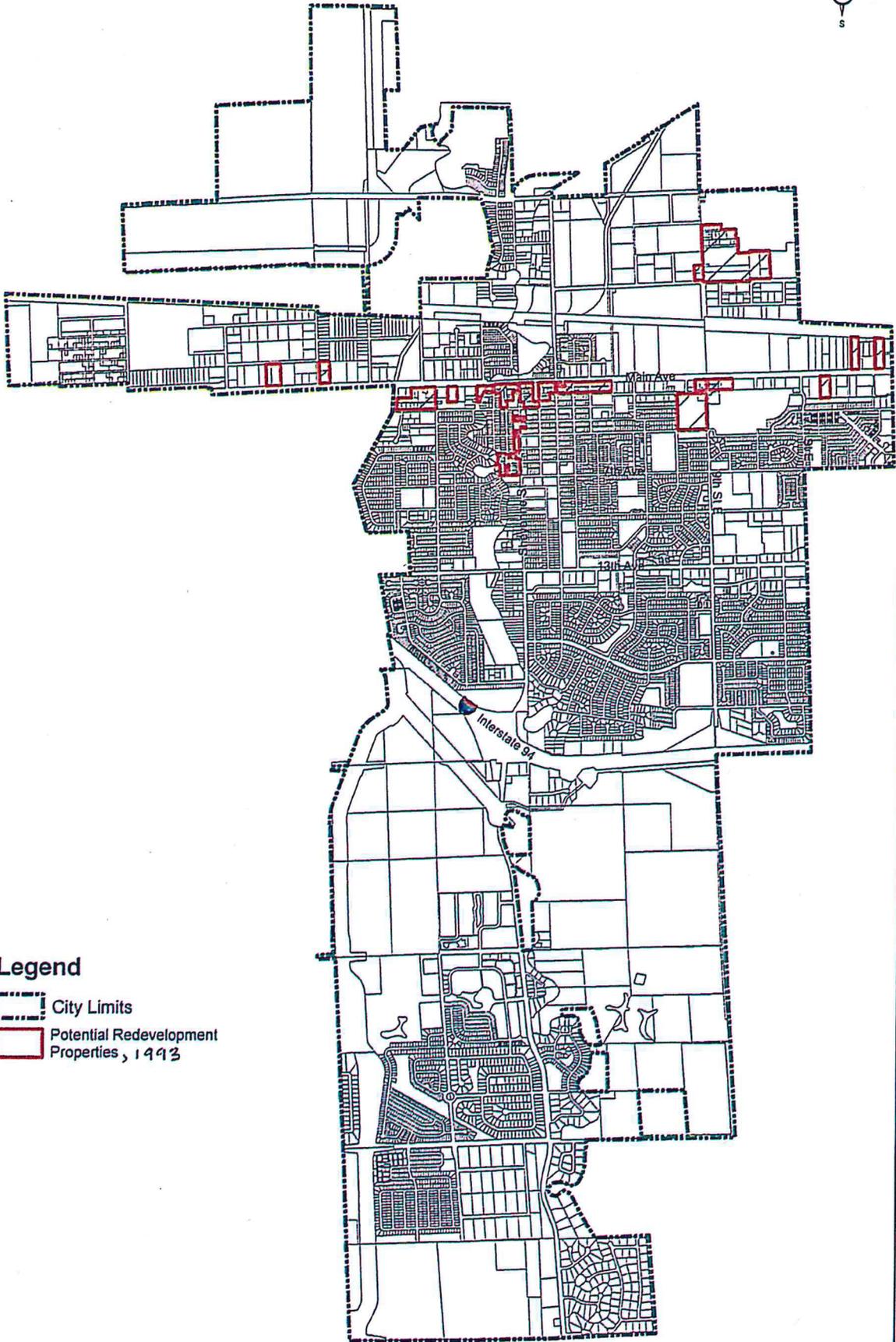
6. To provide for parcels of sufficient size to permit and attract economic and sound new development.
7. To provide efficient use of underutilized land.
8. To assure development of high standards in site planning, use compatibility, buildings, and creation of an environment that will promote new development in areas.
9. To attract and retain businesses that pay favorable wages to the benefit of the citizens and to prevent overburdening to public social service agencies.
10. To attract and retain businesses that do not damage the physical environment which 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 1988 (Please refer to Figure 1) and were incorporated in the General Plan for Urban Renewal and Urban Development which was approved in May 1993. The Plan has been amended and approved on several occasions. The most recent amendment was in June 2017.

Figure 1



Legend

-  City Limits
-  Potential Redevelopment Properties, 1993

However, the parcels identified as potential redevelopment properties have not been evaluated for changes in conditions since 1993. These areas contain slums or blighting conditions, which have had negative effects on the City. Some of these areas, which 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. Some redevelopment has already occurred naturally, though development has not realized full development potential. Redevelopment of these areas should be studied closely and promote only those uses, which are consistent with the City's Comprehensive Plan, Zoning Ordinance, Subdivision Regulations and Housing and Building Codes. The City should include within its work program a complete study of properties in the core area of the community to determine if structures are in good or standard condition, are deteriorating in condition and need structural improvements, or are in dilapidated condition and should be removed and the property redeveloped. The City should update the map of Potential Redevelopment Properties and develop strategies within a development/redevelopment plan to foster community support to address deteriorating conditions or redevelopment of the properties.

B. Urban Development Area

The areas identified as West Fargo's urban development areas are shown in Figure 2. The areas along West Main Avenue, as well as the northwest and northeast part of the City, 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. Most of the area has been platted and serviced since 2008 with little area remaining to be developed. With public involvement it is believed that private investment would be spurred effectuating positive change and increasing the City's tax base.

The proposed area at Sheyenne Street and 32nd Avenue is a commercial node for the City. The area has been slow to develop following platting a number of years ago. A few businesses in strip centers have been established, however several have struggled. Several applications have been received to change the City Comprehensive Plan's designated commercial land use on some properties to medium density residential. There has been some interest in providing a significant mixed-use development north of 32nd Avenue, which would complement an adjacent school hockey facility under construction and to spur additional development activity. The residents in surrounding residential

developments would like to see additional commercial services offered in this area.

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.

C. Urban Renewal/Urban Development Area

The area identified as the urban renewal/urban development area is shown on Figure 3. This area is rather complex as it comprises the community core for the City of West Fargo, so most of the development has been in place for quite some time. The properties along Sheyenne Street and Main Avenue are commercial in nature and make up what was the original downtown center for the City. Several studies have been completed which focus on revitalization of the area, as most of the structures are old and the property not utilized to its economic potential. Additionally, the area has been the impetus for establishing the Renaissance Zone, which provides tax incentives to improve the properties. Several properties have taken advantage of this incentive, though to adequately address the redevelopment needs, additional incentive programs are needed.

The community core is also made up of a number of blocks of small single family homes with some smaller apartment buildings mixed in close to the commercial areas. The area has a significant number of families and seniors that have low to moderate incomes. A number of the homes are dilapidated or blighted condition. Several housing rehabilitation projects have been completed over the years, which has extended the life of some of the homes. The City had included a number of residential blocks within the Renaissance Zone, however the type of incentives were not what was needed for the homeowners to support the needed investment in rehabilitating the homes. Homeowners did not utilize the Renaissance Zone program, so many of the blocks were removed from the Zone. Some of the blocks of homes near the commercial areas were identified in the late 1950s as redevelopment properties for commercial based on the condition and location of the structures. As a result the blocks were rezoned to commercial which made the single family homes nonconforming uses. The City will need to develop strategies to address the varying conditions and needs of residential homes. Many homes can be rehabilitated with minimal to no assistance, as homeowners have the means to do so. Education, encouragement and developing minimal maintenance codes may be considerations to address deteriorating or dilapidated housing conditions. Other homeowners will need more assistance to accomplish needed improvements.

The City is currently studying the properties in the community core, as the infrastructure has served beyond its life and is beginning to fail. Major investment in sewer, water, storm sewer and streets will need to be made in the next few years to maintain essential services, which will be burdensome for

young families and seniors with low to moderate incomes if the improvements are financed only through the use of special assessments. Added costs to homeowners to pay for infrastructure will only exacerbate housing conditions, as financial resources for making needed improvements will be greatly reduced. The City is collecting and analyzing information relating to the infrastructure. Additionally, the City is researching information pertaining to the demographics and income levels of the households in this area. Once we have a better understanding of the extent of infrastructure costs and replacement timing, as well as household financial capacity, the City will consider developing programs to assist those households in need.

COMPREHENSIVE PLAN/LAND USE PLAN

The City's 2008 Comprehensive Plan and its Land Use Plan with amendments through January 2018, is depicted on Figure 4. Land uses are categorized into Agricultural Preservation/Urban Reserve, Institutional/Community/School, Parks & Recreation, Rural Residential, Low Density Residential, Medium Density Residential, High Density Residential, Office Park, General Commercial, Light Industrial, General Industrial, and Utility/Transportation classifications.

The City is currently developing a new comprehensive plan, which is in the final draft form. The proposed comprehensive plan identifies the downtown and core area of the City as the Core-Retrofit Growth Sector on Figure 5, which includes a commercial service base and supporting residential development. New development, redevelopment, or the reuse of existing land and buildings is encouraged to better meet the local goal of achieving more walkable and bikeable corridors and a better-connected village core. Additional growth and development within West Fargo is most desirable within these areas due to the presence of existing infrastructure and proximity of services. The Plan envisions that most mixed-use development in the next decades will occur in this growth sector. Hearings on the Comprehensive Plan: West Fargo 2.0 have been scheduled for April and May 2018. Final adoption will take place following the hearings and consideration of public comments.

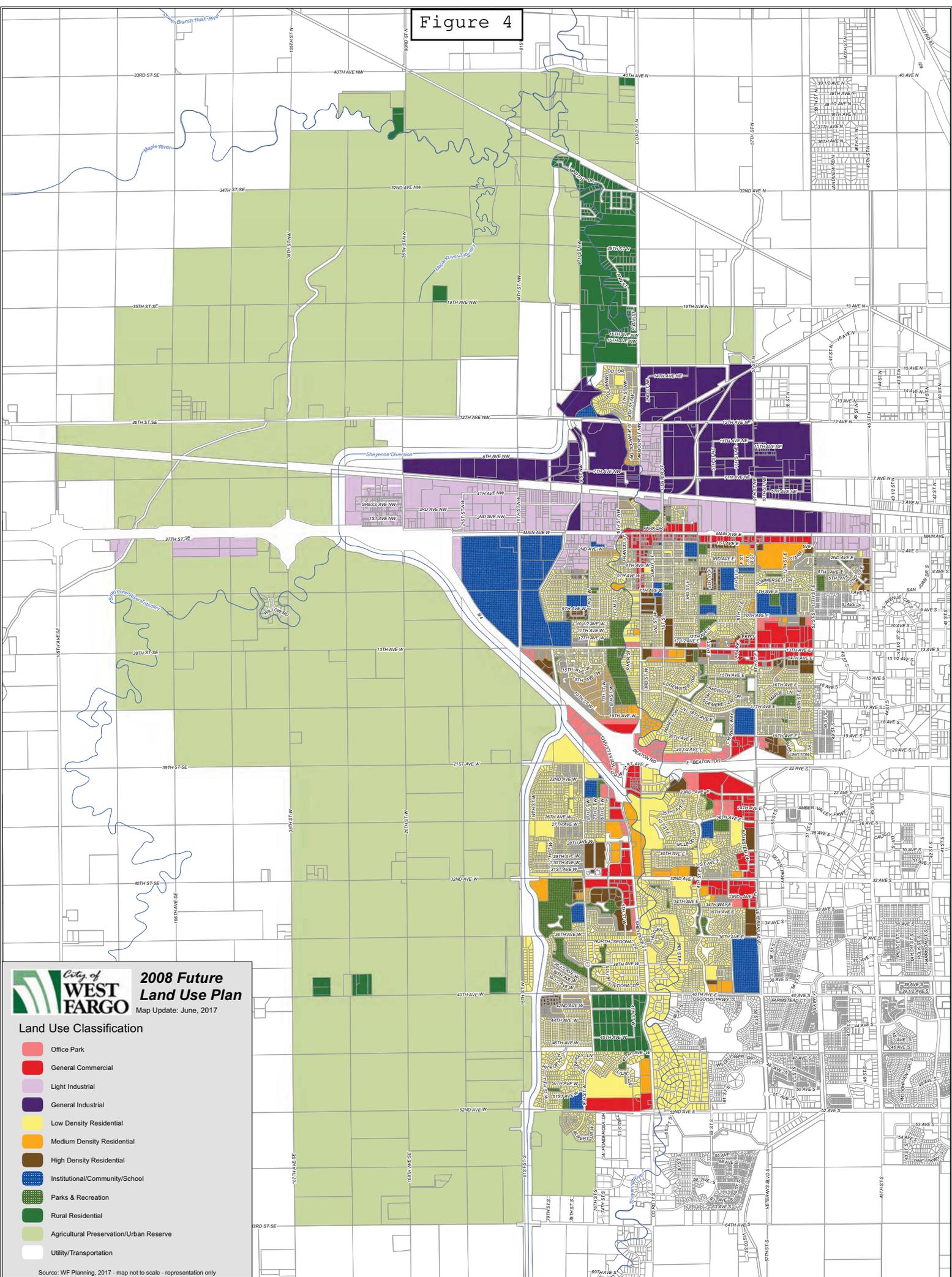
When establishing a development plan for a specific project, the City's Comprehensive Plan should be reviewed to insure development consistency with the Plan.

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 4



2008 Future Land Use Plan
Map Update: June, 2017

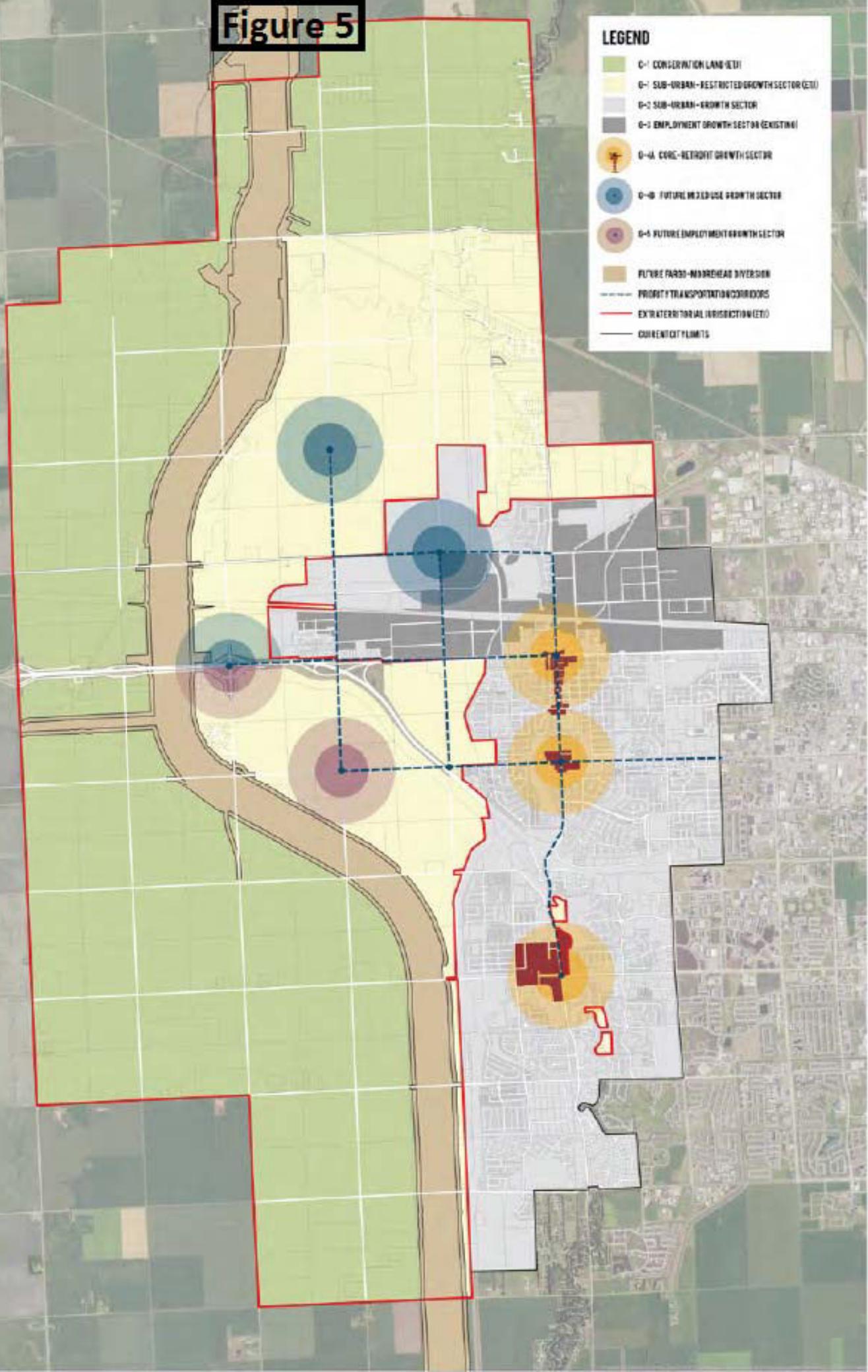
Land Use Classification

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

Figure 5

LEGEND

-  G-1 CONSERVATION LAND (E1)
-  G-2 SUB-URBAN-RESTRICTED GROWTH SECTOR (E2)
-  G-3 SUB-URBAN-GROWTH SECTOR
-  G-4 EMPLOYMENT GROWTH SECTOR (EXISTING)
-  G-4A CORE-RETROFIT GROWTH SECTOR
-  G-4B FUTURE MIXED USE GROWTH SECTOR
-  G-5 FUTURE EMPLOYMENT GROWTH SECTOR
-  FUTURE FARMS-MIDRIVER DIVERSION
-  PRIORITY TRANSPORTATION CORRIDORS
-  EXTRATERRITORIAL JURISDICTION (E3)
-  CURRENT CITY LIMITS



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 a combination of these. The General Plan may be amended by resolution 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.

The City can best address the specific conditions of properties and groups of properties, as well as the needs of the owners, through the preparation of renewal or development plans. By coordinating with agencies, intergovernmental cooperation, and understanding the needs and limitations of owners in the area, solutions can be developed to adequately address the blighting conditions of these areas. Urban renewal and urban development programs will create additional economic opportunity and revitalize the downtown and adjacent neighborhoods, which will increase the City's tax base, as well as strengthen the community as a whole.

Appendix H: West Fargo 2.0 Comprehensive Plan

This document can be found online at the following link:

<https://www.westfargond.gov/DocumentCenter/View/2073/West-Fargo-20-Comprehensive-Plan>



Dustin T. Scott - City Engineer
Jerry Wallace – Civil Engineer
Andrew Wrucke – Transportation Engineer
Kayla Volness – Engineering Office Manager

Engineering Department
800 4th Ave E
West Fargo, ND 58078
701-433-5430
www.westfargond.gov

AGENDA ITEM REQUEST
BOARD OF CITY COMMISSIONERS
WEST FARGO, NORTH DAKOTA

OFFICE USE: AGENDA ITEM # <u>4.</u>
--

** "Consent" or "Regular" Agenda Item? **Regular** **

1. CONTACT PERSON(s):
 - Brent Muscha, Apex Engineering
 - Dustin T. Scott, City Engineer

2. DATE OF MEETING:
 - **June 1st 2020**

3. DESCRIPTION OF REQUEST:
 - A presentation from APEX on the 9th St corridor study summarizing the process and results of the study.

4. LOCATION (address; legal; etc.):
 - N/A

5. ACTION(s) REQUESTED:
 - N/A

ADDITIONAL INFORMATION:

The results of this study will be used as a technical resource in the planning and prioritization of the City's Capital Improvement Plan.



9th Street Corridor Study
13th Avenue East to 12th Avenue Northeast
West Fargo, North Dakota

METROCOG
FM REGIONAL TRANSPORTATION PLANNING ORGANIZATION



Apex
Engineering Group

Final Report
March 2020

9th Street Corridor Study

13th Avenue East to 12th Avenue Northeast

West Fargo, North Dakota

Final Report

The preparation of this document was funded in part by the United States Department of Transportation with funding administered through the North Dakota Department of Transportation, the Federal Highway Administration, and the Federal Transit Administration. Additional funding was provided by the Minnesota Department of Transportation and through local contributions from the governments of Fargo, West Fargo, Horace, and Cass County in North Dakota; and Moorhead, Dilworth, and Clay County in Minnesota. The United States Government and the States of North Dakota and Minnesota assume no liability for the contents or use thereof.

This document does not constitute a standard, specification, or regulation. The United States Government, the States of North Dakota and Minnesota, and the Fargo-Moorhead Metropolitan Council of Governments do not endorse products or manufacturers. Trade or manufacturers' names may appear herein only because they are considered essential to the objective of this document.

Prepared for:

Fargo-Moorhead Metropolitan Council of Governments
City of West Fargo

Prepared By:

Apex Engineering Group
Stonebrooke Engineering
Flint Group
Hanson Design Associates

March 2020

EXECUTIVE SUMMARY

Introduction

The Metro GROW: 2045 Metropolitan Transportation Plan (MTP) identifies the 9th Street corridor for near mid-term (2026-2029) Preservation projects from 7th Avenue East to 12th Avenue Northeast. A long-term project (2036-2045) grade separation project is also included in the MTP at the 9th Street – BNSF crossing between Main Avenue and 12th Avenue Northeast.

A previous study was completed in 2012 that included this portion of 9th Street. However, the 2035 forecasted AADT for 9th Street from that study had been exceeded or nearly exceeded by AADT counts obtained in 2015. In addition, West Fargo 2.0, the City’s new comprehensive plan was adopted in 2018 providing guiding principles for moving forward with new projects. City leaders recognized the importance of revisiting this information and focusing on this area of 9th Street as the horizon nears for necessary future improvements on the corridor.

The 9th Street Corridor Study includes three segments. The study area initially began at 7th Avenue East and ended at 12th Avenue Northeast (Segments 2 and 3). Segment 1 was added to the study after many comments were received from the public through Online Survey #1 regarding safety concerns from 13th Avenue East to 7th Avenue East.



PURPOSE AND NEED

The purpose of this study is to develop and refine alternatives that may be considered for future implementation along the 9th Street corridor between 13th Avenue East and 12th Avenue Northeast by evaluating the existing and future conditions using a context-sensitive approach that considers the needs and input of all users. The need to identify future alternatives is driven by ageing infrastructure, increasing traffic volumes and safety issues, and development of undeveloped land adjacent to the corridor.

Summary of Public Involvement

STUDY REVIEW COMMITTEE (SRC)

An SRC was formed to assist in the guidance and direction of this study, identify issues, evaluate public input, and review and recommend alternatives. The SRC consisted of members from Metro COG, City of West Fargo, and Apex Engineering Group and its subconsultants.

PUBLIC PARTICIPATION PLAN (PPP)

The study team developed a PPP document to guide the public engagement strategies for the study. The PPP identified the key stakeholders and outlined the various engagement tactics that would be used during the study.

PUBLIC INPUT MEETINGS

Two formal public input meetings (PIM) were held during the study:

- **PIM #1 June 13, 2019** at West Fargo City Hall
 - Open House Format
 - Informational Handouts and Exhibits
 - Formal Presentation
 - 7 Attendees
 - Media Coverage: West Fargo Pioneer, KVRR-TV

- **PIM #2 January 20, 2020** at West Fargo City Hall
 - Open House Format
 - Informational Handouts and Exhibits
 - No Formal Presentation
 - 50 Attendees (approximate)
 - Media Coverage: West Fargo Pioneer, KVLV-TV, KVRR-TV, WDAY-TV



Two informal pop-up events were held to increase study awareness and gather stakeholder input:

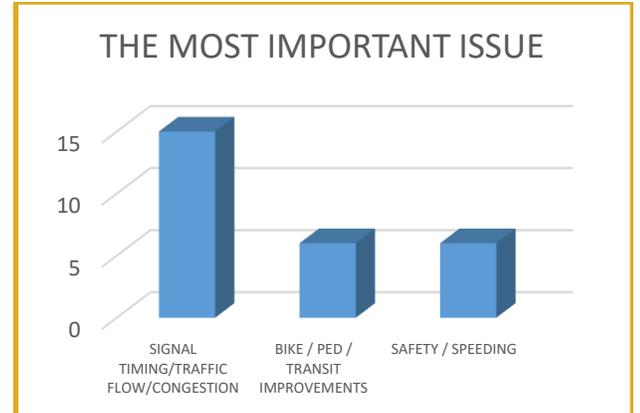
- **January 21, 2020** at West Fargo High School (during WFHS Girls Basketball Game)
 - Informational Handouts and Exhibits
 - Online Survey Available
 - 20 Attendees

- **January 30, 2020** at Terracon Consultants Office (on 9th Street within Study Area)
 - Informational Handouts and Exhibits
 - Direct Engagement with Several Business Stakeholders and Property Owners in the Area

ONLINE SURVEYS

Two online public surveys were conducted during the study. The surveys were hosted on the SurveyMonkey platform and were accessible from weblinks on both the Metro COG and City of West Fargo websites, social media posts, and direct emails.

- ➔ **Online Survey #1** was available from June 19 – June 30, 2019. 77 responses were received. The most common corridor issues and needs identified by respondents were:
 - Traffic Signals/Enhanced Intersection Controls
 - Pedestrian/Bicycle/Transit Connectivity & Safety
 - Improving Congestion and Traffic Flow
 - Trees and Streetscaping



- ➔ **Online Survey #2** was available from January 20 – February 7, 2020, asked responders to rate alternatives. 221 responses were received with neutral to high support for the following alternatives:
 - Preserve 4-lane section from 13th Avenue East to 7th Avenue East (Segment 1)
 - Reconstruct 3-lane section from 7th Avenue East to Main Avenue East, widen existing sidewalk to 10' multi-use path (Segment 2)
 - Construct new 3-lane section with 10' multi-use path from Main Avenue East to 12th Avenue Northeast (Segment 3)
 - Traffic signal revisions at the Main Avenue Intersection to allow protected/permissive northbound and southbound left turns
 - Install enhanced pedestrian crossing beacons (Rapid Rectangular Flashing Beacon) systems at the pedestrian crossings at 10th Avenue East and 8th Avenue East
 - Install $\frac{3}{4}$ Median at the Prairie Parkway intersection

Existing Conditions

- ➔ **Traffic Conditions:**
 - Traffic operations throughout the corridor were found to be acceptable with all intersections operating at LOS C or better during the AM and PM peak hours.
 - A queuing issue was identified during the AM peak for the intersection at 4th Avenue East for the eastbound left-turn lane and through-lane.
 - Safety analysis determined that the intersections at 7th Avenue East, 4th Avenue East, and Main Avenue East have crash critical indexes over 1.0.
 - The intersection at 10th Avenue East has a serious and fatal crash critical index over 1.0.
 - The roadway segment of 9th Street from 13th Avenue East to 10th Avenue East has a crash critical index over 1.0.
- ➔ **Pavement Conditions:**
 - 13th Avenue East to Meyer Boulevard: New concrete pavement in good condition.
 - Meyer Boulevard to 7th Avenue East: Easternmost northbound lane is new concrete in good condition, remaining concrete pavement is average to below average condition.
 - 7th Avenue East to 1st Avenue East: Concrete pavement is in average to below-average condition.
 - Main Avenue East to 12th Avenue Northeast: Asphalt pavement is in average to poor condition.



➤ **Parking and Access:**

- There is no parking along the corridor.
- Access points north of 7th Avenue Northeast do not meet the City’s spacing requirements.

➤ **Sidewalks and Paths:**

- There is a sidewalk on the west side of 9th Street from 13th Avenue East to Main Avenue East, and on the east side from 4th Avenue East to Main Avenue East.
- There is a 10’ path on the east side of 9th Street from 13th Avenue East to 4th Avenue East.
- There are no sidewalks or paths from Main Avenue East to 12th Avenue Northeast.



➤ **Utilities:**

- Overhead power lines are present from 4th Avenue East to 2nd Avenue East and from 7th Avenue Northeast to 12th Avenue Northeast.
- There are numerous underground utilities throughout the corridor.

➤ **Transit:**

- MATBUS operates one route (route 20) which travels on 9th Street from 7th Avenue East to 4th Avenue East with no stops on 9th Street.

➤ **Trees:**

- There are 94 existing trees along the corridor. 81 of them are Ash or Ash hybrid species. Most are in good condition.

➤ **Railroad Crossings:**

- BNSF operates one crossing (071009F) with two tracks crossing perpendicular to 9th Street between Main Avenue East and 7th Avenue Northeast.

Future 2045 No Build Conditions

If no improvements were made to the corridor, under projected 2045 traffic conditions the following occurs:

- All intersections operate at LOS D or better during the AM and PM peak hours.
- During the AM peak at 10th Avenue East, the WB approach is operating at a LOS E.
- During the PM peak at 10th Avenue East, the WB approach is operating at LOS F, and the EB approach is operating at LOS E.
- During the PM peak at Main Avenue East, the SB approach is operating at a LOS E.
- A queuing issue was identified during the PM peak for the southbound left-turn lane of 9th Street at the intersection with Main Avenue East.

Issue Identification and Needs Assessment

Issues and needs that were identified through SRC discussion and public input include:

➤ Traffic Operations and Roadway Geometrics:

- Rural two lane section north of Main Avenue East
- Delay for minor approaches at 10th Avenue East
- Delay and queueing at the Main Avenue Intersection

➤ Traffic Safety and Access Management

- Crash Rate exceeding the critical rate at 13th Avenue East, Prairie Parkway, 7th Avenue East, 4th Avenue East and Main Avenue East intersections.
- Crash Rate exceeding the critical rate in the segment from 13th Avenue East to 10th Avenue East.
- Access congestion between 7th Avenue Northeast and 12th Avenue Northeast

➤ BNSF Railroad Crossing

- Average of 68 trains per day
- 2045 exposure factor (Trains/Day x Vehicles/Day) near 460,000 could warrant a grade separation
- No safety accommodations for pedestrians and bicycles



➤ Pedestrian and Bicycle Mobility

- Many public comments received were related to safety concerns for pedestrians, especially elementary and high school students, in Segments 1 and 2
- 10' path does not extend north of 4th Avenue East
- ADA compliant curb ramp upgrades needed from Meyer Boulevard to Main Avenue East.
- Pedestrian crossings at 10th Avenue East and 8th Avenue East could be enhanced with Rectangular Rapid Flashing Beacons (RRFBs), along with consideration for pedestrians at the signalized intersections at 7th Avenue East and 4th Avenue East. The signs and flashers can be installed on both sides of the road or mast-arm mounted over the road for additional visibility.



➤ Transit Facilities

- Ensure proper access and mobility at MATBUS stops adjacent to the corridor on 7th Avenue East and 4th Avenue East.

➤ Freight Movement and Industrial Area Access

- Gap in the truck route system between 13th Avenue East and Main Avenue East

Study Recommendations

Based on input and analysis by the Study Review Committee along with public and stakeholder input, the following improvement alternatives are recommended for future implementation. It is assumed that the base alternatives 2A and 3A may be implemented within the next 5-10 years (mid-range).

The following is a summary of the preferred recommendations for the corridor.

SEGMENT 1: 13TH AVENUE EAST TO 7TH AVENUE EAST

Alternatives 1D2 and 1F should be implemented as a short-range project to install Rectangular Rapid Flashing Beacon (RRFB) systems at the pedestrian crossings at 10th Avenue East and 8th Avenue East. The existing electrical infrastructure can be used to quickly implement the improvements. This will provide an immediate safety improvement at the crossings.

The improvements completed in 2018 in this segment have addressed previous capacity issues and delayed the need for additional work. The base alternative, 1A: four lane reconstruction, should be considered for long-range implementation when warranted due to deteriorating pavement condition. Other alternatives that should be considered at that time include 1B: $\frac{3}{4}$ median at Prairie Parkway and 1D1: traffic signal at 10th Avenue East if warranted. The long-range project should also include consideration for removal of the pedestrian crossing at 8th Avenue East and enhancing the pedestrian safety features at the signalized 7th Avenue East intersection and directing pedestrians to cross at that intersection.

SEGMENT 2: 7TH AVENUE EAST TO MAIN AVENUE EAST

The base alternative, 2A: three lane reconstruction, should be considered for mid-range implementation when warranted due to deteriorating pavement condition. This option includes extension of the existing 10 foot shared used path from 4th Avenue East to Main Avenue East. Improvements at the 4th Avenue East intersection should consider pedestrian safety as a priority when this segment is reconstructed. Alternative 2F: 1st Avenue East reconstruction is recommended to be included as part of the long-range project.

The access control/median options in this segment are not recommended at this time as they were not highly rated in the public survey, but they should be considered in the future if there is a crash problem.

SEGMENT 3: MAIN AVENUE EAST TO 12TH AVENUE NORTHEAST

A short-range project should be planned to implement alternative 3B: traffic signal revisions for left turns at the Main Avenue East intersection. This alternative was rated the highest by the public responses to the online survey.

A mid-range project should be programmed to include the base 3A: three lane reconstruction with a 10-foot shared use path. This project should also include alternative 3C: quiet zone crossing to enhance the safety of the BNSF Railroad crossing.

A long-range project for a grade separation at the BNSF Railroad crossing should be kept in the Metropolitan Transportation Plan. If funding for such a project becomes available sooner, this project could be advanced and possibly constructed with the mid-range three lane reconstruction.

Estimated Costs for Recommended Improvements

The preferred options are listed below. All costs are 2020 dollars.

9th Street Recommended Alternatives			
Alternative	Short-Range Estimated Cost	Mid-Range Estimated Cost	Long-Range Estimated Cost
Segment 1: 13th Avenue East to 7th Avenue East – Recommended Alternatives			
1A – Four Lane Reconstruction			\$3,461,000
1B – ¾ Median at Prairie Parkway			\$9,500
1D1 – Traffic Signal at 10 th Avenue East			\$300,000
1D2 – Enhanced Ped Beacon at 10 th Avenue East	\$21,500		
1F – Enhanced Ped Beacon at 8 th Avenue East	\$21,500		
<i>Subtotal</i>	<i>\$43,000</i>		<i>\$3,770,500</i>
Segment 2: 7th Avenue East to Main Avenue East – Recommended Alternatives			
2A – Three Lane Reconstruction		\$4,193,000	
2B – ¾ Median at Sommerset Drive			\$33,500
2F – 1 st Avenue East Reconstruction		\$210,000	
<i>Subtotal</i>		<i>\$4,403,000</i>	<i>\$33,500</i>
Segment 3: Main Avenue East to 12th Avenue Northeast – Recommended Alternatives			
3A – Three Lane Reconstruction		\$7,870,000	
3B – Traffic Signal Revisions at Main Avenue East	\$150,000		
3C – Quiet Zone Crossing		\$400,000	
BNSF Railroad Underpass			\$20,000,000
<i>Subtotal</i>	<i>\$150,000</i>	<i>\$8,270,000</i>	<i>\$20,000,000</i>
Totals	\$193,000	\$12,673,000	\$23,804,000



Dustin T. Scott - City Engineer
Jerry Wallace – Civil Engineer
Andrew Wrucke – Transportation Engineer
Kayla Volness – Engineering Office Manager

Engineering Department
800 4th Ave E
West Fargo, ND 58078
701-433-5430
www.westfargond.gov

AGENDA ITEM REQUEST
BOARD OF CITY COMMISSIONERS
WEST FARGO, NORTH DAKOTA

OFFICE USE:
AGENDA ITEM # 5.

** "Consent" or "Regular" Agenda Item? **Regular** **

1. CONTACT PERSON(s):
 - Dustin T. Scott, City Engineer (433-5425)
 - Jim Larson, Finance Director (433-5302)

2. DATE OF MEETING:
 - June 1st 2020

3. DESCRIPTION OF REQUEST:
 - Presentation on DRAFT Capital Improvement Plan (CIP).

4. LOCATION (address; legal; etc.):
 - N/A

5. ACTION(s) REQUESTED:
 - N/A

ADDITIONAL INFORMATION:



Dustin T. Scott - City Engineer
Jerry Wallace – Civil Engineer
Andrew Wrucke – Transportation Engineer
Kayla Volness – Engineering Office Manager

Engineering Department
800 4th Ave E
West Fargo, ND 58078
701-433-5430
www.westfargond.gov

AGENDA ITEM REQUEST
BOARD OF CITY COMMISSIONERS
WEST FARGO, NORTH DAKOTA

OFFICE USE:
AGENDA ITEM # 6.

** "Consent" or "Regular" Agenda Item? **Regular** **

1. CONTACT PERSON(s):
 - Dustin T. Scott, City Engineer (433-5425)

2. DATE OF MEETING:
 - June 1st 2020

3. DESCRIPTION OF REQUEST:
 - Review Engineer's Report for "Sewer, Water, Storm and Street Improvement District No. 1331", prepared by Moore Engineering as directed and reviewed by Dustin T. Scott, City Engineer.

4. LOCATION (address; legal; etc.):
 - Wild's 20th Addition

5. ACTION(s) REQUESTED:
 - Approve the Engineer's Report and direct the Engineer to prepare detailed plans and specifications for the construction of "Sewer, Water, Storm, and Street Improvement District No. 1331." (*pursuant to N.D.C.C. 40-22-11*)

 - Direct the City Engineer to prepare a draft task order for design and construction services in accordance with the MSA between the City of West Fargo and Moore Engineering.

ADDITIONAL INFORMATION:

City of West Fargo, North Dakota

Sewer, Water, Storm and Water Improvement

District No. 1331

The Wilds 20th Addition

Engineer's Report

Prepared By:

This document was originally issued and sealed by Matthew W. Welle, Registration No. PE-9494, on 05 / 28 / 2020 and the original document is stored at Moore Engineering, Inc., West Fargo, N.D.

and

This document was originally issued and sealed by Anthony Sommerfeld Registration No. PE-27750, on 05 / 28 / 2020 and the original document is stored at Moore Engineering, Inc., West Fargo, N.D.



May 28, 2020
Project No. 21222

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Appendix A: Maps & Exhibits

- Improvement District Map
- The Wilds 20th Addition Preliminary Plat
- Area Plan
- Request for Improvements
- Area Plan – Proposed Infrastructure
- General Layout – Proposed Infrastructure
- Sanitary Sewer Master Plan
- Storm Sewer Master Plan
- Horace MOU Flows
- Multi-Use Path Connectivity
- Benefitting Areas Map

Appendix B: Preliminary Cost Estimates

- Preliminary Engineer's Opinion of Probable Cost
- Preliminary Allocations of Special Assessments

INTRODUCTION

The purpose of this project is to install new City of West Fargo (“City”) infrastructure (“Improvements”) to service the proposed plat The Wilds 20th Addition (Property) as petitioned by Westport Investments, LLC (Developer) and approved by the Commission on May 4, 2020. For related information, see the following exhibits: “Improvement District Map”, “The Wilds Twentieth Addition” preliminary plat, “Area Plan” and Developer’s “Request for Improvements”. The proposed plat is the next phase of ‘The Wilds’ residential development south of 52nd Avenue West and assumed to consist of 113 single family lots; two multiple dwelling lots; and one City lot.

The purpose of the engineer’s report is to establish the general nature, purpose and feasibility of the proposed Improvements as well as to estimate the probable costs of the Improvements. Additionally, this report will discuss the existing City infrastructure and condition of the Property, the need for the Improvements, Improvement alternatives considered, preliminary opinions of costs and recommendations for City Improvements associated with the Property.

1. EXISTING FACILITIES

1.1. Land Use

The Property is currently vacant and utilized for agricultural use. The Property is proposed to be subdivided and rezoned from Agricultural to a mixture of single family dwellings, mixed one & two family dwellings, and limited multiple dwellings. The existing 9th Street right-of-way adjacent to the plat has been utilized as a construction haul route to access a stockpile which consists of clay and topsoil material from previous improvements in the area and is west of the proposed Property.

The City of Horace abuts the Property on two sides, to the east and south. The east side of the Property abuts large residential lots which are separated from the Property by a 75’ north/south City of Horace right-of-way (76th Street South). Additionally, the east side has an existing east/west right-of-way (61st Avenue South) and an existing gravel turn-around exists at the 76th Street South intersection. The south side of the Property abuts a large rural estate which consists of a single family home and horse stables. Additionally, the far southeast corner of the Property abuts a north/south City of Horace Right of Way (76th Street South). The Property does not propose a connection to City of Horace via 61st Avenue South or 76th Street South.

There is an existing field swale on the east side of the Property located primarily in the City of Horace right-of-way. This swale flows north where it is mostly intercepted at 60th Avenue West and enters the City of West Fargo storm sewer. Flows beyond the capacity of the storm sewer will continue north in the swale on City of Horace property to 52nd Avenue West where it enters the City of West Fargo storm sewer system

1.2. City Infrastructure

City right-of-ways about the Property on the north side which provides the ability for sanitary sewer, water main, storm sewer and street connections into the existing system. The following is further information relating to the existing infrastructure in this area and can be seen alongside the proposed infrastructure in Appendix A “Area Plan – Proposed Infrastructure” and “General Layout – Proposed Infrastructure.

1.2.1. Sanitary Sewer System

The sanitary sewer in The Wilds development (south of 52nd Avenue) is serviced by an existing regional sanitary sewer lift station (SA 46) located along 9th Street West north of the Property. In addition to the lift station, there is an existing 10-inch sanitary sewer transmission line approximately 23’ deep within the 9th Street corridor to service the Property. While there is a sanitary sewer manhole in the intersection of Deb Drive West and 60th Avenue West with 8-inch sanitary sewer available to connect to the Property, no flows were intended to go north as that invert is approximately 4.5-feet higher than the south and west inverts. This can be seen in the “Sanitary Sewer Master Plan” in Appendix A

1.2.2. Water Main System

All existing water infrastructure in The Wilds development (south of 52nd Avenue) was installed per City specifications, but is owned and operated by Cass Rural Water District Users (CRW). CRW purchases water from the City controlled by two existing water meters located adjacent to 52nd Avenue West.

Water mains extend from the meters and continue throughout the development. There is a 12-inch water main on 9th Street West and 8-inch water main on Deb Drive West which was designed to service this Property.

There is a connection to an existing CRW water main at 60th Avenue West/South at the border of the Horace. The existing system within the development is a lower water pressure (approximately 50 psi) than that of the existing CRW water main at 60th Avenue South, so it is our assumption a meter is not needed at this location. This connection is only for emergency use and is operated by two gate valves, one in West Fargo and one in Horace, both of which are intended to be closed during normal operations.

1.2.3. Storm Sewer System

Based on the Wilds 11th Addition Storm Water Modeling report, the existing regional storm water retention ponds have surplus retention and can service the proposed Property with no expansions to the regional retention pond. The storm sewer system feeds into the regional retention pond system at 60th Avenue West and conveys storm water flows to the northwest through the three existing retention ponds to a regional storm water lift station (SM 73) that is currently under construction with an anticipated completion of June 2020. This lift discharges flows into the adjacent Horace Diversion.

There is an existing 60-inch storm sewer stub provided on 60th Avenue West that was sized to take flows from the 9th Street West collector roadway, unplatted property to the west of 9th Street West and local flows from the Property. The 27-inch storm sewer provided on Deb Drive West was designed to handle only local flows. However, due to the proposed Property not matching assumptions made on previous City projects which were based on area plans provided at that time, the existing infrastructure at Deb Drive West may not be of adequate size to service the local flows that would presumably flow to this connection and potentially require alternative routing to service this Property, See Appendix A “Storm Sewer Master Plan” from previous phase.

Additionally, the storm sewer system on 60th Avenue West, 9th Street West and regional storm water ponds were designed to accommodate flows from the City of Horace as shown in the “Horace MOU Flows” exhibit in Appendix A.

1.2.4. Streets & Sidewalks

Three existing streets were extended with the intent to service this Property. These streets are 9th Street West which serves as collector roadway as well as 60th Avenue West and Deb Drive West which both serve as local roadways. The 9th Street West corridor consists of a concrete roadway

with divided median, 10-foot wide multi-use path and 6-foot wide sidewalks. The 60th Avenue West corridor includes an asphalt roadway with 4-foot wide sidewalks west of Deb Drive West. There is not a sidewalk that extends to the City of Horace on 60th Avenue West. The Deb Drive West corridor extending to this neighborhood is an approach with sidewalk ramps installed in all quadrants.

There is an existing 10-foot wide multi-use path on the south side of the pond which ends at the border of the Property. This path was master planned to loop through the Property connecting back to 9th Street West, completing a trail system from the Southeast corner of the Wilds Development to the Northwest corner near 52nd Avenue West. However, the right-of-way within the Property would likely not accommodate this proposed multi-use path. The overall route of paths can be seen in the “Multi-Use Path Connectivity” exhibit in Appendix A.

2. NEED FOR PROJECT

The Developer’s has expressed their market analysis demonstrates the need for additional residential properties in this area to meet current demands and inventory. Therefore, these Improvements are necessary to service the Property.

3. PROPOSED IMPROVEMENTS

The existing infrastructure in this area is setup to service the Property, and the sanitary sewer, water main, storm sewer and street systems will be continued within the Property as seen in the “Area Plan – Regional Proposed Infrastructure” and “General Layout – Proposed Infrastructure” in Appendix A. It is the intent that all proposed Improvements will be installed per City standards and specifications. The following is further information relating to unique scenarios for proposed Infrastructure within the Property.

3.1. Storm Sewer System

The proposed Property does not need to provide additional retention as part of the Improvements based on the Storm Water Modeling report completed on a previous phase. However, during the design and planning of The Wilds 11th Addition, the Developer requested a fifth pond be added to the Storm Water Retention system to reduce pipe sizes by utilizing ponds as conveyance while allowing the development to be built around the aesthetic pond features. This southwest pond

would be connected to the existing retention system through storm sewer that runs through the Property along 60th Avenue West to the existing southeast regional retention pond. Due to the requested fifth pond, storm sewer will likely need to be oversized through this property to accommodate local and regional flows. At this time, the flow rates from the proposed fifth pond are unknown and will need to be determined prior to final design of 60th Avenue West storm sewer infrastructure.

The storm sewer for 9th Street West is assumed to provide stubs to service the unplatted property to the west based on the area plan and be extended to the City Limits to take on drainage flows based on the Horace MOU.

Lastly, storm sewer easements throughout the Property will need to be pursued in order to accommodate back yard drainage. If these easements are not acquired, drainage of the properties would be challenging and would not meet City standards.

3.2. Streets & Sidewalks

9th Street West serves as a collector roadway consisting of an urban concrete street with divided median, street lighting, 10-foot & 6-foot wide sidewalks, sanitary sewer main, storm sewer main and water main, street lights, sidewalks and other related infrastructure. This will be extended as part of the Improvements, but the termination point is unknown at this time but should at least extend to Deb Drive West. See alternatives below for potential termini locations.

Approaches to service the west unplatted property are intended to be provided at two locations based on the Area Plan provided. The proposed local streets will consist of asphalt streets with offset crown to accommodate parking on one side.

The following are assumptions related to the Developer Agreement(s) of previously platted subdivisions in this development. The Developer Agreement identified that 9th Street West would need to be extended south to 64th Avenue South in City of Horace. This extension was intended to provide access emergency among other benefits. The Developer Agreement outlined at least a rural section needed to be installed and coordinated by the Developer with the City of Horace. It is assumed the proposed street in City of Horace would not be assessed to West Fargo residents and the limits of this roadway are uncertain at this time.

Regarding the master plan for the path to loop through the Property connecting back to 9th Street West, there is not adequate right-of-way within the proposed Property to extend this path, therefore, the path will terminate and continue with the local 4-foot wide sidewalk system. (See Appendix A “Multi-Use Path Connectivity” exhibit for previously planned sidewalk connectivity through the Property.

4. ALTERNATIVES CONSIDERED

4.1. Alternate 1 – 9TH Street West Extension

As previously mentioned, it is our understanding that during the platting of previous subdivisions in this area it was specified that the Developer needed to coordinate with City of Horace on connecting the 9th Street West corridor to 64th Avenue South in the City of Horace. However, it was determined by the City Commission on May 18, 2020, 9th Street West (78th Street South) will not be extended past City Limits to 64th Avenue South as part of these Improvements and the following alternates were evaluated to construct 9th Street West.

4.1.1. Alternate 1.A – Deb Drive West Termination

This alternative would extend the existing 9th Street West roadway section approximately 800-feet and terminate just south of the proposed Deb Drive West intersection, then transition to an asphalt turn around. This turn around would allow for traffic to turn around on 9th Street West without entering the local streets within the development and also would be beneficial to City personnel for maintaining and accessing Emergency Routes. This alternate would not extend to the City Limits and would likely result in requiring a future extension when the City of Horace installs improvements to 64th Avenue South. Furthermore, as the Property develops next to an unestablished right-of-way, the future roadway extension could provide grading conflicts or challenges.

4.1.2. Alternate 1.B – 61st Avenue West Termination

This alternative would extend the existing 9th Street West roadway section approximately 1,050-feet and would terminate at the existing 61st Avenue West (The Wilds 10th Plat) intersection, then transition to an asphalt turn around. Similarly to the first alternative, this turn around would allow for traffic to turn around on 9th Street West without entering the local streets within the development and also would be beneficial to City personnel for maintaining and accessing

Emergency Routes. This alternate would not extend to the City Limits and would likely result in requiring a future extension when the City of Horace installs improvements to 64th Avenue South. Furthermore, as the Property develops next to an unestablished right-of-way, the future roadway extension could provide grading conflicts or challenges. However, this minimizes this unestablished right-of-way and remaining area to be constructed, which would be approximately 100-feet from the City Limits.

Additionally, if the roadway is constructed as described, drainage patterns would be better established making development of the residential development and construction of 9th Street West more constructible and economical.

4.1.3. *Alternate 1.C – City Limits Termination*

This alternate would extend the proposed 9th Street West concrete roadway section approximately 1,150 feet to the City Limits. This option would not require future extensions of 9th Street West within the City and would likely complete the regional assessments related to this regional collector corridor. This alternate, however, would not include a turnaround unless an easement was acquired from Horace. Or this section would need to be transitioned to a section that Horace would construct, requiring coordination with the City of Horace relating to their road extended to 64th Avenue South.

5. EVALUATION OF ALTERNATIVES

After evaluating Alternate 1, it is our recommendation that Alternate 1.B and 1.C be designed with one Alternate being awarded for construction based on the design/construction status of 9th Street West (78th Street South) in the City of Horace at the time of awarding the Project. Alternate 1.C is the preferred recommendation to provide the connectivity this development needs for safety purpose, traffic flow and roadway maintenance. With the amount of existing homes and proposed residential lots in this area, a secondary access to the south for residents and emergency personnel would greatly increase safety. If the connection of 9th Street West is not made by the City of Horace, Alternate 1.B would provide the most access for future expansion of the area and minimize future special assessments for completion of this roadway. Alternate 1.A does not extend 9th Street West to 61st Avenue West, which would likely require an extension in the near future based on previous growth of the development.

6. RIGHT-OF-WAY

A preliminary plat review was completed as part of this report and the following items were identified.

6.1. Pond Lots

To be consistent with properties adjacent to the pond, we recommend the City require the rear property lines of Block 1 Lots 9-18 be extended approximately 70 feet so the property line extends 10 feet into the water. This 70-foot area would then consist of the appropriate easements needed such as storm water storage and a multi-use path access easement.

6.2. City Lot

A storm sewer pipe and multi-use path exist within the proximity of Block 1 lot 19. It is our recommendation this lot be dedicated to the City or provided an easement to provide right-of-way for this existing City infrastructure. Verification of any existing right-of-way documents should be confirmed as well.

6.3. 9th Street Access

The proposed property shows two large parcels (Block 2 Lot 26 and Block 5 Lot 29) assumed to be zoned multiple dwelling. Coordination will be needed to determine what type of access control will be granted on 9th Street West in this area. Existing 9th Street West corridor south of 52nd Avenue West has not allowed access to 9th Street West with exception to the regional park which has its access aligning with an existing “Tee” intersection making it appear as a full intersection.

6.4. City of Horace Coordination

The proposed Property shows residential dwellings abutting City of Horace right-of-way. It is our assumption access will not be granted to this right-of-way.

6.5. Side Yard Storm Sewer Easements

At the time of this preliminary Engineering Report, limited design and assumptions have been made relating to local drainage within the property, but it is assumed rear yard catch basins will be needed within the Property. This storm sewer will require easements that could impact the plat.

6.6. Multi-Use Path Connectivity

City and Park multi-use paths were planned to be continued through the proposed Property. The proposed project does not extend the existing path network and terminates without any looping connection. It is recommended that adequate right-of-way be provided to allow for the completion of the path loop through the proposed Property.

7. IMPROVEMENT COSTS & FUNDING

The Improvements will include regional improvements such as the construction of 9th Street West and storm sewer on 60th Avenue West connecting a future pond to the existing pond network. Additionally, the Improvements will include local improvements consisting of sanitary sewer mains and services, water mains and services, storm sewer, street lights, sidewalk and other miscellaneous installations. A map showing the proposed benefitting areas can be seen in Appendix A "Improvement District Benefit Map".

The total project cost is estimated to be \$5,000,000.00 and includes Alternate 1.C for 9th Street West extension. It is estimated that the regional assessment is between \$1,400-\$1,700 and the local assessment will be between \$20,000-\$30,000. A detailed Preliminary Engineer's Opinion of Probable Cost and Preliminary Special Assessment Allocations can be found in Appendix B.

Additional to the proposed local special assessments, the Property currently has existing and pending special assessments. The Property parcel is 02-3000-02017-000 and has 137 Equivalent Units after platting. A summary of the existing and pending special assessments for this property are as follows:

- Existing Special Assessments per City of West Fargo Website: \$422,741.81; or \$3,085 per EU
- Pending Special Assessments per City of West Fargo Website: \$857,162.63; or \$6,255 per EU
- Proposed Pending for Dist. 1321 The Wilds 9th Addition: \$108,325; \$790 per EU
- Proposed Pending for Storm Sewer Lift Station SM73: \$351,315; or \$2,400 per EU
- Proposed Pending for Wilds South Park: \$260,000; \$1,900 per EU
- TOTAL ESTIMATED EXISTING AND PENDING SPECIAL ASSESSMENTS: \$14,430 per EU

8. CONCLUSIONS AND RECOMMENDATIONS

The proposed Improvements are necessary to service the Property and are intended to be in accordance with the City of West Fargo design standards for public improvements. Additionally, the Improvements generally fall in line with previous design assumptions as well as the overall master plan to service the development and Property.

Based on the information contained within this report, we recommend approval of the Improvements as presented and look forward to the directive of the City, including selection of the proposed alternatives.

APPENDIX A

Legend

- Project Location
- Improvement District Boundary



IMPROVEMENT DISTRICT MAP
SEWER, WATER, STORM & STREET IMPROVEMENT DISTRICT NO. 1331
THE WILDS 20TH ADDITION
WEST FARGO, NORTH DAKOTA

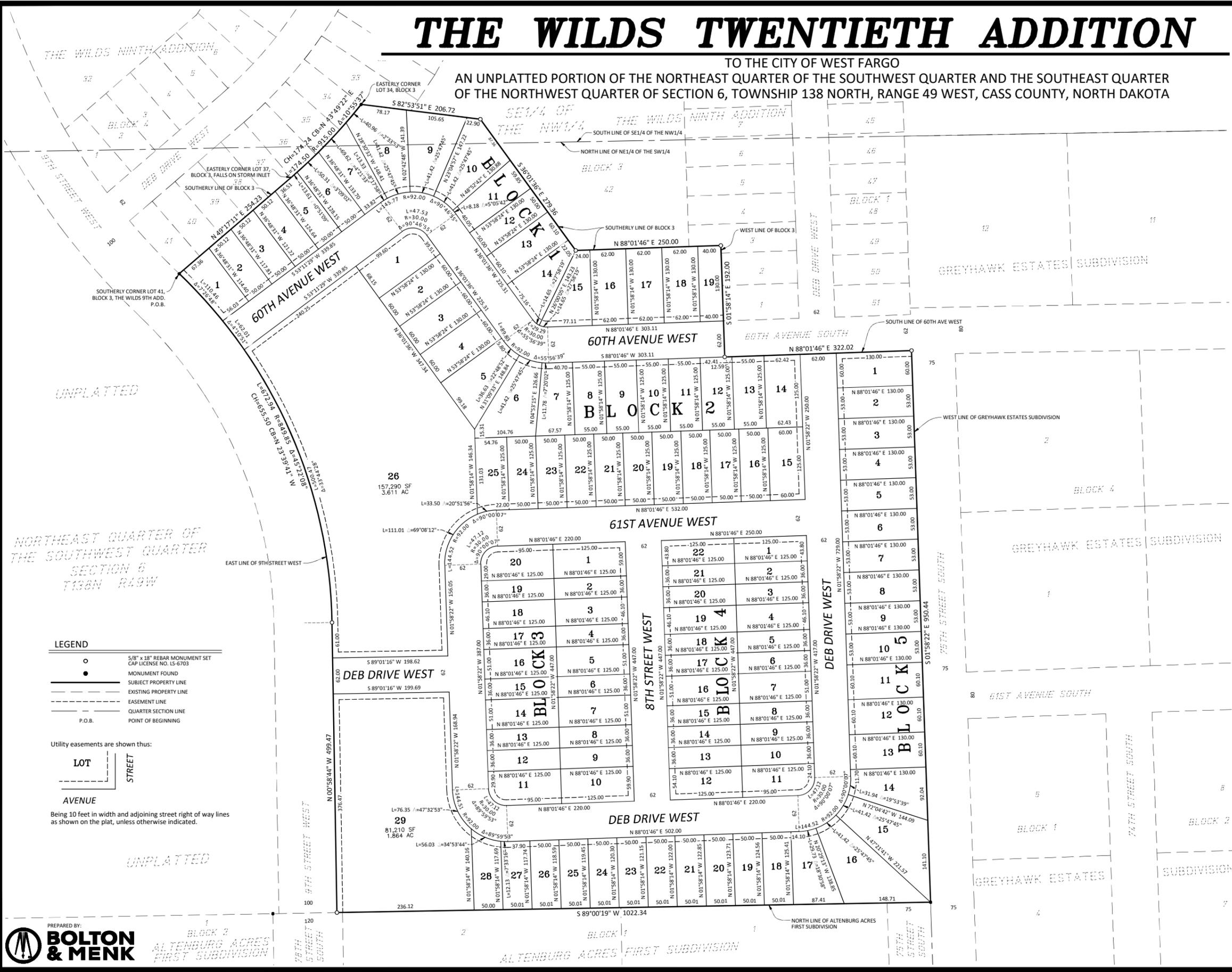
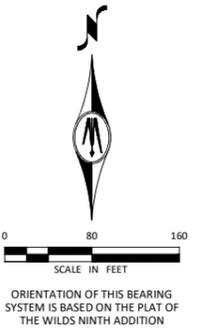
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 \\\mooreengineeringinc.com\root\GIS\Projects\21200\21222\21222_Improvement_District_Map.mxd



THE WILDS TWENTIETH ADDITION

TO THE CITY OF WEST FARGO

AN UNPLATTED PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA



BLOCK 1

LOT #	SQUARE FEET
1	6,789
2	5,805
3	5,976
4	6,147
5	6,318
6	6,535
7	8,000
8	11,646
9	10,243
10	10,426
11	7,028
12	6,500
13	7,813
14	7,335
15	7,588
16	8,060
17	8,060
18	8,060
19	5,200

BLOCK 2

LOT #	SQUARE FEET
1	8,776
2	7,800
3	7,800
4	7,800
5	9,435
6	10,420
7	7,510
8	6,875
9	6,875
10	6,875
11	6,875
12	6,875
13	6,875
14	7,803
15	7,500
16	6,250
17	6,250
18	6,250
19	6,250
20	6,250
21	6,250
22	6,250
23	6,250
24	6,250
25	6,910

BLOCK 3

LOT #	SQUARE FEET
1	7,375
2	4,500
3	5,763
4	4,500
5	6,375
6	4,500
7	6,375
8	4,500
9	4,500
10	7,488
11	7,295
12	4,500
13	4,500
14	6,375
15	4,500
16	6,375
17	4,500
18	5,763
19	4,500
20	7,182

BLOCK 4

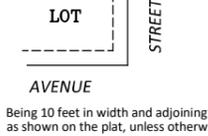
LOT #	SQUARE FEET
1	5,475
2	4,500
3	4,500
4	5,763
5	4,500
6	4,500
7	6,375
8	4,500
9	4,500
10	4,500
11	6,570
12	6,764
13	4,500
14	4,500
15	4,500
16	6,375
17	4,500
18	4,500
19	5,763
20	4,500
21	4,500
22	5,475

BLOCK 5

LOT #	SQUARE FEET
1	7,800
2	6,890
3	6,890
4	6,890
5	6,890
6	6,890
7	6,890
8	6,890
9	6,890
10	6,890
11	7,813
12	7,813
13	7,813
14	8,970
15	13,949
16	14,085
17	8,380
18	6,249
19	6,207
20	6,164
21	6,121
22	6,079
23	6,036
24	5,994
25	5,951
26	5,908
27	5,869
28	6,290

- LEGEND**
- 5/8" x 18" REBAR MONUMENT SET
CAP LICENSE NO. 15-6703
 - MONUMENT FOUND
 - SUBJECT PROPERTY LINE
 - - - EXISTING PROPERTY LINE
 - - - EASEMENT LINE
 - - - QUARTER SECTION LINE
 - P.O.B. POINT OF BEGINNING

Utility easements are shown thus:

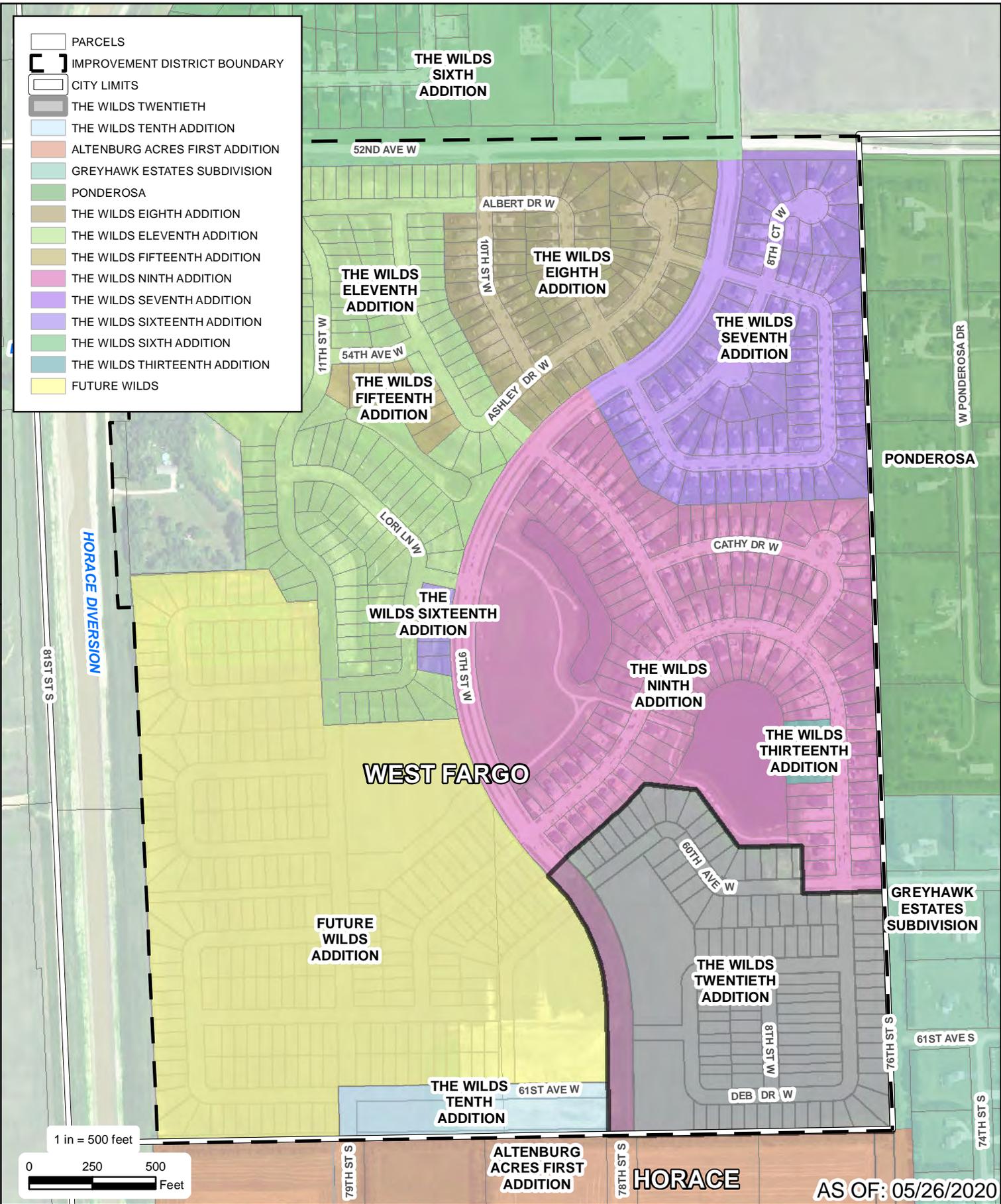


Being 10 feet in width and adjoining street right of way lines as shown on the plat, unless otherwise indicated.



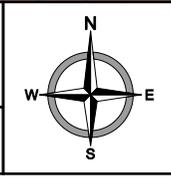
PREPARED BY:
BOLTON & MENK

-  PARCELS
-  IMPROVEMENT DISTRICT BOUNDARY
-  CITY LIMITS
-  THE WILDS TWENTIETH
-  THE WILDS TENTH ADDITION
-  ALTENBURG ACRES FIRST ADDITION
-  GREYHAWK ESTATES SUBDIVISION
-  PONDEROSA
-  THE WILDS EIGHTH ADDITION
-  THE WILDS ELEVENTH ADDITION
-  THE WILDS FIFTEENTH ADDITION
-  THE WILDS NINTH ADDITION
-  THE WILDS SEVENTH ADDITION
-  THE WILDS SIXTEENTH ADDITION
-  THE WILDS SIXTH ADDITION
-  THE WILDS THIRTEENTH ADDITION
-  FUTURE WILDS



AREA PLAN
SEWER, WATER, STORM & STREET IMPROVEMENT DISTRICT NO. 1331
THE WILDS 20TH ADDITION
WEST FARGO, NORTH DAKOTA

Created By: TJS Date Created: 05/07/20 Date Saved: 05/26/20 Date Plotted: NEVER Date Exported: 05/26/20
 Plotted By: Tanner.Schmidt Parcel Date: 05/12/20 Aerial Image: 2019 County NAIP SIDS Elevation Data: Lidar
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AS OF: 05/26/2020



02/21/2020

Re: Wilds 20th Addition – Request for Improvements

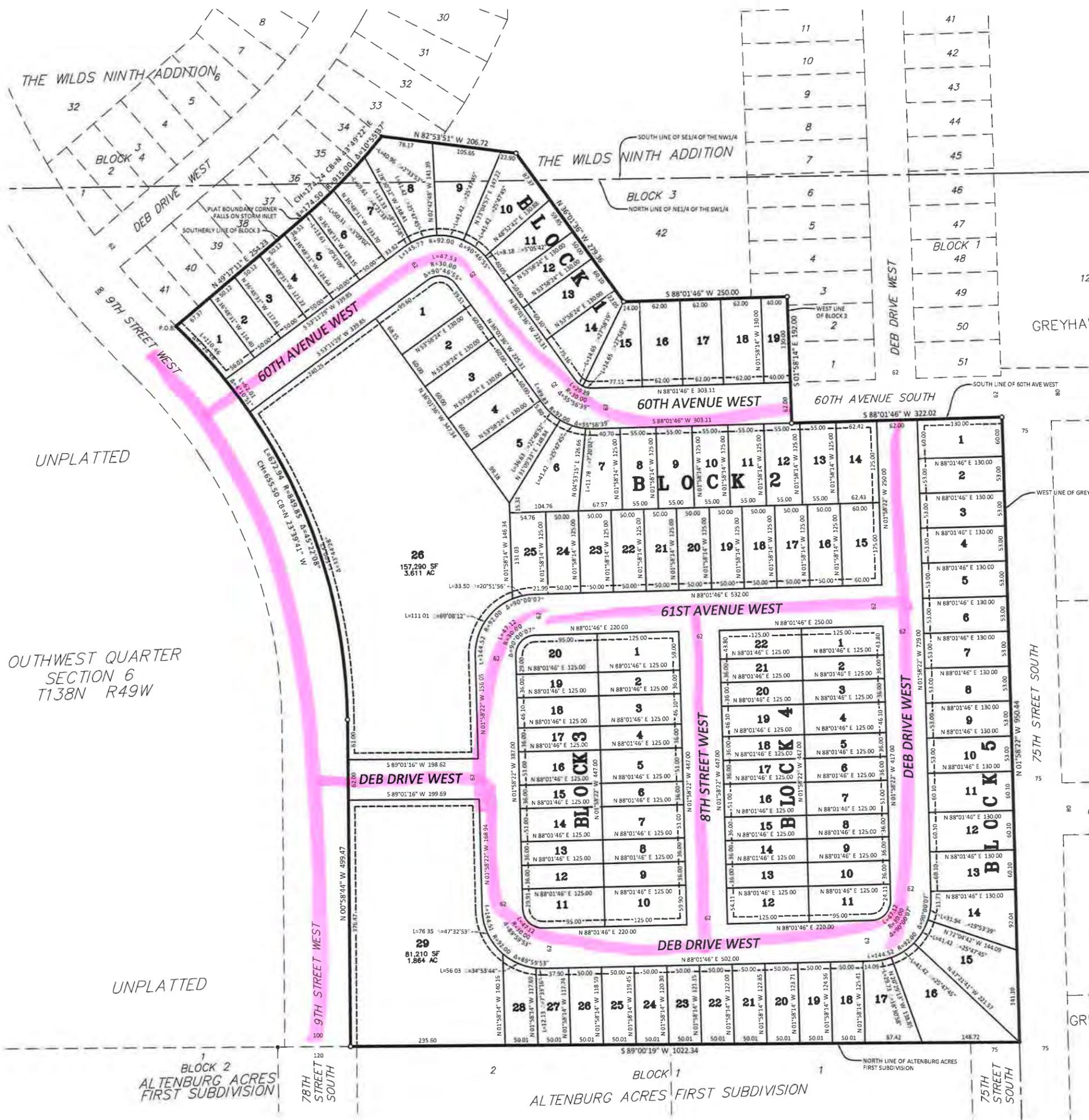
Dustin,

Please consider this letter and the included exhibit as our official request for improvements for the municipal improvements for Wilds 20th Addition. The attached exhibit shows the proposed improvement locations.

We are requesting that this project be bid as soon as possible. We also hereby waive our right to protest the paving. Thank you for your considerations.

Sincerely,

Jim Bullis
Westport Investments, LLC
jim@bullislaw.com



OUTHWEST QUARTER SECTION 6 T138N R49W

UNPLATTED

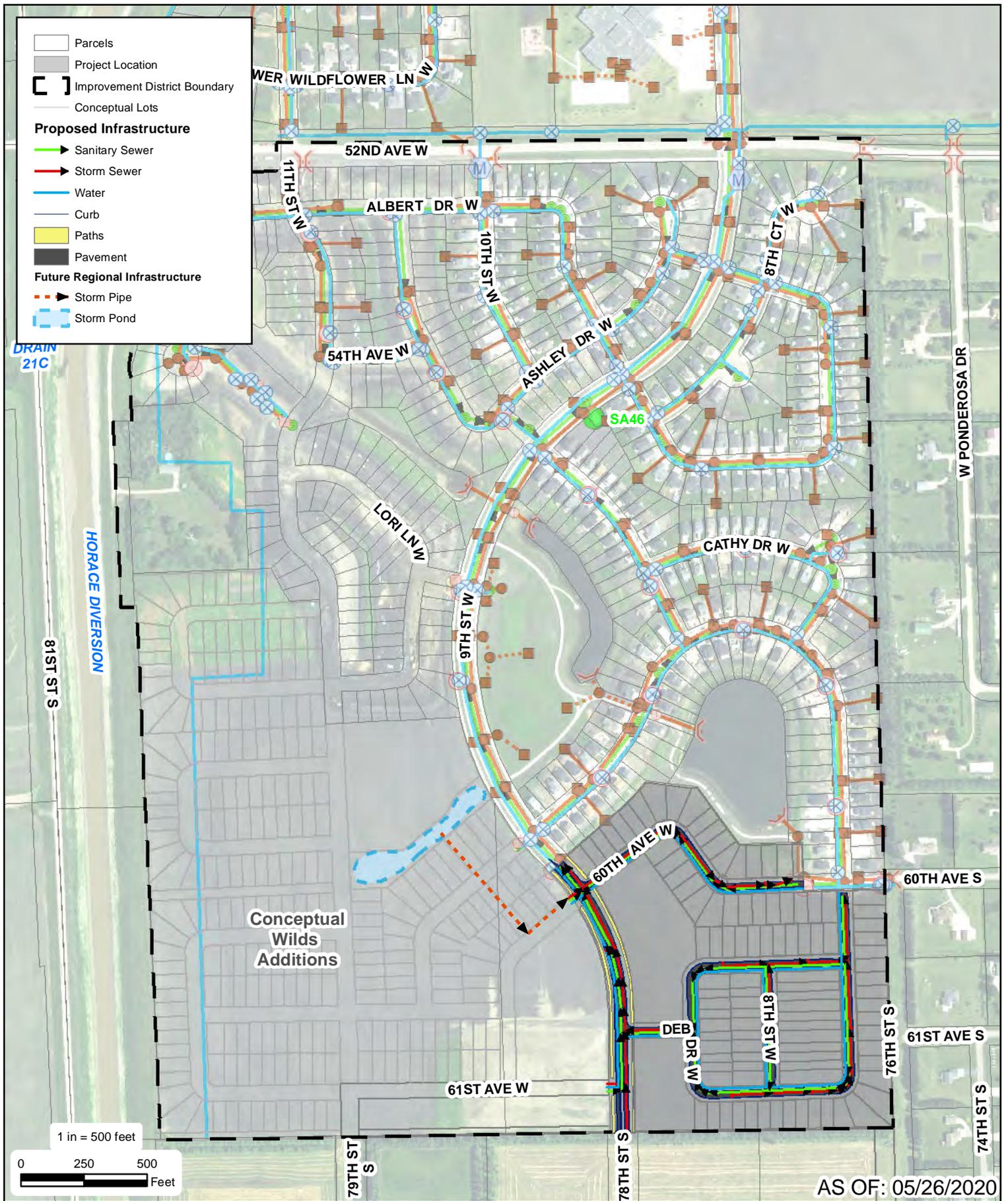
BLOCK 2 ALTEBURG ACRES FIRST SUBDIVISION

BLOCK 1 ALTEBURG ACRES FIRST SUBDIVISION

GREYHAW

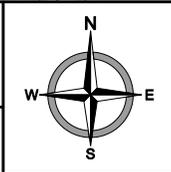
WEST LINE OF GREYHAW

GREYHAW



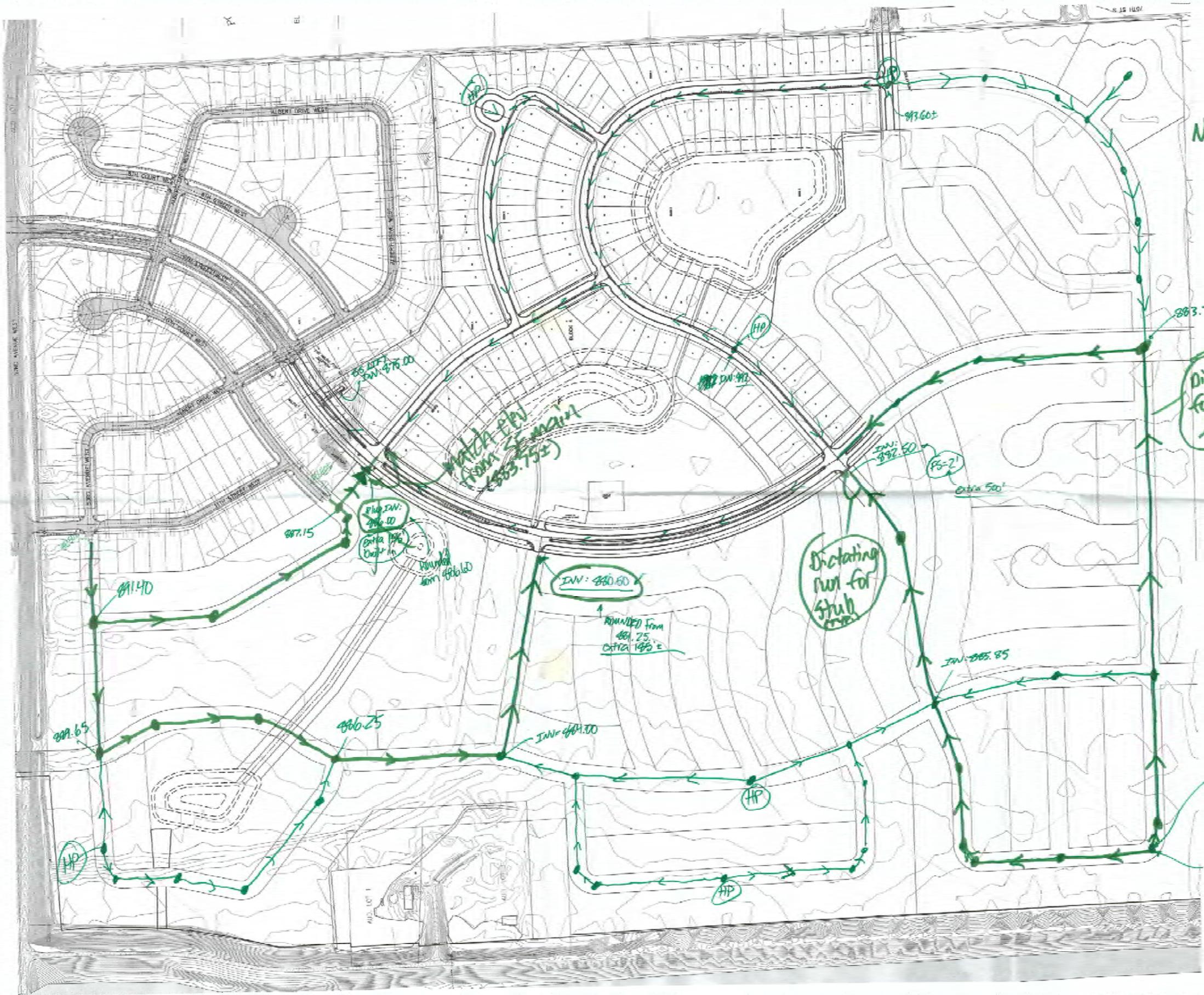
AREA PLAN - PROPOSED INFRASTRUCTURE
SEWER, WATER, STORM & STREET IMPROVEMENT DISTRICT NO. 1331
THE WILDS 20TH ADDITION
WEST FARGO, NORTH DAKOTA

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1:150
19729
6-19-17

Master Plan: Sanitary



Dictating Run
for SS LIFT
I.W. 875.00

Dictating
run for
stub

Target NEW AIM = 893.50
NEW SS INW = 892.50
INW w/ 875 Lift INW = 890.50
FS = 2'

HP manhole
dictating 875 Inw
@ SS Lift)

★ Storm Stub Sizing - Option 3 ★
SELECTED

1:150
 19729
 6/28/17

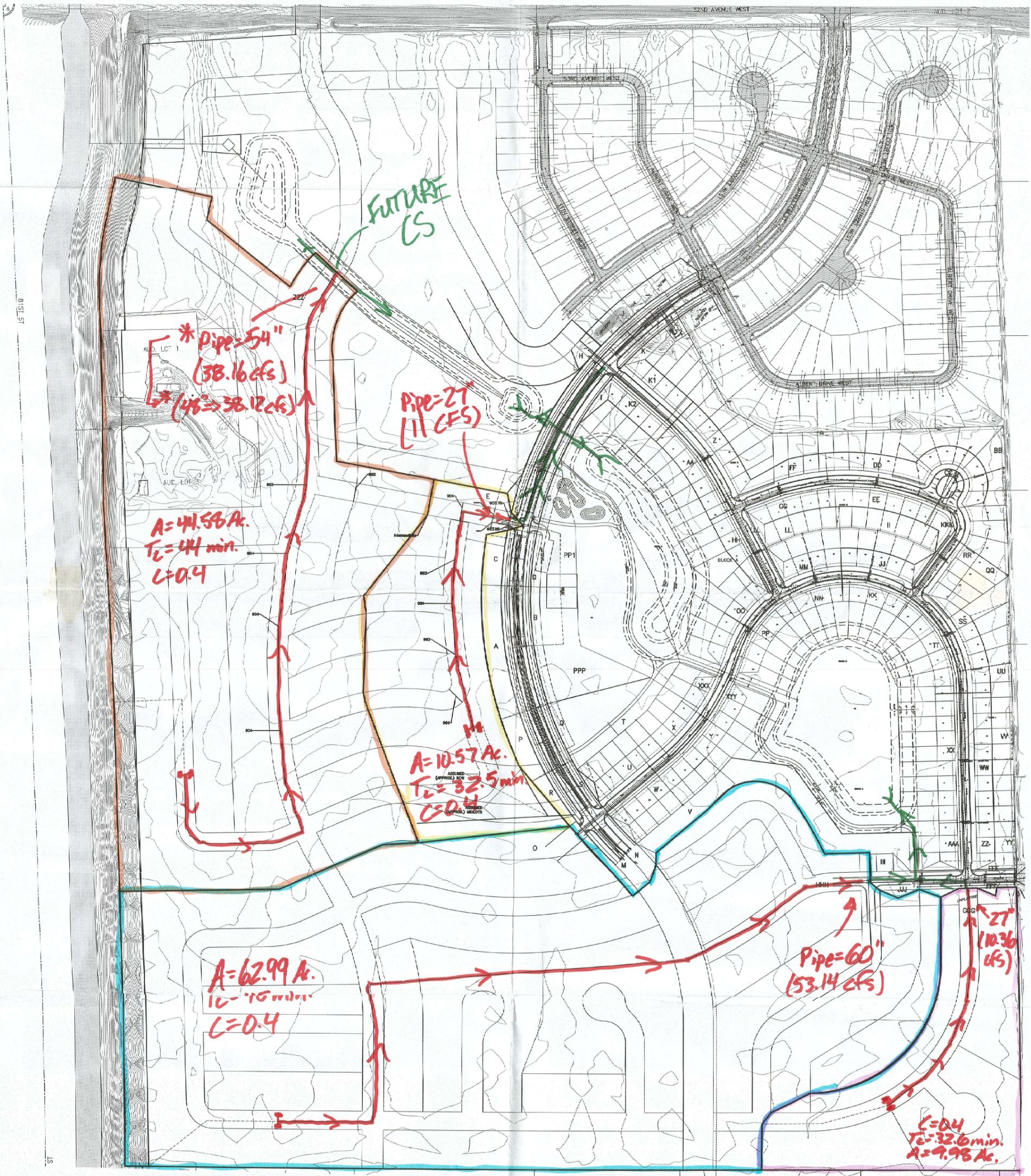
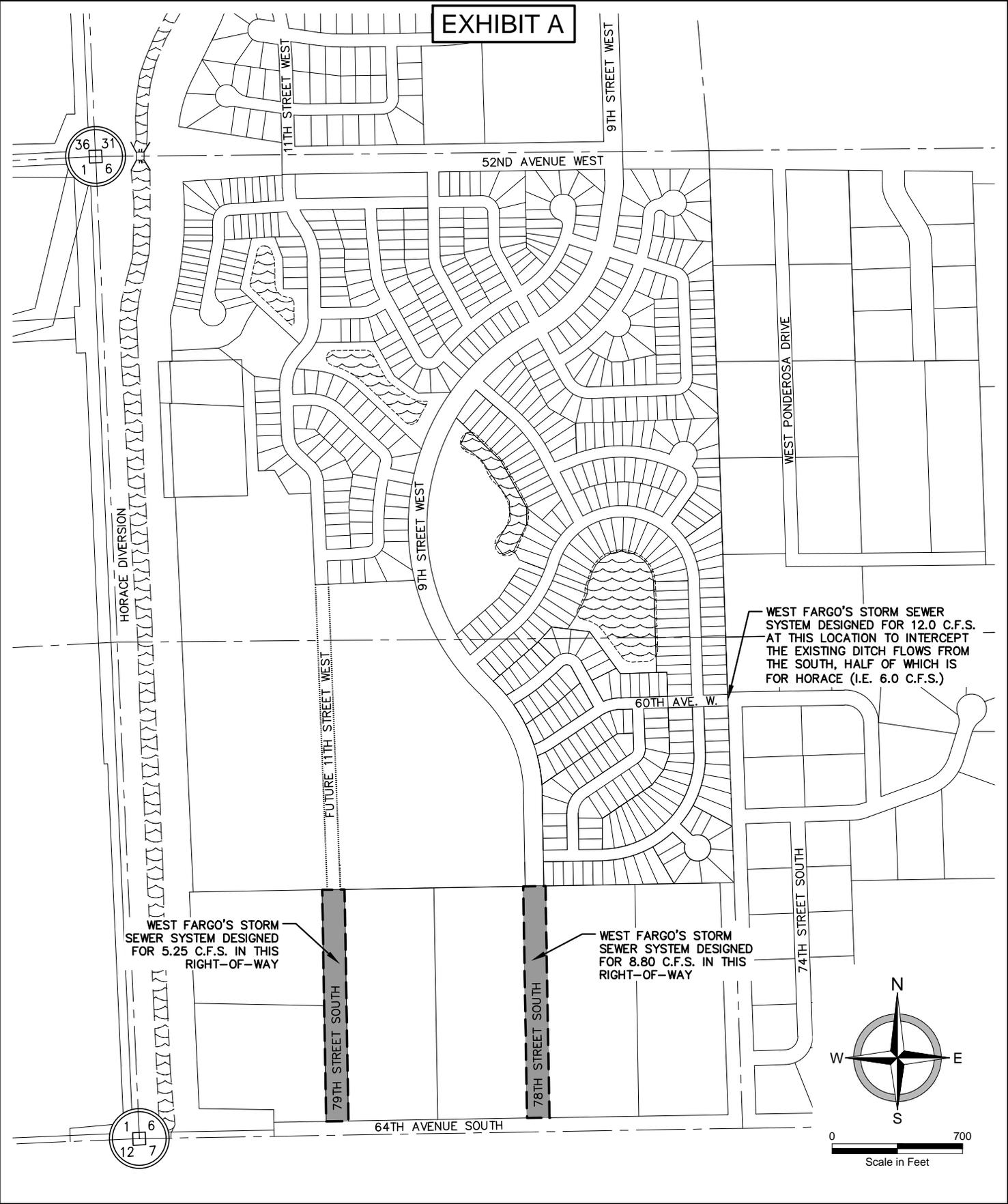


EXHIBIT A



WEST FARGO'S STORM SEWER SYSTEM DESIGNED FOR 12.0 C.F.S. AT THIS LOCATION TO INTERCEPT THE EXISTING DITCH FLOWS FROM THE SOUTH, HALF OF WHICH IS FOR HORACE (I.E. 6.0 C.F.S.)

WEST FARGO'S STORM SEWER SYSTEM DESIGNED FOR 5.25 C.F.S. IN THIS RIGHT-OF-WAY

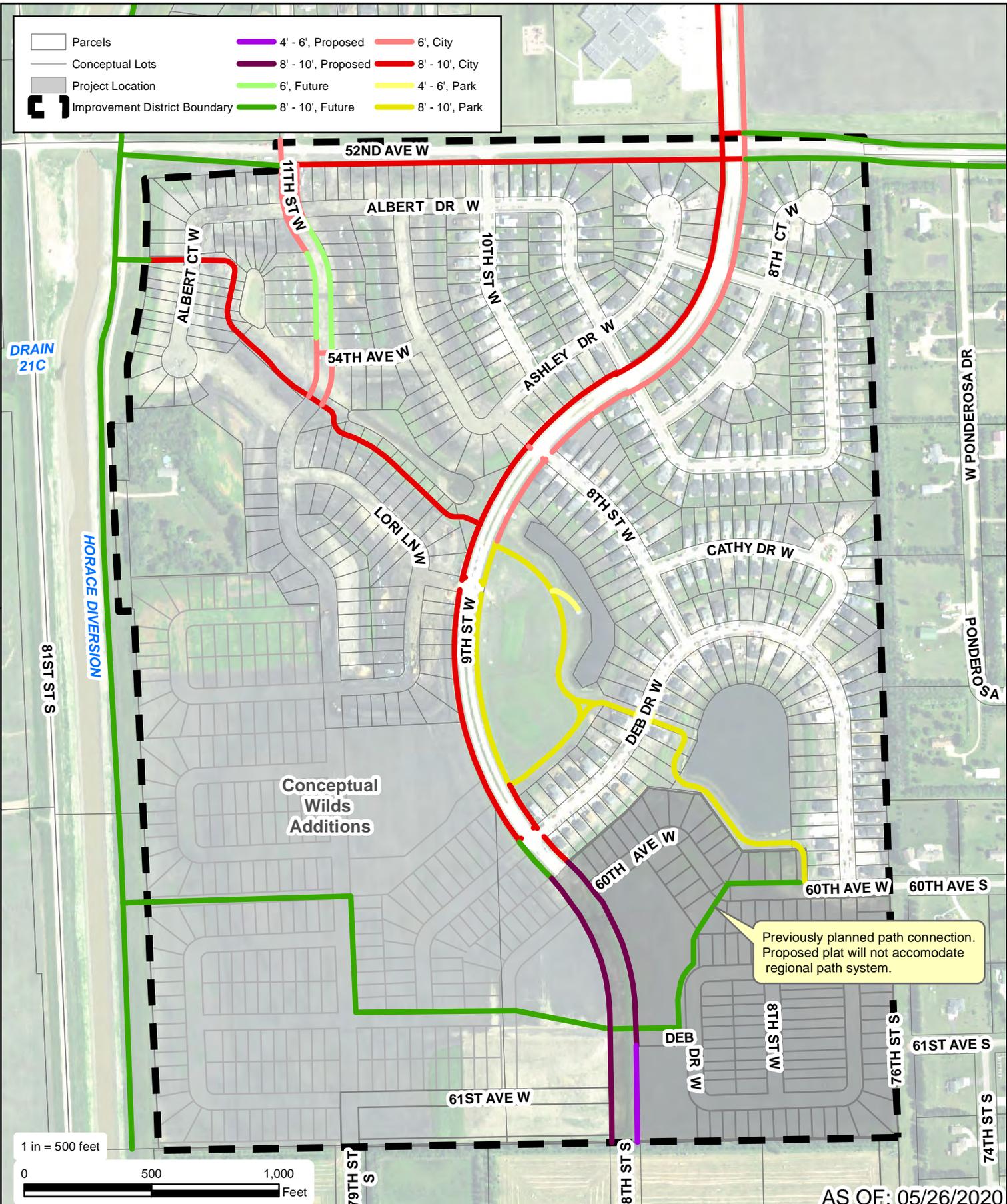
WEST FARGO'S STORM SEWER SYSTEM DESIGNED FOR 8.80 C.F.S. IN THIS RIGHT-OF-WAY

Horace MOU Flows
EXHIBIT A
THE WILDS SOUTH
WEST FARGO, NORTH DAKOTA

PROJECT No.	19729-540
DATE:	08.21.18
REVISED:	-
DRAFTER:	KAG
REVIEWER:	MWW



	Parcels		4' - 6', Proposed		6', City
	Conceptual Lots		8' - 10', Proposed		8' - 10', City
	Project Location		6', Future		4' - 6', Park
	Improvement District Boundary		8' - 10', Future		8' - 10', Park



**MULTI-USE PATH CONNECTIVITY
SEWER, WATER, STORM & STREET IMPROVEMENT DISTRICT NO. 1331
THE WILDS 20TH ADDITION
WEST FARGO, NORTH DAKOTA**

Created By: TJS Date Created: 05/07/20 Date Saved: 05/26/20 Date Plotted: NEVER Date Exported: 05/26/20
 Plotted By: Tanner.Schmidt Parcel Date: XX/XX/18 Aerial Image: 2019 County NAIP SIDS Elevation Data: Lidar
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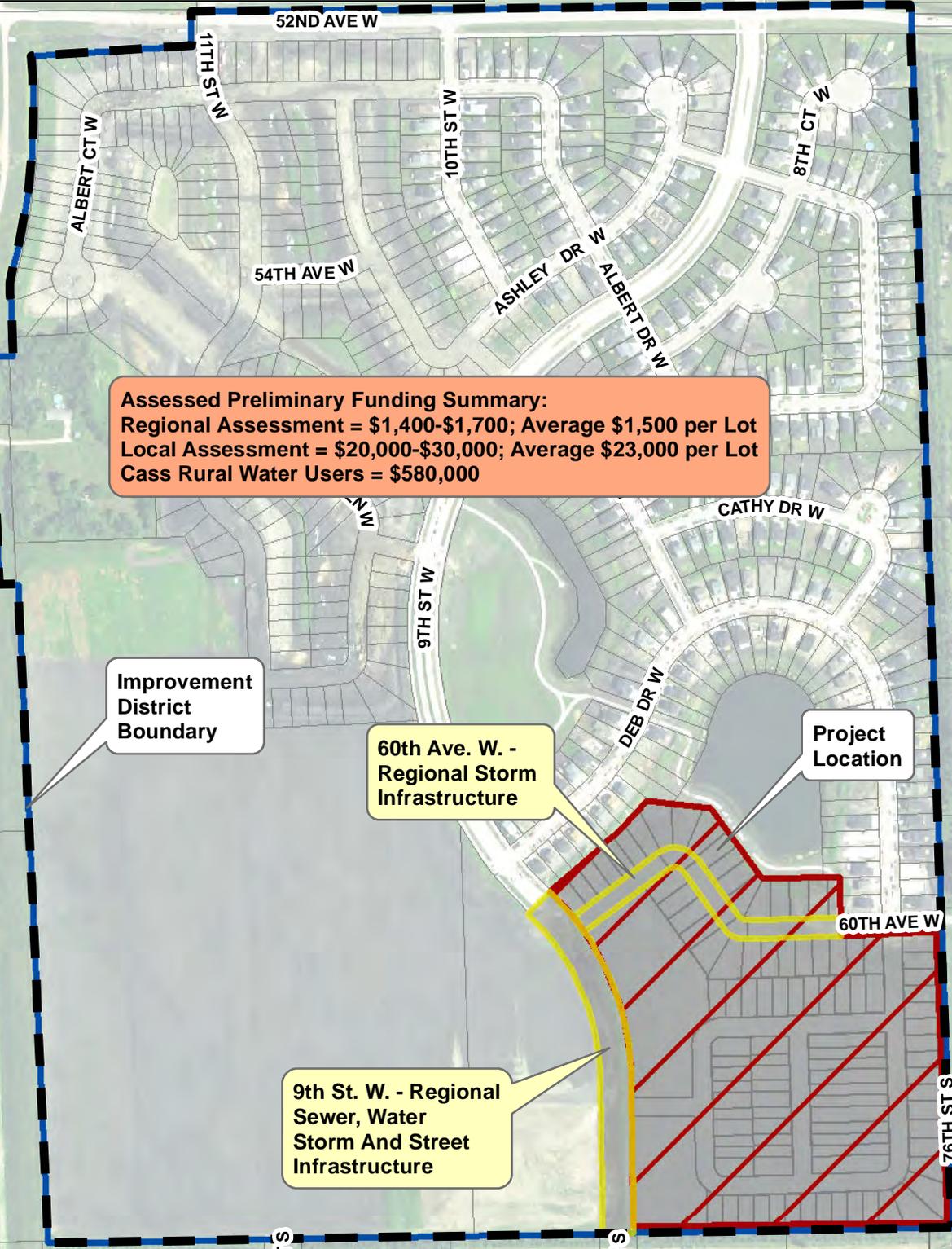


	Improvement District Boundary		Benefit Areas
	Regional Infrastructure Locations		Local - Sewer, Water, Storm & Street
	Parcels		Regional- Sewer, Water, Storm & Street
	Project Location		

DRAIN 21C

HORACE DIVERSION

81ST ST S



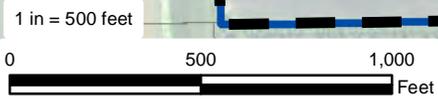
Assessed Preliminary Funding Summary:
 Regional Assessment = \$1,400-\$1,700; Average \$1,500 per Lot
 Local Assessment = \$20,000-\$30,000; Average \$23,000 per Lot
 Cass Rural Water Users = \$580,000

Improvement District Boundary

60th Ave. W. - Regional Storm Infrastructure

Project Location

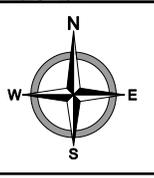
9th St. W. - Regional Sewer, Water Storm And Street Infrastructure



AS OF: 05/14/2020

PRELIMINARY IMPROVEMENT DISTRICT BENEFIT MAP
SEWER, WATER, STORM & STREET IMPROVEMENT DISTRICT NO. 1331
THE WILDS 20TH ADDITION
WEST FARGO, NORTH DAKOTA

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 Plotted By: Tanner.Schmidt Parcel Date: XX/XX/18 Aerial Image: 2019 County NAIP SIDS Elevation Data: Lidar
 Horizontal Datum: NAD 1983 StatePlane North Dakota South FIPS 3302 Feet Vertical Datum: NAVD1988
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APPENDIX B

**SEWER, WATER, STORM AND STREET IMPROVEMENT DIST. NO. 1331
THE WILDS 20TH ADDITION
WEST FARGO, ND**

PRELIMINARY FUNDING SUMMARY

PROJECT COST SUMMARY

Assessed Cost	\$4,420,000.00
Cass Rural Water User Cost	\$580,000.00
Total Project Cost	\$5,000,000.00

ASSESSED COST SUMMARY

Local Sanitary Sewer	\$880,000.00
Local Storm Sewer	\$930,000.00
Local Street	\$1,000,000.00
Local Street Lights	\$150,000.00
Regional Sanitary Sewer	\$240,000.00
Regional Storm Sewer	\$250,000.00
Regional Street	\$770,000.00
Regional Street Lights	\$85,000.00
Hookup Fee	\$115,000.00
Total Assessment	\$4,420,000.00

SPECIAL ASSESSMENT UNIT COSTS

Local Sanitary Sewer Cost per FF	\$135.32
Local Storm Sewer Cost per SF	\$0.94
Local Street Cost per FF	\$153.78
Local Street Light Cost per FF	\$23.07
Regional Sanitary Sewer Cost per EU	\$263.74
Regional Storm Sewer Cost per SF	\$0.03
Regional Street Cost per EU	\$846.15
Regional Street Light Cost per EU	\$93.41
Hookup Fee Cost per SF	\$0.12

**SEWER, WATER, STORM AND STREET IMPROVEMENT DIST. NO. 1331
THE WILDS 20TH ADDITION
WEST FARGO ND**

Preliminary Engineer's Opinion of Probable Cost

ITEM	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL
<u>Local - Sanitary Sewer Items</u>				
1. Sanitary Sewer - 8" PVC SDR 35	LF	4,250	\$35.00	\$148,750.00
2. Sanitary Sewer Manhole - 48"	Each	18	\$6,000.00	\$108,000.00
3. Sanitary Sewer Service Connection - 6" PVC SDR 26	Each	115	\$500.00	\$57,500.00
4. Sanitary Sewer Service - 6" PVC SDR 26	LF	6,900	\$23.00	\$158,700.00
5. Televising - Sanitary Sewer Main	LF	4,250	\$2.00	\$8,500.00
6. Televising - Sanitary Sewer Service	Each	115	\$75.00	\$8,625.00
<u>Local - Water Main Items</u>				
1. Water Main - 8" PVC C900	LF	4,250	\$25.00	\$106,250.00
2. Gate Valve & Box - 4"	Each	2	\$1,000.00	\$2,000.00
3. Gate Valve & Box - 6"	Each	12	\$1,100.00	\$13,200.00
4. Gate Valve & Box - 8"	Each	15	\$1,600.00	\$24,000.00
5. Hydrant	Each	12	\$4,500.00	\$54,000.00
6. Hydrant Lead - 6" PVC C900	LF	120	\$30.00	\$3,600.00
7. Water Service Connection - 1"	Each	113	\$600.00	\$67,800.00
8. Water Service Connection - 4"	Each	2	\$750.00	\$1,500.00
9. Water Service Line - 1"	LF	5,198	\$18.00	\$93,564.00
10. Water Service Line - 4" PVC C900	LF	92	\$30.00	\$2,760.00
<u>Local - Storm Sewer Items</u>				
1. Storm Sewer - 4" Perforated PVC	LF	8,200	\$5.00	\$41,000.00
2. Storm Sewer - <24" RCP	LF	2,000	\$45.00	\$90,000.00
3. Storm Sewer - <36" RCP	LF	2,000	\$90.00	\$180,000.00
4. Storm Sewer - >36" RCP	LF	1,500	\$125.00	\$187,500.00
5. Storm Sewer Manhole - 48"	Each	12	\$2,900.00	\$34,800.00
6. Storm Sewer Manhole - 96"	Each	8	\$10,000.00	\$80,000.00
7. Storm Sewer Catch Basin - 2' x 3'	Each	22	\$2,500.00	\$55,000.00
8. Storm Sewer Catch Basin - 30"	Each	12	\$1,500.00	\$18,000.00
9. Temporary Pumping	LSum	1	\$1,500.00	\$1,500.00
10. Culvert - 15" RCP	LF	25	\$40.00	\$1,000.00
11. End Section - 15" RCP Flared	Each	1	\$500.00	\$500.00
<u>Local - Roadway Items</u>				
1. Common Excavation	LSum	1	\$7,500.00	\$7,500.00
2. Clay Borrow - Provided	CY	2,500	\$15.00	\$37,500.00
3. Subgrade Preparation	SY	15,000	\$1.75	\$26,250.00
4. Reinforcement Fabric	SY	15,000	\$2.00	\$30,000.00
5. Gravel - 9" NDDOT Class 5	CY	3,750	\$35.00	\$131,250.00
6. Curb & Gutter	LF	8,200	\$18.00	\$147,600.00
7. Asphalt Pavement - 5.5"	SY	12,500	\$25.00	\$312,500.00
8. Sidewalk - 4" Concrete	SY	700	\$42.00	\$29,400.00
9. Sign & Striping	LSum	1	\$10,000.00	\$10,000.00
10. Cluster Box Unit - 8 Unit	Each	16	\$1,700.00	\$27,200.00
11. Spare Cluster Box Unit - 8 Unit	Each	2	\$1,250.00	\$2,500.00
<u>Local - General Items</u>				
1. Cleaning	LSum	1	\$1,000.00	\$1,000.00
2. Storm Water Management	LSum	1	\$3,000.00	\$3,000.00
3. Traffic Control	LSum	1	\$500.00	\$500.00
4. Mowing	Each	5	\$500.00	\$2,500.00
5. Watering	Each	5	\$500.00	\$2,500.00
6. Excavation - 12" Topsoil Stripping	CY	46,000	\$1.50	\$69,000.00
7. Topsoil Replacement - 6"	CY	10,000	\$6.00	\$60,000.00
8. Seeding - Type II	Acre	4	\$1,000.00	\$4,000.00
9. Mulch - Type B - Hydromulch	Acre	4	\$1,100.00	\$4,400.00
10. Mulch - Type A - Permanent Straw	Acre	20	\$900.00	\$18,000.00

Local - Electrical Items

1.	Conductor - #6 USE/Cu.	LF	12,750	\$1.40	\$17,850.00
2.	Tracer Wire - #12	LF	4,250	\$0.60	\$2,550.00
3.	Innerduct - 1.5" PVC	LF	4,250	\$3.35	\$14,237.50
4.	Concrete Base - 5'	Each	25	\$1,200.00	\$30,000.00
5.	Light Standard - Single LED and 14' Post	Each	25	\$1,800.00	\$45,000.00
6.	Spare Light Standard - Single LED and 14' Post	Each	2	\$1,200.00	\$2,400.00

Regional - Sanitary Sewer Items

1.	Sanitary Sewer - 8" PVC SDR 35	LF	120	\$35.00	\$4,200.00
2.	Sanitary Sewer - 10" PVC SDR 26	LF	1,000	\$65.00	\$65,000.00
3.	Sanitary Sewer Manhole - 48"	Each	4	\$7,000.00	\$28,000.00
4.	Sanitary Sewer Manhole - 60"	Each	2	\$9,000.00	\$18,000.00
5.	Sanitary Sewer Cleanout	Each	2	\$750.00	\$1,500.00
6.	Televising - Sanitary Sewer Main	LF	1,120	\$2.00	\$2,240.00

Regional - Water Main Items

1.	Water Main - 8" PVC C900	LF	120	\$25.00	\$3,000.00
2.	Water Main - 12" PVC C900	LF	1,000	\$30.00	\$30,000.00
3.	Gate Valve & Box - 6"	Each	3	\$1,100.00	\$3,300.00
4.	Gate Valve & Box - 8"	Each	4	\$1,600.00	\$6,400.00
5.	Gate Valve & Box - 12"	Each	2	\$2,250.00	\$4,500.00
6.	Hydrant - 10'	Each	3	\$4,500.00	\$13,500.00
7.	Hydrant Lead - 6" PVC C900	LF	75	\$30.00	\$2,250.00

Regional - Storm Sewer Items

1.	Storm Sewer - 4" Perforated PVC	LF	2,250	\$5.00	\$11,250.00
2.	Storm Sewer - <24" RCP	LF	500	\$45.00	\$22,500.00
3.	Storm Sewer - <36" RCP	LF	250	\$90.00	\$22,500.00
4.	Storm Sewer - <48" RCP	LF	250	\$125.00	\$31,250.00
5.	Storm Sewer - >48" RCP	LF	250	\$160.00	\$40,000.00
6.	Storm Sewer Plug	Each	2	\$500.00	\$1,000.00
7.	Storm Sewer Manhole - 48"	Each	4	\$2,900.00	\$11,600.00
8.	Storm Sewer Manhole - 72"	Each	2	\$7,500.00	\$15,000.00
9.	Storm Sewer Manhole - 96"	Each	1	\$10,000.00	\$10,000.00
10.	Storm Sewer Catch Basin - 2' x 3'	Each	6	\$2,500.00	\$15,000.00
11.	Temporary Pumping	LSum	1	\$2,500.00	\$2,500.00

Regional - Roadway Items

1.	Common Excavation	LSum	1	\$5,000.00	\$5,000.00
2.	Clay Borrow - Provided	CY	5,000	\$15.00	\$75,000.00
3.	Subgrade Preparation	SY	4,560	\$1.75	\$7,980.00
4.	Reinforcement Fabric	SY	4,560	\$2.00	\$9,120.00
5.	Gravel - 9" NDDOT Class 5	CY	1,250	\$35.00	\$43,750.00
6.	Curb & Gutter	LF	4,500	\$18.00	\$81,000.00
7.	Concrete Pavement - 8" Non-Reinforced	SY	3,800	\$60.00	\$228,000.00
8.	Decorative Colored Concrete Pavement	SY	450	\$75.00	\$33,750.00
9.	Sidewalk - 5" Concrete	SY	2,000	\$42.00	\$84,000.00
10.	Sign & Striping	LSum	1	\$10,000.00	\$10,000.00

Regional - General Items

1.	Cleaning	LSum	1	\$1,500.00	\$1,500.00
2.	Storm Water Management	LSum	1	\$2,000.00	\$2,000.00
3.	Traffic Control	LSum	1	\$1,000.00	\$1,000.00
4.	Mowing	Each	5	\$500.00	\$2,500.00
5.	Watering	Each	5	\$500.00	\$2,500.00
6.	Excavation - 12" Topsoil Stripping	CY	5,000	\$1.50	\$7,500.00
7.	Topsoil Replacement - 6"	CY	1,500	\$6.00	\$9,000.00
8.	Seeding - Type II	Acre	1	\$1,000.00	\$1,000.00
9.	Mulch - Type B - Hydromulch	Acre	1	\$1,100.00	\$1,100.00
10.	Tree - Deciduous	Each	75	\$400.00	\$30,000.00

Regional - Electrical Items

1.	Conductor - #6 USE/Cu.	LF	4,500	\$1.40	\$6,300.00
2.	Tracer Wire - #12	LF	1,500	\$0.60	\$900.00

3.	Innerduct - 1.5" PVC	LF	1,500	\$3.35	\$5,025.00
4.	Concrete Base - 5'	Each	8	\$1,200.00	\$9,600.00
5.	Light Standard - Double LED and 16' Post	Each	8	\$3,500.00	\$28,000.00
6.	Spare Light Standard - Double LED and 16' Post	Each	1	\$2,000.00	\$2,000.00
7.	Feedpoint	Each	1	\$10,000.00	\$10,000.00
				Construction Subtotal	\$3,648,701.50
				Contingencies	\$351,298.50
				Total Construction	\$4,000,000.00
				Study & Report	\$15,000.00
				Engineering (11%)	\$440,000.00
				Additional Consultanting Services	\$85,000.00
				Development Hook-Up Fee	\$100,000.00
				Legal & Administration	\$200,000.00
				Bond Discount	\$160,000.00
				TOTAL PROJECT	\$5,000,000.00

EXHIBIT 6

Preliminary Special Assessment Allocations

Wilds 20th Addition										Revised 5/13/20	
Sewer, Water, Storm and Street Imp. Dist. No. 1331										Moore Proj: 21222	
Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	Factored Assessable Area (Acres)	Equivalent Units		Total Preliminary Assessment	
Wilds 20th Addition	1	1	TBD	1.00	56	0.16	0.16	1		\$26,112.18	
Wilds 20th Addition	1	2	TBD	1.00	50	0.13	0.13	1		\$23,162.62	
Wilds 20th Addition	1	3	TBD	1.00	50	0.14	0.14	1		\$23,349.71	
Wilds 20th Addition	1	4	TBD	1.00	50	0.14	0.14	1		\$23,536.79	
Wilds 20th Addition	1	5	TBD	1.00	50	0.15	0.15	1		\$23,723.88	
Wilds 20th Addition	1	6	TBD	1.00	50	0.15	0.15	1		\$23,961.30	
Wilds 20th Addition	1	7	TBD	1.00	51	0.18	0.18	1		\$25,876.29	
Wilds 20th Addition	1	8	TBD	1.00	53	0.27	0.27	1		\$30,489.64	
Wilds 20th Addition	1	9	TBD	1.00	53	0.24	0.24	1		\$28,954.64	
Wilds 20th Addition	1	10	TBD	1.00	53	0.24	0.24	1		\$29,154.86	
Wilds 20th Addition	1	11	TBD	1.00	50	0.16	0.16	1		\$24,499.59	
Wilds 20th Addition	1	12	TBD	1.00	50	0.15	0.15	1		\$23,923.00	
Wilds 20th Addition	1	13	TBD	1.00	60	0.18	0.18	1		\$28,481.17	
Wilds 20th Addition	1	14	TBD	1.00	78	0.17	0.17	1		\$33,577.14	
Wilds 20th Addition	1	15	TBD	1.00	80	0.17	0.17	1		\$34,478.27	
Wilds 20th Addition	1	16	TBD	1.00	62	0.19	0.19	1		\$29,375.73	
Wilds 20th Addition	1	17	TBD	1.00	62	0.19	0.19	1		\$29,375.73	
Wilds 20th Addition	1	18	TBD	1.00	62	0.19	0.19	1		\$29,375.73	
Wilds 20th Addition	1	19	TBD	0.00	0	0.12	0.00	0		\$0.00	
Wilds 20th Addition	2	1	TBD	1.00	68	0.20	0.20	1		\$32,032.08	
Wilds 20th Addition	2	2	TBD	1.00	60	0.18	0.18	1		\$28,466.95	
Wilds 20th Addition	2	3	TBD	1.00	60	0.18	0.18	1		\$28,466.95	
Wilds 20th Addition	2	4	TBD	1.00	60	0.18	0.18	1		\$28,466.95	
Wilds 20th Addition	2	5	TBD	1.00	52	0.22	0.22	1		\$27,758.46	
Wilds 20th Addition	2	6	TBD	1.00	53	0.24	0.24	1		\$29,148.29	
Wilds 20th Addition	2	7	TBD	1.00	55	0.17	0.17	1		\$26,588.85	
Wilds 20th Addition	2	8	TBD	1.00	55	0.16	0.16	1		\$25,894.10	
Wilds 20th Addition	2	9	TBD	1.00	55	0.16	0.16	1		\$25,894.10	
Wilds 20th Addition	2	10	TBD	1.00	55	0.16	0.16	1		\$25,894.10	
Wilds 20th Addition	2	11	TBD	1.00	55	0.16	0.16	1		\$25,894.10	
Wilds 20th Addition	2	12	TBD	1.00	55	0.16	0.16	1		\$25,894.10	
Wilds 20th Addition	2	13	TBD	1.00	55	0.16	0.16	1		\$25,894.10	
Wilds 20th Addition	2	14	TBD	1.00	62	0.18	0.18	1		\$29,094.56	
Wilds 20th Addition	2	15	TBD	1.00	60	0.17	0.17	1		\$28,138.72	
Wilds 20th Addition	2	16	TBD	1.00	50	0.14	0.14	1		\$23,649.48	
Wilds 20th Addition	2	17	TBD	1.00	50	0.14	0.14	1		\$23,649.48	
Wilds 20th Addition	2	18	TBD	1.00	50	0.14	0.14	1		\$23,649.48	
Wilds 20th Addition	2	19	TBD	1.00	50	0.14	0.14	1		\$23,649.48	
Wilds 20th Addition	2	20	TBD	1.00	50	0.14	0.14	1		\$23,649.48	
Wilds 20th Addition	2	21	TBD	1.00	50	0.14	0.14	1		\$23,649.48	
Wilds 20th Addition	2	22	TBD	1.00	50	0.14	0.14	1		\$23,649.48	
Wilds 20th Addition	2	23	TBD	1.00	50	0.14	0.14	1		\$23,649.48	
Wilds 20th Addition	2	24	TBD	1.00	50	0.14	0.14	1		\$23,649.48	
Wilds 20th Addition	2	25	TBD	1.00	55	0.16	0.16	1		\$25,932.40	
Wilds 20th Addition	2	26	TBD	1.00	556	3.61	3.61	16		\$364,902.65	
Wilds 20th Addition	3	1	TBD	1.00	59	0.17	0.17	1		\$27,689.80	
Wilds 20th Addition	3	2	TBD	1.00	36	0.10	0.10	1		\$17,364.55	
Wilds 20th Addition	3	3	TBD	1.00	46	0.13	0.13	1		\$21,868.01	
Wilds 20th Addition	3	4	TBD	1.00	36	0.10	0.10	1		\$17,364.55	
Wilds 20th Addition	3	5	TBD	1.00	51	0.15	0.15	1		\$24,098.41	
Wilds 20th Addition	3	6	TBD	1.00	36	0.10	0.10	1		\$17,364.55	
Wilds 20th Addition	3	7	TBD	1.00	51	0.15	0.15	1		\$24,098.41	
Wilds 20th Addition	3	8	TBD	1.00	36	0.10	0.10	1		\$17,364.55	
Wilds 20th Addition	3	9	TBD	1.00	36	0.10	0.10	1		\$17,364.55	
Wilds 20th Addition	3	10	TBD	1.00	60	0.17	0.17	1		\$28,125.59	
Wilds 20th Addition	3	11	TBD	1.00	60	0.17	0.17	1		\$27,914.44	
Wilds 20th Addition	3	12	TBD	1.00	36	0.10	0.10	1		\$17,364.55	
Wilds 20th Addition	3	13	TBD	1.00	36	0.10	0.10	1		\$17,364.55	
Wilds 20th Addition	3	14	TBD	1.00	51	0.15	0.15	1		\$24,098.41	
Wilds 20th Addition	3	15	TBD	1.00	36	0.10	0.10	1		\$17,364.55	
Wilds 20th Addition	3	16	TBD	1.00	51	0.15	0.15	1		\$24,098.41	
Wilds 20th Addition	3	17	TBD	1.00	36	0.10	0.10	1		\$17,364.55	
Wilds 20th Addition	3	18	TBD	1.00	46	0.13	0.13	1		\$21,868.01	
Wilds 20th Addition	3	19	TBD	1.00	36	0.10	0.10	1		\$17,364.55	
Wilds 20th Addition	3	20	TBD	1.00	59	0.16	0.16	1		\$27,478.64	
Wilds 20th Addition	4	1	TBD	1.00	44	0.13	0.13	1		\$20,928.59	
Wilds 20th Addition	4	2	TBD	1.00	36	0.10	0.10	1		\$17,364.55	
Wilds 20th Addition	4	3	TBD	1.00	36	0.10	0.10	1		\$17,364.55	
Wilds 20th Addition	4	4	TBD	1.00	46	0.13	0.13	1		\$21,868.01	
Wilds 20th Addition	4	5	TBD	1.00	36	0.10	0.10	1		\$17,364.55	
Wilds 20th Addition	4	6	TBD	1.00	36	0.10	0.10	1		\$17,364.55	
Wilds 20th Addition	4	7	TBD	1.00	51	0.15	0.15	1		\$24,098.41	
Wilds 20th Addition	4	8	TBD	1.00	36	0.10	0.10	1		\$17,364.55	
Wilds 20th Addition	4	9	TBD	1.00	36	0.10	0.10	1		\$17,364.55	
Wilds 20th Addition	4	10	TBD	1.00	36	0.10	0.10	1		\$17,364.55	
Wilds 20th Addition	4	11	TBD	1.00	54	0.15	0.15	1		\$25,248.25	
Wilds 20th Addition	4	12	TBD	1.00	54	0.16	0.16	1		\$25,460.50	
Wilds 20th Addition	4	13	TBD	1.00	36	0.10	0.10	1		\$17,364.55	
Wilds 20th Addition	4	14	TBD	1.00	36	0.10	0.10	1		\$17,364.55	
Wilds 20th Addition	4	15	TBD	1.00	36	0.10	0.10	1		\$17,364.55	
Wilds 20th Addition	4	16	TBD	1.00	51	0.15	0.15	1		\$24,098.41	
Wilds 20th Addition	4	17	TBD	1.00	36	0.10	0.10	1		\$17,364.55	

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	Factored Assessable Area (Acres)	Equivalent Units	Total Preliminary Assessment
Wilds 20th Addition	4	18	TBD	1.00	36	0.10	0.10	1	\$17,364.55
Wilds 20th Addition	4	19	TBD	1.00	46	0.13	0.13	1	\$21,868.01
Wilds 20th Addition	4	20	TBD	1.00	36	0.10	0.10	1	\$17,364.55
Wilds 20th Addition	4	21	TBD	1.00	36	0.10	0.10	1	\$17,364.55
Wilds 20th Addition	4	22	TBD	1.00	44	0.13	0.13	1	\$20,928.59
Wilds 20th Addition	5	1	TBD	1.00	60	0.18	0.18	1	\$28,466.95
Wilds 20th Addition	5	2	TBD	1.00	53	0.16	0.16	1	\$25,286.19
Wilds 20th Addition	5	3	TBD	1.00	53	0.16	0.16	1	\$25,286.19
Wilds 20th Addition	5	4	TBD	1.00	53	0.16	0.16	1	\$25,286.19
Wilds 20th Addition	5	5	TBD	1.00	53	0.16	0.16	1	\$25,286.19
Wilds 20th Addition	5	6	TBD	1.00	53	0.16	0.16	1	\$25,286.19
Wilds 20th Addition	5	7	TBD	1.00	53	0.16	0.16	1	\$25,286.19
Wilds 20th Addition	5	8	TBD	1.00	53	0.16	0.16	1	\$25,286.19
Wilds 20th Addition	5	9	TBD	1.00	53	0.16	0.16	1	\$25,286.19
Wilds 20th Addition	5	10	TBD	1.00	53	0.16	0.16	1	\$25,200.85
Wilds 20th Addition	5	11	TBD	1.00	60	0.18	0.18	1	\$28,509.62
Wilds 20th Addition	5	12	TBD	1.00	60	0.18	0.18	1	\$28,509.62
Wilds 20th Addition	5	13	TBD	1.00	60	0.18	0.18	1	\$28,509.62
Wilds 20th Addition	5	14	TBD	1.00	52	0.21	0.21	1	\$27,249.71
Wilds 20th Addition	5	15	TBD	1.00	52	0.32	0.32	1	\$32,697.14
Wilds 20th Addition	5	16	TBD	1.00	53	0.32	0.32	1	\$33,158.10
Wilds 20th Addition	5	17	TBD	1.00	52	0.19	0.19	1	\$26,604.20
Wilds 20th Addition	5	18	TBD	1.00	50	0.14	0.14	1	\$23,648.39
Wilds 20th Addition	5	19	TBD	1.00	50	0.14	0.14	1	\$23,602.44
Wilds 20th Addition	5	20	TBD	1.00	50	0.14	0.14	1	\$23,555.39
Wilds 20th Addition	5	21	TBD	1.00	50	0.14	0.14	1	\$23,508.35
Wilds 20th Addition	5	22	TBD	1.00	50	0.14	0.14	1	\$23,462.40
Wilds 20th Addition	5	23	TBD	1.00	50	0.14	0.14	1	\$23,415.35
Wilds 20th Addition	5	24	TBD	1.00	50	0.14	0.14	1	\$23,369.40
Wilds 20th Addition	5	25	TBD	1.00	50	0.14	0.14	1	\$23,322.35
Wilds 20th Addition	5	26	TBD	1.00	50	0.14	0.14	1	\$23,275.31
Wilds 20th Addition	5	27	TBD	1.00	50	0.13	0.13	1	\$23,232.64
Wilds 20th Addition	5	28	TBD	1.00	53	0.14	0.14	1	\$24,629.74
Wilds 20th Addition	5	29	TBD	1.00	295	1.86	1.86	8	\$190,564.97
The Wilds 7th Addition	1	1	02583100010000	1.00	0	0.20	0.20	1	\$1,489.75
The Wilds 7th Addition	1	2	02583100020000	1.00	0	0.18	0.18	1	\$1,455.89
The Wilds 7th Addition	1	3	02583100030000	1.00	0	0.18	0.18	1	\$1,452.82
The Wilds 7th Addition	1	4	02583100040000	1.00	0	0.23	0.23	1	\$1,530.89
The Wilds 7th Addition	1	5	02583100050000	1.00	0	0.39	0.39	1	\$1,760.81
The Wilds 7th Addition	1	6	02583100060000	1.00	0	0.36	0.36	1	\$1,708.15
The Wilds 7th Addition	1	7	02583100070000	1.00	0	0.21	0.21	1	\$1,498.39
The Wilds 7th Addition	1	8	02583100080000	1.00	0	0.21	0.21	1	\$1,500.10
The Wilds 7th Addition	1	9	02583100090000	1.00	0	0.31	0.31	1	\$1,649.01
The Wilds 7th Addition	1	10	02583100100000	1.00	0	0.24	0.24	1	\$1,550.70
The Wilds 7th Addition	1	11	02583100110000	1.00	0	0.24	0.24	1	\$1,540.66
The Wilds 7th Addition	1	12	02583100120000	1.00	0	0.38	0.38	1	\$1,746.58
The Wilds 7th Addition	1	13	02583100130000	1.00	0	0.23	0.23	1	\$1,534.56
The Wilds 7th Addition	1	14	02583100140000	1.00	0	0.15	0.15	1	\$1,414.93
The Wilds 7th Addition	1	15	02583100150000	1.00	0	0.18	0.18	1	\$1,454.42
The Wilds 7th Addition	1	16	02583100160000	1.00	0	0.18	0.18	1	\$1,453.24
The Wilds 7th Addition	1	17	02583100170000	1.00	0	0.16	0.16	1	\$1,424.62
The Wilds 7th Addition	1	18	02583100180000	1.00	0	0.17	0.17	1	\$1,441.85
The Wilds 7th Addition	1	19	02583100190000	1.00	0	0.27	0.27	1	\$1,580.99
The Wilds 7th Addition	1	20	02583100200000	1.00	0	0.35	0.35	1	\$1,700.81
The Wilds 7th Addition	1	21	02583100210000	1.00	0	0.22	0.22	1	\$1,521.11
The Wilds 7th Addition	1	22	02583100220000	1.00	0	0.15	0.15	1	\$1,422.49
The Wilds 7th Addition	1	23	02583100230000	1.00	0	0.15	0.15	1	\$1,415.44
The Wilds 7th Addition	1	24	02583100240000	1.00	0	0.15	0.15	1	\$1,415.44
The Wilds 7th Addition	1	25	02583100250000	1.00	0	0.15	0.15	1	\$1,415.44
The Wilds 7th Addition	1	26	02583100260000	1.00	0	0.15	0.15	1	\$1,415.44
The Wilds 7th Addition	1	27	02583100270000	1.00	0	0.15	0.15	1	\$1,415.41
The Wilds 7th Addition	1	28	02583100280000	1.00	0	0.15	0.15	1	\$1,415.47
The Wilds 7th Addition	1	29	02583100290000	1.00	0	0.15	0.15	1	\$1,415.44
The Wilds 7th Addition	1	30	02583100300000	1.00	0	0.15	0.15	1	\$1,415.44
The Wilds 7th Addition	1	31	02583100310000	1.00	0	0.15	0.15	1	\$1,415.44
The Wilds 7th Addition	1	32	02583100320000	1.00	0	0.19	0.19	1	\$1,476.13
The Wilds 7th Addition	1	33	02583100330000	1.00	0	0.29	0.29	1	\$1,618.41
The Wilds 7th Addition	1	34	02583100340000	1.00	0	0.33	0.33	1	\$1,677.68
The Wilds 7th Addition	1	35	02583100350000	1.00	0	0.21	0.21	1	\$1,503.54
The Wilds 7th Addition	1	36	02583100360000	1.00	0	0.15	0.15	1	\$1,415.44
The Wilds 7th Addition	1	37	02583100370000	1.00	0	0.15	0.15	1	\$1,415.44
The Wilds 7th Addition	1	38	02583100380000	1.00	0	0.15	0.15	1	\$1,415.44
The Wilds 7th Addition	1	39	02583100390000	1.00	0	0.18	0.18	1	\$1,453.88
The Wilds 7th Addition	1	40	02583100400000	1.00	0	0.18	0.18	1	\$1,457.86
The Wilds 7th Addition	1	41	02583100410000	1.00	0	0.18	0.18	1	\$1,457.86
The Wilds 7th Addition	1	42	02583100420000	1.00	0	0.18	0.18	1	\$1,457.86
The Wilds 7th Addition	1	43	02583100430000	1.00	0	0.18	0.18	1	\$1,457.86
The Wilds 7th Addition	1	44	02583100440000	1.00	0	0.22	0.22	1	\$1,514.33
The Wilds 7th Addition	1	45	02583100450000	1.00	0	0.23	0.23	1	\$1,524.24
The Wilds 7th Addition	1	46	02583100460000	1.00	0	0.23	0.23	1	\$1,530.58
The Wilds 7th Addition	1	47	02583100470000	1.00	0	0.20	0.20	1	\$1,493.30
The Wilds 7th Addition	1	48	02583100480000	1.00	0	0.18	0.18	1	\$1,457.86
The Wilds 7th Addition	1	49	02583100490000	1.00	0	0.18	0.18	1	\$1,457.86
The Wilds 7th Addition	1	50	02583100500000	1.00	0	0.18	0.18	1	\$1,457.86
The Wilds 7th Addition	1	51	02583100510000	1.00	0	0.20	0.20	1	\$1,481.15
The Wilds 7th Addition	2	1	02583100520000	1.00	0	0.20	0.20	1	\$1,493.40
The Wilds 7th Addition	2	2	02583100530000	1.00	0	0.19	0.19	1	\$1,474.91
The Wilds 7th Addition	2	3	02583100540000	1.00	0	0.19	0.19	1	\$1,474.94
The Wilds 7th Addition	2	4	02583100550000	1.00	0	0.19	0.19	1	\$1,474.94
The Wilds 7th Addition	2	5	02583100560000	1.00	0	0.19	0.19	1	\$1,474.95
The Wilds 7th Addition	2	6	02583100570000	1.00	0	0.19	0.19	1	\$1,474.95

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	Factored Assessable Area (Acres)	Equivalent Units	Total Preliminary Assessment
The Wilds 7th Addition	2	7	02583100580000	1.00	0	0.19	0.19	1	\$1,474.95
The Wilds 7th Addition	2	8	02583100590000	1.00	0	0.19	0.19	1	\$1,474.98
The Wilds 7th Addition	2	9	02583100600000	1.00	0	0.20	0.20	1	\$1,487.53
The Wilds 7th Addition	3	1	02583100610000	1.00	0	0.22	0.22	1	\$1,522.17
The Wilds 7th Addition	3	2	02583100620000	1.00	0	0.20	0.20	1	\$1,485.93
The Wilds 7th Addition	3	3	02583100630000	1.00	0	0.20	0.20	1	\$1,489.27
The Wilds 7th Addition	3	4	02583100640000	1.00	0	0.15	0.15	1	\$1,415.43
The Wilds 7th Addition	3	5	02583100650000	1.00	0	0.15	0.15	1	\$1,415.47
The Wilds 7th Addition	3	6	02583100660000	1.00	0	0.15	0.15	1	\$1,415.47
The Wilds 7th Addition	3	7	02583100670000	1.00	0	0.15	0.15	1	\$1,415.47
The Wilds 7th Addition	3	8	02583100680000	1.00	0	0.15	0.15	1	\$1,415.47
The Wilds 7th Addition	3	9	02583100690000	1.00	0	0.15	0.15	1	\$1,415.52
The Wilds 7th Addition	3	10	02583100700000	1.00	0	0.15	0.15	1	\$1,415.45
The Wilds 7th Addition	3	11	02583100710000	1.00	0	0.15	0.15	1	\$1,415.45
The Wilds 7th Addition	3	12	02583100720000	1.00	0	0.17	0.17	1	\$1,441.24
The Wilds 7th Addition	3	13	02583100730000	1.00	0	0.21	0.21	1	\$1,500.20
The Wilds 7th Addition	3	14	02583100740000	1.00	0	0.20	0.20	1	\$1,488.64
The Wilds 7th Addition	3	15	02583100750000	1.00	0	0.19	0.19	1	\$1,468.13
The Wilds 7th Addition	3	16	02583100760000	1.00	0	0.18	0.18	1	\$1,457.86
The Wilds 7th Addition	3	17	02583100770000	1.00	0	0.16	0.16	1	\$1,436.22
The Wilds 7th Addition	3	18	02583100780000	1.00	0	0.21	0.21	1	\$1,497.77
The Wilds 7th Addition	3	19	02583100790000	1.00	0	0.24	0.24	1	\$1,544.77
The Wilds 7th Addition	3	20	02583100800000	1.00	0	0.23	0.23	1	\$1,529.79
The Wilds 7th Addition	3	21	02583100810000	1.00	0	0.25	0.25	1	\$1,554.37
The Wilds 7th Addition	3	22	02583100820000	1.00	0	0.25	0.25	1	\$1,555.90
The Wilds 7th Addition	3	23	02583100830000	1.00	0	0.31	0.31	1	\$1,648.40
The Wilds 7th Addition	3	24	02583100840000	1.00	0	0.31	0.31	1	\$1,643.29
The Wilds 7th Addition	3	25	02583100850000	1.00	0	0.26	0.26	1	\$1,572.36
The Wilds 7th Addition	3	26	02583100860000	1.00	0	0.29	0.29	1	\$1,621.54
The Wilds 8th Addition	1	1	02583200010000	1.00	0	0.17	0.17	1	\$1,445.58
The Wilds 8th Addition	1	2	02583200020000	1.00	0	0.16	0.16	1	\$1,437.06
The Wilds 8th Addition	1	3	02583200030000	1.00	0	0.16	0.16	1	\$1,437.05
The Wilds 8th Addition	1	4	02583200040000	1.00	0	0.16	0.16	1	\$1,437.03
The Wilds 8th Addition	1	5	02583200050000	1.00	0	0.23	0.23	1	\$1,527.10
The Wilds 8th Addition	1	6	02583200060000	1.00	0	0.38	0.38	1	\$1,750.09
The Wilds 8th Addition	1	7	02583200070000	1.00	0	0.33	0.33	1	\$1,679.39
The Wilds 8th Addition	1	8	02583200080000	1.00	0	0.21	0.21	1	\$1,507.58
The Wilds 8th Addition	1	9	02583200090000	1.00	0	0.16	0.16	1	\$1,434.83
The Wilds 8th Addition	1	10	02583200100000	1.00	0	0.16	0.16	1	\$1,434.79
The Wilds 8th Addition	1	11	02583200110000	1.00	0	0.15	0.15	1	\$1,416.68
The Wilds 8th Addition	1	12	02583200120000	1.00	0	0.14	0.14	1	\$1,395.54
The Wilds 8th Addition	1	13	02583200130000	1.00	0	0.13	0.13	1	\$1,390.29
The Wilds 8th Addition	1	14	02583200140000	1.00	0	0.15	0.15	1	\$1,415.43
The Wilds 8th Addition	1	15	02583200150000	1.00	0	0.22	0.22	1	\$1,517.53
The Wilds 8th Addition	1	16	02583200160000	1.00	0	0.12	0.12	1	\$1,379.81
The Wilds 8th Addition	1	17	02583200170000	1.00	0	0.14	0.14	1	\$1,401.61
The Wilds 8th Addition	1	18	02583200180000	1.00	0	0.15	0.15	1	\$1,422.56
The Wilds 8th Addition	1	19	02583200190000	1.00	0	0.17	0.17	1	\$1,440.89
The Wilds 8th Addition	1	20	02583200200000	1.00	0	0.22	0.22	1	\$1,513.04
The Wilds 8th Addition	1	21	02583200210000	1.00	0	0.16	0.16	1	\$1,434.50
The Wilds 8th Addition	1	22	02583200220000	1.00	0	0.21	0.21	1	\$1,502.42
The Wilds 8th Addition	1	23	02583200230000	1.00	0	0.35	0.35	1	\$1,706.22
The Wilds 8th Addition	1	24	02583200240000	1.00	0	0.26	0.26	1	\$1,570.40
The Wilds 8th Addition	1	25	02583200250000	1.00	0	0.23	0.23	1	\$1,525.89
The Wilds 8th Addition	1	26	02583200260000	1.00	0	0.22	0.22	1	\$1,520.06
The Wilds 8th Addition	1	27	02583200270000	0.00	0	0.22	0.00	0	\$0.00
The Wilds 8th Addition	1	28	02583200280000	1.00	0	0.26	0.26	1	\$1,578.63
The Wilds 8th Addition	1	29	02583200290000	1.00	0	0.18	0.18	1	\$1,454.38
The Wilds 8th Addition	1	30	02583200300000	1.00	0	0.16	0.16	1	\$1,431.36
The Wilds 8th Addition	1	31	02583200310000	1.00	0	0.19	0.19	1	\$1,470.79
The Wilds 8th Addition	2	1	02583200320000	1.00	0	0.20	0.20	1	\$1,483.91
The Wilds 8th Addition	2	2	02583200330000	1.00	0	0.16	0.16	1	\$1,435.41
The Wilds 8th Addition	2	3	02583200340000	1.00	0	0.17	0.17	1	\$1,438.40
The Wilds 8th Addition	2	4	02583200350000	1.00	0	0.17	0.17	1	\$1,440.16
The Wilds 8th Addition	2	5	02583200360000	1.00	0	0.17	0.17	1	\$1,440.16
The Wilds 8th Addition	2	6	02583200370000	1.00	0	0.17	0.17	1	\$1,440.16
The Wilds 8th Addition	2	7	02583200380000	1.00	0	0.20	0.20	1	\$1,483.89
The Wilds 8th Addition	3	1	02583200390000	1.00	0	0.17	0.17	1	\$1,441.44
The Wilds 8th Addition	3	2	02583200400000	1.00	0	0.16	0.16	1	\$1,426.49
The Wilds 8th Addition	3	3	02583200410000	1.00	0	0.16	0.16	1	\$1,426.50
The Wilds 8th Addition	3	4	02583200420000	1.00	0	0.16	0.16	1	\$1,426.49
The Wilds 8th Addition	3	5	02583200430000	1.00	0	0.16	0.16	1	\$1,426.49
The Wilds 8th Addition	3	6	02583200440000	1.00	0	0.16	0.16	1	\$1,426.49
The Wilds 8th Addition	3	7	02583200450000	1.00	0	0.16	0.16	1	\$1,426.50
The Wilds 8th Addition	3	8	02583200460000	1.00	0	0.18	0.18	1	\$1,455.00
The Wilds 8th Addition	4	1	02583200470000	1.00	0	0.21	0.21	1	\$1,500.10
The Wilds 8th Addition	4	2	02583200480000	1.00	0	0.16	0.16	1	\$1,423.94
The Wilds 8th Addition	4	3	02583200490000	1.00	0	0.16	0.16	1	\$1,423.96
The Wilds 8th Addition	4	4	02583200500000	1.00	0	0.16	0.16	1	\$1,423.96
The Wilds 8th Addition	4	5	02583200510000	1.00	0	0.16	0.16	1	\$1,423.96
The Wilds 8th Addition	4	6	02583200520000	1.00	0	0.16	0.16	1	\$1,423.96
The Wilds 8th Addition	4	7	02583200530000	1.00	0	0.18	0.18	1	\$1,457.38
The Wilds 8th Addition	4	8	02583200540000	1.00	0	0.19	0.19	1	\$1,469.85
The Wilds 8th Addition	4	9	02583200550000	1.00	0	0.16	0.16	1	\$1,428.42
The Wilds 8th Addition	4	10	02583200560000	1.00	0	0.16	0.16	1	\$1,428.21
The Wilds 8th Addition	4	11	02583200570000	1.00	0	0.16	0.16	1	\$1,428.21
The Wilds 8th Addition	4	12	02583200580000	1.00	0	0.16	0.16	1	\$1,428.21
The Wilds 8th Addition	4	13	02583200590000	1.00	0	0.19	0.19	1	\$1,468.17
The Wilds 8th Addition	5	1	02583200600000	1.00	0	0.16	0.16	1	\$1,425.12
The Wilds 8th Addition	5	2	02583200610000	1.00	0	0.15	0.15	1	\$1,415.51
The Wilds 8th Addition	5	3	02583200620000	1.00	0	0.15	0.15	1	\$1,415.45

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	Factored Assessable Area (Acres)	Equivalent Units	Total Preliminary Assessment
The Wilds 8th Addition	5	4	02583200630000	1.00	0	0.15	0.15	1	\$1,415.45
The Wilds 8th Addition	5	5	02583200640000	1.00	0	0.15	0.15	1	\$1,415.45
The Wilds 8th Addition	5	6	02583200650000	1.00	0	0.14	0.14	1	\$1,399.30
The Wilds 8th Addition	5	7	02583200660000	1.00	0	0.13	0.13	1	\$1,383.38
The Wilds 8th Addition	5	8	02583200670000	1.00	0	0.14	0.14	1	\$1,399.29
The Wilds 8th Addition	5	9	02583200680000	1.00	0	0.15	0.15	1	\$1,415.50
The Wilds 8th Addition	5	10	02583200690000	1.00	0	0.15	0.15	1	\$1,415.47
The Wilds 8th Addition	5	11	02583200700000	1.00	0	0.15	0.15	1	\$1,415.45
The Wilds 8th Addition	5	12	02583200710000	1.00	0	0.17	0.17	1	\$1,445.15
The Wilds 8th Addition	5	13	02583200720000	1.00	0	0.17	0.17	1	\$1,451.61
The Wilds 8th Addition	5	14	02583200730000	1.00	0	0.16	0.16	1	\$1,433.85
The Wilds 8th Addition	5	15	02583200740000	1.00	0	0.16	0.16	1	\$1,428.22
The Wilds 8th Addition	5	16	02583200750000	1.00	0	0.18	0.18	1	\$1,463.31
The Wilds 8th Addition	5	17	02583200760000	1.00	0	0.20	0.20	1	\$1,486.65
The Wilds 8th Addition	5	18	02583200770000	1.00	0	0.16	0.16	1	\$1,429.83
The Wilds 8th Addition	5	19	02583200780000	1.00	0	0.16	0.16	1	\$1,428.18
The Wilds 8th Addition	5	20	02583200790000	1.00	0	0.16	0.16	1	\$1,428.18
The Wilds 8th Addition	5	21	02583200800000	1.00	0	0.19	0.19	1	\$1,473.88
The Wilds 9th Addition	1	1	02583300010000	0.00	0	0.07	0.00	0	\$0.00
The Wilds 9th Addition	1	2	02583300020000	1.00	0	0.28	0.28	1	\$1,595.50
The Wilds 9th Addition	1	3	02583300030000	1.00	0	0.24	0.24	1	\$1,541.37
The Wilds 9th Addition	1	4	02583300040000	1.00	0	0.23	0.23	1	\$1,524.18
The Wilds 9th Addition	1	5	02583300050000	1.00	0	0.20	0.20	1	\$1,494.63
The Wilds 9th Addition	1	6	02583300060000	1.00	0	0.19	0.19	1	\$1,479.49
The Wilds 9th Addition	1	7	02583300070000	1.00	0	0.17	0.17	1	\$1,448.55
The Wilds 9th Addition	1	8	02583300080000	1.00	0	0.16	0.16	1	\$1,434.55
The Wilds 9th Addition	1	9	02583300090000	1.00	0	0.19	0.19	1	\$1,472.61
The Wilds 9th Addition	1	10	02583300100000	1.00	0	0.23	0.23	1	\$1,536.74
The Wilds 9th Addition	1	11	02583300110000	1.00	0	0.24	0.24	1	\$1,551.22
The Wilds 9th Addition	1	12	02583300120000	1.00	0	0.23	0.23	1	\$1,526.20
The Wilds 9th Addition	1	13	02583300130000	1.00	0	0.18	0.18	1	\$1,455.37
The Wilds 9th Addition	1	14	02583300140000	1.00	0	0.16	0.16	1	\$1,436.67
The Wilds 9th Addition	1	15	02583300150000	1.00	0	0.16	0.16	1	\$1,423.67
The Wilds 9th Addition	1	16	02583300160000	1.00	0	0.15	0.15	1	\$1,416.36
The Wilds 9th Addition	1	17	02583300170000	1.00	0	0.15	0.15	1	\$1,414.64
The Wilds 9th Addition	1	18	02583300180000	1.00	0	0.17	0.17	1	\$1,438.23
The Wilds 9th Addition	1	19	02583300190000	1.00	0	0.17	0.17	1	\$1,442.39
The Wilds 9th Addition	1	20	02583300200000	1.00	0	0.18	0.18	1	\$1,461.80
The Wilds 9th Addition	1	21	02583300210000	1.00	0	0.21	0.21	1	\$1,508.67
The Wilds 9th Addition	1	22	02583300220000	1.00	0	0.26	0.26	1	\$1,575.76
The Wilds 9th Addition	1	23	02583300230000	1.00	0	0.20	0.20	1	\$1,481.63
The Wilds 9th Addition	1	24	02583300240000	1.00	0	0.28	0.28	1	\$1,602.13
The Wilds 9th Addition	1	25	02583300250000	1.00	0	0.27	0.27	1	\$1,593.99
The Wilds 9th Addition	1	26	02583300260000	1.00	0	0.17	0.17	1	\$1,442.00
The Wilds 9th Addition	1	27	02583300270000	1.00	0	0.16	0.16	1	\$1,426.94
The Wilds 9th Addition	1	28	02583300280000	1.00	0	0.15	0.15	1	\$1,414.15
The Wilds 9th Addition	1	29	02583300290000	1.00	0	0.17	0.17	1	\$1,448.21
The Wilds 9th Addition	1	30	02583300300000	1.00	0	0.24	0.24	1	\$1,542.78
The Wilds 9th Addition	1	31	02583300310000	1.00	0	0.20	0.20	1	\$1,483.40
The Wilds 9th Addition	1	32	02583300320000	1.00	0	0.18	0.18	1	\$1,456.27
The Wilds 9th Addition	1	33	02583300330000	1.00	0	0.16	0.16	1	\$1,429.05
The Wilds 9th Addition	1	34	02583300340000	1.00	0	0.18	0.18	1	\$1,457.75
The Wilds 9th Addition	1	35	02583300350000	1.00	0	0.30	0.30	1	\$1,631.65
The Wilds 9th Addition	1	36	02583300360000	1.00	0	0.24	0.24	1	\$1,546.16
The Wilds 9th Addition	1	37	02583300370000	1.00	0	0.20	0.20	1	\$1,491.30
The Wilds 9th Addition	1	38	02583300380000	1.00	0	0.18	0.18	1	\$1,457.07
The Wilds 9th Addition	1	39	02583300390000	1.00	0	0.17	0.17	1	\$1,439.48
The Wilds 9th Addition	1	40	02583300400000	1.00	0	0.15	0.15	1	\$1,419.89
The Wilds 9th Addition	1	41	02583300410000	1.00	0	0.16	0.16	1	\$1,424.41
The Wilds 9th Addition	1	42	02583300420000	1.00	0	0.16	0.16	1	\$1,424.37
The Wilds 9th Addition	1	43	02583300430000	1.00	0	0.16	0.16	1	\$1,424.33
The Wilds 9th Addition	1	44	02583300440000	1.00	0	0.16	0.16	1	\$1,424.28
The Wilds 9th Addition	1	45	02583300450000	1.00	0	0.16	0.16	1	\$1,424.24
The Wilds 9th Addition	1	46	02583300460000	1.00	0	0.16	0.16	1	\$1,424.20
The Wilds 9th Addition	1	47	02583300470000	1.00	0	0.16	0.16	1	\$1,424.15
The Wilds 9th Addition	1	48	02583300480000	1.00	0	0.16	0.16	1	\$1,424.11
The Wilds 9th Addition	1	49	02583300490000	1.00	0	0.16	0.16	1	\$1,424.07
The Wilds 9th Addition	1	50	02583300500000	1.00	0	0.16	0.16	1	\$1,424.03
The Wilds 9th Addition	1	51	02583300510000	1.00	0	0.16	0.16	1	\$1,434.86
The Wilds 9th Addition	2	1	02583300520000	1.00	0	0.19	0.19	1	\$1,474.89
The Wilds 9th Addition	2	2	02583300530000	1.00	0	0.16	0.16	1	\$1,431.56
The Wilds 9th Addition	2	3	02583300540000	1.00	0	0.16	0.16	1	\$1,431.06
The Wilds 9th Addition	2	4	02583300550000	1.00	0	0.16	0.16	1	\$1,431.08
The Wilds 9th Addition	2	5	02583300560000	1.00	0	0.16	0.16	1	\$1,431.11
The Wilds 9th Addition	2	6	02583300570000	1.00	0	0.16	0.16	1	\$1,431.11
The Wilds 9th Addition	2	7	02583300580000	1.00	0	0.16	0.16	1	\$1,431.08
The Wilds 9th Addition	2	8	02583300590000	1.00	0	0.16	0.16	1	\$1,431.08
The Wilds 9th Addition	2	9	02583300600000	1.00	0	0.16	0.16	1	\$1,431.11
The Wilds 9th Addition	2	10	02583300610000	1.00	0	0.16	0.16	1	\$1,431.11
The Wilds 9th Addition	2	11	02583300620000	1.00	0	0.16	0.16	1	\$1,431.36
The Wilds 9th Addition	2	12	02583300630000	1.00	0	0.18	0.18	1	\$1,465.10
The Wilds 9th Addition	2	13	02583300640000	1.00	0	0.19	0.19	1	\$1,476.86
The Wilds 9th Addition	2	14	02583300650000	1.00	0	0.16	0.16	1	\$1,436.45
The Wilds 9th Addition	2	15	02583300660000	1.00	0	0.16	0.16	1	\$1,435.98
The Wilds 9th Addition	2	16	02583300670000	1.00	0	0.16	0.16	1	\$1,435.31
The Wilds 9th Addition	2	17	02583300680000	1.00	0	0.16	0.16	1	\$1,436.55
The Wilds 9th Addition	2	18	02583300690000	1.00	0	0.16	0.16	1	\$1,435.98
The Wilds 9th Addition	2	19	02583300700000	1.00	0	0.16	0.16	1	\$1,435.41
The Wilds 9th Addition	2	20	02583300710000	1.00	0	0.16	0.16	1	\$1,436.45
The Wilds 9th Addition	2	21	02583300720000	1.00	0	0.18	0.18	1	\$1,460.45
The Wilds 9th Addition	3	1	02583300730000	1.00	0	0.18	0.18	1	\$1,461.62

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	Factored Assessable Area (Acres)	Equivalent Units	Total Preliminary Assessment
The Wilds 9th Addition	3	2	02583300740000	1.00	0	0.17	0.17	1	\$1,440.93
The Wilds 9th Addition	3	3	02583300750000	1.00	0	0.19	0.19	1	\$1,467.56
The Wilds 9th Addition	3	4	02583300760000	1.00	0	0.17	0.17	1	\$1,441.29
The Wilds 9th Addition	3	5	02583300770000	1.00	0	0.15	0.15	1	\$1,415.44
The Wilds 9th Addition	3	6	02583300780000	1.00	0	0.15	0.15	1	\$1,415.44
The Wilds 9th Addition	3	7	02583300790000	1.00	0	0.15	0.15	1	\$1,415.44
The Wilds 9th Addition	3	13	02583300850000	1.00	0	0.16	0.16	1	\$1,427.81
The Wilds 9th Addition	3	14	02583300860000	1.00	0	0.16	0.16	1	\$1,437.08
The Wilds 9th Addition	3	15	02583300870000	1.00	0	0.16	0.16	1	\$1,437.53
The Wilds 9th Addition	3	16	02583300880000	1.00	0	0.16	0.16	1	\$1,434.76
The Wilds 9th Addition	3	17	02583300890000	1.00	0	0.16	0.16	1	\$1,435.38
The Wilds 9th Addition	3	18	02583300900000	1.00	0	0.17	0.17	1	\$1,438.22
The Wilds 9th Addition	3	19	02583300910000	1.00	0	0.16	0.16	1	\$1,437.83
The Wilds 9th Addition	3	20	02583300920000	1.00	0	0.16	0.16	1	\$1,434.11
The Wilds 9th Addition	3	21	02583300930000	1.00	0	0.16	0.16	1	\$1,434.69
The Wilds 9th Addition	3	22	02583300940000	1.00	0	0.17	0.17	1	\$1,438.02
The Wilds 9th Addition	3	23	02583300950000	1.00	0	0.17	0.17	1	\$1,437.99
The Wilds 9th Addition	3	24	02583300960000	1.00	0	0.16	0.16	1	\$1,434.66
The Wilds 9th Addition	3	25	02583300970000	1.00	0	0.16	0.16	1	\$1,436.26
The Wilds 9th Addition	3	26	02583300980000	1.00	0	0.17	0.17	1	\$1,449.48
The Wilds 9th Addition	3	27	02583300990000	1.00	0	0.16	0.16	1	\$1,426.08
The Wilds 9th Addition	3	28	02583301000000	1.00	0	0.15	0.15	1	\$1,411.16
The Wilds 9th Addition	3	29	02583301010000	0.00	0	0.18	0.00	0	\$0.00
The Wilds 9th Addition	3	30	02583301020000	1.00	0	0.17	0.17	1	\$1,444.78
The Wilds 9th Addition	3	31	02583301030000	1.00	0	0.17	0.17	1	\$1,444.55
The Wilds 9th Addition	3	32	02583301040000	1.00	0	0.19	0.19	1	\$1,474.90
The Wilds 9th Addition	3	33	02583301050000	1.00	0	0.23	0.23	1	\$1,527.77
The Wilds 9th Addition	3	34	02583301060000	1.00	0	0.15	0.15	1	\$1,422.63
The Wilds 9th Addition	3	35	02583301070000	1.00	0	0.16	0.16	1	\$1,426.12
The Wilds 9th Addition	3	36	02583301080000	1.00	0	0.16	0.16	1	\$1,424.42
The Wilds 9th Addition	3	37	02583301090000	1.00	0	0.15	0.15	1	\$1,415.40
The Wilds 9th Addition	3	38	02583301100000	1.00	0	0.15	0.15	1	\$1,415.43
The Wilds 9th Addition	3	39	02583301110000	1.00	0	0.15	0.15	1	\$1,415.43
The Wilds 9th Addition	3	40	02583301120000	1.00	0	0.15	0.15	1	\$1,415.43
The Wilds 9th Addition	3	41	02583301130000	1.00	0	0.14	0.14	1	\$1,407.69
The Wilds 9th Addition	3	42	02583301140000	0.00	0	4.82	0.00	0	\$0.00
The Wilds 9th Addition	4	1	02583301150000	1.00	0	0.14	0.14	1	\$1,408.23
The Wilds 9th Addition	4	2	02583301160000	1.00	0	0.16	0.16	1	\$1,436.65
The Wilds 9th Addition	4	3	02583301170000	1.00	0	0.16	0.16	1	\$1,436.65
The Wilds 9th Addition	4	4	02583301180000	1.00	0	0.16	0.16	1	\$1,436.65
The Wilds 9th Addition	4	5	02583301190000	1.00	0	0.16	0.16	1	\$1,427.18
The Wilds 9th Addition	4	6	02583301200000	1.00	0	0.17	0.17	1	\$1,438.74
The Wilds 9th Addition	4	7	02583301210000	1.00	0	0.16	0.16	1	\$1,437.60
The Wilds 9th Addition	4	8	02583301220000	1.00	0	0.17	0.17	1	\$1,445.48
The Wilds 9th Addition	4	9	02583301230000	1.00	0	0.17	0.17	1	\$1,445.59
The Wilds 9th Addition	4	10	02583301240000	1.00	0	0.16	0.16	1	\$1,437.86
The Wilds 9th Addition	4	11	02583301250000	1.00	0	0.19	0.19	1	\$1,478.10
The Wilds 9th Addition	4	12	02583301260000	1.00	0	0.16	0.16	1	\$1,434.86
The Wilds 9th Addition	4	13	02583301270000	1.00	0	0.16	0.16	1	\$1,426.05
The Wilds 9th Addition	4	14	02583301280000	1.00	0	0.18	0.18	1	\$1,462.70
The Wilds 9th Addition	4	15	02583301290000	1.00	0	0.18	0.18	1	\$1,457.75
The Wilds 9th Addition	4	16	02583301300000	1.00	0	0.18	0.18	1	\$1,460.48
The Wilds 9th Addition	4	17	02583301310000	1.00	0	0.24	0.24	1	\$1,547.55
The Wilds 9th Addition	4	18	02583301320000	1.00	0	0.15	0.15	1	\$1,416.25
The Wilds 9th Addition	4	19	02583301330000	1.00	0	0.15	0.15	1	\$1,417.95
The Wilds 9th Addition	4	20	02583301340000	1.00	0	0.15	0.15	1	\$1,419.65
The Wilds 9th Addition	4	21	02583301350000	1.00	0	0.15	0.15	1	\$1,421.35
The Wilds 9th Addition	4	22	02583301360000	1.00	0	0.16	0.16	1	\$1,429.31
The Wilds 9th Addition	4	23	02583301370000	1.00	0	0.16	0.16	1	\$1,426.60
The Wilds 9th Addition	4	24	02583301380000	1.00	0	0.16	0.16	1	\$1,427.78
The Wilds 9th Addition	4	25	02583301390000	1.00	0	0.16	0.16	1	\$1,434.83
The Wilds 9th Addition	4	26	02583301400000	1.00	0	0.16	0.16	1	\$1,435.80
The Wilds 9th Addition	4	27	02583301410000	1.00	0	0.16	0.16	1	\$1,434.76
The Wilds 9th Addition	4	28	02583301420000	1.00	0	0.16	0.16	1	\$1,435.87
The Wilds 9th Addition	4	29	02583301430000	1.00	0	0.19	0.19	1	\$1,471.77
The Wilds 9th Addition	4	30	02583301440000	1.00	0	0.26	0.26	1	\$1,571.18
The Wilds 9th Addition	4	31	02583301450000	0.00	0	1.36	0.00	0	\$0.00
The Wilds 9th Addition	4	32	02583301460000	1.00	0	6.03	6.03	26	\$39,858.44
The Wilds 11th Addition	1	1	02583500010000	1.00	0	0.15	0.15	1	\$1,409.82
The Wilds 11th Addition	1	2	02583500020000	1.00	0	0.13	0.13	1	\$1,393.46
The Wilds 11th Addition	1	3	02583500030000	1.00	0	0.12	0.12	1	\$1,373.00
The Wilds 11th Addition	1	4	02583500040000	1.00	0	0.12	0.12	1	\$1,373.00
The Wilds 11th Addition	1	5	02583500050000	1.00	0	0.12	0.12	1	\$1,373.00
The Wilds 11th Addition	1	6	02583500060000	1.00	0	0.12	0.12	1	\$1,373.00
The Wilds 11th Addition	1	7	02583500070000	1.00	0	0.12	0.12	1	\$1,372.96
The Wilds 11th Addition	1	8	02583500080000	1.00	0	0.20	0.20	1	\$1,485.13
The Wilds 11th Addition	1	9	02583500090000	1.00	0	0.25	0.25	1	\$1,563.52
The Wilds 11th Addition	1	10	02583500100000	1.00	0	0.28	0.28	1	\$1,595.81
The Wilds 11th Addition	1	11	02583500110000	1.00	0	0.21	0.21	1	\$1,502.70
The Wilds 11th Addition	1	12	02583500120000	1.00	0	0.16	0.16	1	\$1,434.83
The Wilds 11th Addition	1	13	02583500130000	1.00	0	0.16	0.16	1	\$1,434.55
The Wilds 11th Addition	1	14	02583500140000	0.00	0	0.16	0.00	0	\$0.00
The Wilds 11th Addition	1	15	02583500150000	1.00	0	0.14	0.14	1	\$1,402.90
The Wilds 11th Addition	1	16	02583500160000	1.00	0	0.11	0.11	1	\$1,355.49
The Wilds 11th Addition	1	17	02583500170000	1.00	0	0.11	0.11	1	\$1,353.08
The Wilds 11th Addition	1	18	02583500180000	1.00	0	0.15	0.15	1	\$1,412.85
The Wilds 11th Addition	1	19	02583500190000	1.00	0	0.10	0.10	1	\$1,350.40
The Wilds 11th Addition	1	20	02583500200000	1.00	0	0.10	0.10	1	\$1,350.57
The Wilds 11th Addition	1	21	02583500210000	1.00	0	0.17	0.17	1	\$1,449.65
The Wilds 11th Addition	1	22	02583500220000	1.00	0	0.10	0.10	1	\$1,338.40
The Wilds 11th Addition	1	23	02583500230000	1.00	0	0.21	0.21	1	\$1,501.00

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	Factored Assessable Area (Acres)	Equivalent Units	Total Preliminary Assessment
The Wilds 11th Addition	1	24	02583500240000	1.00	0	0.32	0.32	1	\$1,661.05
The Wilds 11th Addition	1	25	02583500250000	1.00	0	0.23	0.23	1	\$1,530.95
The Wilds 11th Addition	1	26	02583500260000	1.00	0	0.15	0.15	1	\$1,409.45
The Wilds 11th Addition	1	27	02583500270000	1.00	0	0.13	0.13	1	\$1,381.70
The Wilds 11th Addition	1	28	02583500280000	1.00	0	0.16	0.16	1	\$1,427.00
The Wilds 11th Addition	1	29	02583500290000	1.00	0	0.21	0.21	1	\$1,506.46
The Wilds 11th Addition	1	30	02583500300000	1.00	0	0.17	0.17	1	\$1,439.25
The Wilds 11th Addition	1	31	02583500310000	1.00	0	0.11	0.11	1	\$1,365.42
The Wilds 11th Addition	1	32	02583500320000	1.00	0	0.15	0.15	1	\$1,410.88
The Wilds 11th Addition	1	33	02583500330000	1.00	0	0.15	0.15	1	\$1,421.95
The Wilds 11th Addition	1	34	02583500340000	1.00	0	0.12	0.12	1	\$1,369.04
The Wilds 11th Addition	1	35	02583500350000	0.00	0	0.34	0.00	0	\$0.00
The Wilds 11th Addition	1	36	02583500360000	1.00	0	0.14	0.14	1	\$1,396.52
The Wilds 11th Addition	1	37	02583500370000	1.00	0	0.10	0.10	1	\$1,339.59
The Wilds 11th Addition	1	38	02583500380000	1.00	0	0.15	0.15	1	\$1,413.58
The Wilds 11th Addition	1	39	02583500390000	1.00	0	0.13	0.13	1	\$1,386.45
The Wilds 11th Addition	1	40	02583500400000	1.00	0	0.11	0.11	1	\$1,364.36
The Wilds 11th Addition	1	41	02583500410000	1.00	0	0.17	0.17	1	\$1,438.10
The Wilds 11th Addition	1	42	02583500420000	1.00	0	0.13	0.13	1	\$1,387.19
The Wilds 11th Addition	1	43	02583500430000	1.00	0	0.24	0.24	1	\$1,539.38
The Wilds 11th Addition	1	44	02583500440000	1.00	0	0.18	0.18	1	\$1,461.86
The Wilds 11th Addition	1	45	02583500450000	1.00	0	0.19	0.19	1	\$1,471.38
The Wilds 11th Addition	1	46	02583500460000	1.00	0	0.18	0.18	1	\$1,462.68
The Wilds 11th Addition	1	47	02583500470000	1.00	0	0.18	0.18	1	\$1,462.67
The Wilds 11th Addition	1	48	02583500480000	1.00	0	0.18	0.18	1	\$1,465.55
The Wilds 11th Addition	1	49	02583500490000	1.00	0	0.22	0.22	1	\$1,509.58
The Wilds 11th Addition	1	50	02583500500000	0.00	0	0.42	0.00	0	\$0.00
The Wilds 11th Addition	1	51	02583500510000	0.00	0	1.05	0.00	0	\$0.00
The Wilds 11th Addition	1	52	02583500520000	1.00	0	2.61	2.61	11	\$16,950.75
The Wilds 11th Addition	1	53	02583500530000	1.00	0	0.18	0.18	1	\$1,463.18
The Wilds 11th Addition	1	54	02583500540000	1.00	0	0.18	0.18	1	\$1,462.41
The Wilds 11th Addition	1	55	02583500550000	1.00	0	0.18	0.18	1	\$1,462.41
The Wilds 11th Addition	1	56	02583500560000	1.00	0	0.17	0.17	1	\$1,440.82
The Wilds 11th Addition	1	57	02583500570000	0.00	0	0.09	0.00	0	\$0.00
The Wilds 11th Addition	1	58	02583500580000	1.00	0	0.18	0.18	1	\$1,453.34
The Wilds 11th Addition	1	59	02583500590000	1.00	0	0.25	0.25	1	\$1,554.86
The Wilds 11th Addition	1	60	02583500600000	1.00	0	0.28	0.28	1	\$1,600.22
The Wilds 11th Addition	1	61	02583500610000	1.00	0	0.17	0.17	1	\$1,450.64
The Wilds 11th Addition	1	62	02583500620000	1.00	0	0.20	0.20	1	\$1,487.35
The Wilds 11th Addition	1	63	02583500630000	1.00	0	0.19	0.19	1	\$1,474.37
The Wilds 11th Addition	2	1	02583500640000	1.00	0	0.17	0.17	1	\$1,448.08
The Wilds 11th Addition	2	2	02583500650000	1.00	0	0.15	0.15	1	\$1,419.72
The Wilds 11th Addition	2	3	02583500660000	1.00	0	0.15	0.15	1	\$1,416.39
The Wilds 11th Addition	2	4	02583500670000	1.00	0	0.15	0.15	1	\$1,415.99
The Wilds 11th Addition	2	5	02583500680000	1.00	0	0.15	0.15	1	\$1,415.98
The Wilds 11th Addition	2	6	02583500690000	1.00	0	0.15	0.15	1	\$1,415.97
The Wilds 11th Addition	2	7	02583500700000	1.00	0	0.15	0.15	1	\$1,415.95
The Wilds 11th Addition	2	8	02583500710000	1.00	0	0.15	0.15	1	\$1,415.94
The Wilds 11th Addition	2	9	02583500720000	1.00	0	0.15	0.15	1	\$1,415.92
The Wilds 11th Addition	2	10	02583500730000	1.00	0	0.15	0.15	1	\$1,415.91
The Wilds 11th Addition	2	11	02583500740000	1.00	0	0.15	0.15	1	\$1,415.88
The Wilds 11th Addition	2	12	02583500750000	1.00	0	0.15	0.15	1	\$1,415.88
The Wilds 11th Addition	2	13	02583500760000	1.00	0	0.15	0.15	1	\$1,415.87
The Wilds 11th Addition	2	14	02583500770000	1.00	0	0.16	0.16	1	\$1,428.65
The Wilds 11th Addition	3	1	02583500780000	1.00	0	0.23	0.23	1	\$1,525.29
The Wilds 11th Addition	3	2	02583500790000	1.00	0	0.17	0.17	1	\$1,449.77
The Wilds 11th Addition	3	3	02583500800000	1.00	0	0.16	0.16	1	\$1,433.95
The Wilds 11th Addition	3	4	02583500810000	1.00	0	0.15	0.15	1	\$1,422.69
The Wilds 11th Addition	3	5	02583500820000	1.00	0	0.17	0.17	1	\$1,451.56
The Wilds 11th Addition	3	6	02583500830000	1.00	0	0.18	0.18	1	\$1,463.29
The Wilds 11th Addition	3	7	02583500840000	1.00	0	0.21	0.21	1	\$1,505.01
The Wilds 11th Addition	3	8	02583500850000	1.00	0	0.17	0.17	1	\$1,443.96
The Wilds 11th Addition	3	9	02583500860000	1.00	0	0.24	0.24	1	\$1,548.22
The Wilds 11th Addition	3	10	02583500870000	1.00	0	0.22	0.22	1	\$1,510.62
The Wilds 11th Addition	3	11	02583500880000	1.00	0	0.17	0.17	1	\$1,449.15
The Wilds 11th Addition	3	12	02583500890000	1.00	0	0.16	0.16	1	\$1,435.04
The Wilds 11th Addition	3	13	02583500900000	1.00	0	0.15	0.15	1	\$1,422.12
The Wilds 11th Addition	3	14	02583500910000	1.00	0	0.15	0.15	1	\$1,419.70
The Wilds 11th Addition	3	15	02583500920000	1.00	0	0.16	0.16	1	\$1,423.96
The Wilds 11th Addition	3	16	02583500930000	1.00	0	0.16	0.16	1	\$1,428.12
The Wilds 11th Addition	3	17	02583500940000	1.00	0	0.16	0.16	1	\$1,428.42
The Wilds 11th Addition	3	18	02583500950000	1.00	0	0.17	0.17	1	\$1,447.17
The Wilds 11th Addition	3	19	02583500960000	1.00	0	0.23	0.23	1	\$1,526.30
The Wilds 11th Addition	4	1	02583500970000	1.00	0	0.17	0.17	1	\$1,449.83
The Wilds 11th Addition	4	2	02583500980000	1.00	0	0.17	0.17	1	\$1,438.16
The Wilds 11th Addition	4	3	02583500990000	1.00	0	0.16	0.16	1	\$1,431.69
The Wilds 11th Addition	4	4	02583501000000	1.00	0	0.16	0.16	1	\$1,424.98
The Wilds 11th Addition	4	5	02583501010000	1.00	0	0.15	0.15	1	\$1,418.28
The Wilds 11th Addition	4	6	02583501020000	1.00	0	0.15	0.15	1	\$1,413.66
The Wilds 11th Addition	4	7	02583501030000	1.00	0	0.15	0.15	1	\$1,419.63
The Wilds 11th Addition	4	8	02583501040000	1.00	0	0.15	0.15	1	\$1,417.98
The Wilds 11th Addition	4	9	02583501050000	1.00	0	0.14	0.14	1	\$1,408.35
The Wilds 11th Addition	4	10	02583501060000	1.00	0	0.14	0.14	1	\$1,407.26
The Wilds 11th Addition	4	11	02583501070000	1.00	0	0.14	0.14	1	\$1,407.26
The Wilds 11th Addition	4	12	02583501080000	1.00	0	0.14	0.14	1	\$1,407.26
The Wilds 11th Addition	4	13	02583501090000	1.00	0	0.14	0.14	1	\$1,407.26
The Wilds 11th Addition	4	14	02583501100000	1.00	0	0.14	0.14	1	\$1,407.26
The Wilds 11th Addition	4	15	02583501110000	1.00	0	0.14	0.14	1	\$1,407.26
The Wilds 11th Addition	4	16	02583501120000	1.00	0	0.21	0.21	1	\$1,500.60
The Wilds 11th Addition	5	1	02583501130000	1.00	0	0.22	0.22	1	\$1,510.89
The Wilds 11th Addition	5	2	02583501140000	1.00	0	0.27	0.27	1	\$1,583.87

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	Factored Assessable Area (Acres)	Equivalent Units	Total Preliminary Assessment	
The Wilds 11th Addition	5	3	02583501150000	1.00	0	0.21	0.21	1	\$1,497.44	
The Wilds 11th Addition	5	4	02583501160000	1.00	0	0.19	0.19	1	\$1,475.05	
The Wilds 11th Addition	5	9	02583501210000	1.00	0	0.16	0.16	1	\$1,435.30	
The Wilds 11th Addition	5	16	02583501280000	0.00	0	0.30	0.00	0	\$0.00	
The Wilds 11th Addition	5	17	02583501290000	1.00	0	0.22	0.22	1	\$1,521.85	
The Wilds 11th Addition	5	18	02583501300000	1.00	0	0.19	0.19	1	\$1,472.36	
The Wilds 11th Addition	5	19	02583501310000	1.00	0	0.17	0.17	1	\$1,447.74	
The Wilds 11th Addition	5	20	02583501320000	1.00	0	0.16	0.16	1	\$1,436.78	
The Wilds 11th Addition	5	21	02583501330000	1.00	0	0.16	0.16	1	\$1,436.28	
The Wilds 11th Addition	5	22	02583501340000	1.00	0	0.16	0.16	1	\$1,433.10	
The Wilds 11th Addition	5	23	02583501350000	1.00	0	0.14	0.14	1	\$1,406.47	
The Wilds 11th Addition	5	24	02583501360000	1.00	0	0.14	0.14	1	\$1,406.47	
The Wilds 11th Addition	5	25	02583501370000	1.00	0	0.14	0.14	1	\$1,406.47	
The Wilds 11th Addition	5	26	02583501380000	1.00	0	0.14	0.14	1	\$1,406.47	
The Wilds 11th Addition	5	27	02583501390000	1.00	0	0.14	0.14	1	\$1,406.47	
The Wilds 11th Addition	5	28	02583501400000	1.00	0	0.14	0.14	1	\$1,407.36	
The Wilds 11th Addition	5	29	02583501410000	1.00	0	0.21	0.21	1	\$1,503.65	
The Wilds 11th Addition	5	30	02583501420000	1.00	0	0.24	0.24	1	\$1,550.36	
The Wilds 11th Addition	5	31	02583501430000	1.00	0	0.23	0.23	1	\$1,533.89	
The Wilds 11th Addition	5	32	02583501440000	0.00	0	0.53	0.00	0	\$0.00	
The Wilds 11th Addition	5	33	02583501450000	0.00	0	1.10	0.00	0	\$0.00	
The Wilds 11th Addition	6	1	02583501460000	1.00	0	0.18	0.18	1	\$1,462.03	
The Wilds 11th Addition	6	2	02583501470000	1.00	0	0.18	0.18	1	\$1,455.28	
The Wilds 11th Addition	6	3	02583501480000	1.00	0	0.17	0.17	1	\$1,449.47	
The Wilds 11th Addition	6	4	02583501490000	1.00	0	0.15	0.15	1	\$1,415.44	
The Wilds 11th Addition	6	5	02583501500000	1.00	0	0.15	0.15	1	\$1,415.45	
The Wilds 11th Addition	6	6	02583501510000	1.00	0	0.15	0.15	1	\$1,415.45	
The Wilds 11th Addition	6	7	02583501520000	1.00	0	0.15	0.15	1	\$1,415.45	
The Wilds 11th Addition	6	8	02583501530000	1.00	0	0.17	0.17	1	\$1,448.12	
The Wilds 11th Addition	6	9	02583501540000	1.00	0	0.22	0.22	1	\$1,516.21	
The Wilds 11th Addition	6	10	02583501550000	1.00	0	0.28	0.28	1	\$1,605.67	
The Wilds 11th Addition	6	11	02583501560000	1.00	0	0.17	0.17	1	\$1,447.74	
The Wilds 11th Addition	6	12	02583501570000	1.00	0	0.16	0.16	1	\$1,430.69	
The Wilds 11th Addition	6	13	02583501580000	1.00	0	0.15	0.15	1	\$1,418.68	
The Wilds 11th Addition	6	14	02583501590000	1.00	0	0.15	0.15	1	\$1,409.57	
The Wilds 11th Addition	6	15	02583501600000	1.00	0	0.14	0.14	1	\$1,403.33	
The Wilds 11th Addition	6	16	02583501610000	1.00	0	0.14	0.14	1	\$1,399.93	
The Wilds 11th Addition	6	17	02583501620000	1.00	0	0.14	0.14	1	\$1,409.21	
The Wilds 11th Addition	6	18	02583501630000	1.00	0	0.17	0.17	1	\$1,445.11	
The Wilds 11th Addition	6	19	02583501640000	1.00	0	0.15	0.15	1	\$1,415.44	
The Wilds 11th Addition	6	20	02583501650000	1.00	0	0.15	0.15	1	\$1,415.44	
The Wilds 11th Addition	6	21	02583501660000	1.00	0	0.15	0.15	1	\$1,415.44	
The Wilds 11th Addition	6	22	02583501670000	1.00	0	0.15	0.15	1	\$1,415.44	
The Wilds 11th Addition	6	23	02583501680000	1.00	0	0.15	0.15	1	\$1,415.44	
The Wilds 11th Addition	6	24	02583501690000	1.00	0	0.15	0.15	1	\$1,414.70	
The Wilds 11th Addition	6	25	02583501700000	1.00	0	0.19	0.19	1	\$1,469.61	
The Wilds 11th Addition	6	26	02583501710000	1.00	0	0.21	0.21	1	\$1,495.68	
The Wilds 11th Addition	6	27	02583501720000	1.00	0	0.16	0.16	1	\$1,424.74	
The Wilds 11th Addition	6	28	02583501730000	1.00	0	0.16	0.16	1	\$1,432.29	
The Wilds 11th Addition	6	29	02583501740000	1.00	0	0.17	0.17	1	\$1,450.38	
The Wilds 11th Addition	6	30	02583501750000	1.00	0	0.18	0.18	1	\$1,458.60	
The Wilds 11th Addition	7	7	02583501820000	1.00	0	0.29	0.29	1	\$1,620.89	
The Wilds 11th Addition	7	8	02583501830000	1.00	0	0.38	0.38	1	\$1,737.99	
The Wilds 11th Addition	7	9	02583501840000	1.00	0	0.23	0.23	1	\$1,523.70	
The Wilds 11th Addition	7	10	02583501850000	1.00	0	0.16	0.16	1	\$1,429.36	
The Wilds 11th Addition	7	11	02583501860000	1.00	0	0.16	0.16	1	\$1,432.51	
The Wilds 11th Addition	7	12	02583501870000	1.00	0	0.15	0.15	1	\$1,423.61	
The Wilds 11th Addition	7	13	02583501880000	1.00	0	0.17	0.17	1	\$1,448.10	
The Wilds 13th Addition	1	1	02583700010000	1.00	0	0.19	0.19	1	\$1,468.47	
The Wilds 13th Addition	1	2	02583700020000	1.00	0	0.19	0.19	1	\$1,468.47	
The Wilds 13th Addition	1	3	02583700030000	1.00	0	0.19	0.19	1	\$1,468.47	
The Wilds 13th Addition	1	4	02583700040000	1.00	0	0.19	0.19	1	\$1,468.47	
The Wilds 15th Addition	1	1	02583900010000	1.00	0	0.24	0.24	1	\$1,537.79	
The Wilds 15th Addition	1	2	02583900020000	1.00	0	0.16	0.16	1	\$1,436.88	
The Wilds 15th Addition	1	3	02583900030000	1.00	0	0.17	0.17	1	\$1,440.86	
The Wilds 15th Addition	1	4	02583900040000	1.00	0	0.22	0.22	1	\$1,511.16	
The Wilds 15th Addition	1	5	02583900050000	1.00	0	0.20	0.20	1	\$1,487.53	
The Wilds 15th Addition	1	6	02583900060000	1.00	0	0.16	0.16	1	\$1,429.02	
The Wilds 15th Addition	1	7	02583900070000	1.00	0	0.15	0.15	1	\$1,422.92	
The Wilds 15th Addition	1	8	02583900080000	1.00	0	0.18	0.18	1	\$1,462.47	
The Wilds 15th Addition	1	9	02583900090000	1.00	0	0.20	0.20	1	\$1,487.50	
The Wilds 16th Addition	1	1	02584000010000	1.00	0	0.16	0.16	1	\$1,433.24	
The Wilds 16th Addition	1	2	02584000020000	1.00	0	0.14	0.14	1	\$1,403.78	
The Wilds 16th Addition	1	3	02584000030000	1.00	0	0.18	0.18	1	\$1,458.87	
The Wilds 16th Addition	1	4	02584000040000	1.00	0	0.18	0.18	1	\$1,456.01	
The Wilds 16th Addition	1	5	02584000050000	1.00	0	0.17	0.17	1	\$1,447.51	
The Wilds 16th Addition	1	6	02584000060000	1.00	0	0.20	0.20	1	\$1,491.71	
Unplatted	6	0	02300002000000	0.00	0	0.62	0.00	0	\$0.00	
Unplatted	6	0	02300002005000	0.75	0	6.58	4.93	21	\$32,284.62	
Unplatted	0	0	02300002016000	0.75	0	9.76	7.32	32	\$48,912.36	
Unplatted	0	0	02300002032000	0.75	0	61.23	45.92	200	\$305,947.90	
						6503	206.63	175.85	910	\$4,420,000.00

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	Factored Assessable Area (Acres)	Equivalent Units	Total Preliminary Assessment
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Funding Summary	
Assessed	\$4,420,000.00
Cass Rural Water	\$580,000.00
Total	\$5,000,000.00
Based on Assessment Total	
Local Sanitary Sewer	\$880,000.00
Local Storm Sewer	\$930,000.00
Local Street	\$1,000,000.00
Local Street Lights	\$150,000.00
Regional Sanitary Sewer	\$240,000.00
Regional Storm Sewer	\$250,000.00
Regional Street	\$770,000.00
Regional Street Lights	\$85,000.00
Land Acquisition	
Hookup Fee	\$115,000.00
Total Assessment	\$4,420,000.00

Local Sanitary Sewer Cost per FF	\$135.32
Local Storm Sewer Cost per SF	\$0.94
Local Street Cost per FF	\$153.78
Local Street Light Cost per FF	\$23.07
Regional Sanitary Sewer Cost per EU	\$263.74
Regional Storm Sewer Cost per SF	\$0.03
Regional Street Cost per EU	\$846.15
Regional Street Light Cost per EU	\$93.41
Land Acquisition Cost per SF	\$0.00
Hookup Fee Cost per SF	\$0.12



Regular Agenda: 7.

May 28, 2020

Commissioners:

Commission approval is required for any employee to roll over more than 240 vacation hours into the following calendar year. As City Administrator, I am respectfully requesting the Commission defer the vacation balance rollover requirement until January 2022. This request is based on the COVID-19 pandemic and the inability for City staff to utilize vacation hours for a significant period of time in 2020. With the approval of this request, City staff will be allowed to maintain a balance of over 240 vacation hours until December 31, 2021.

Thank you for your consideration.

Sincerely,

Tina Fisk

City Administrator