City of WEST FARGO
a city on the grow

Economic Development Advisory Committee Meeting
West Fargo City Hall, Riverside Room

Thursday, November 2, 2023
8:00 – 9:30 am

Voting Members
Eddie Sheeley *Chair*
Banking
Choice Financial
Nicole Steen-Dutton V. *Chair*
Retail
Thunder Coffee
Jaysen Schock
Past Chair
Manufacturing
Cargill
Marshall McCullough
Service
Ohnstad Twichell
Paul Matthys
Utilities
Cass County Electric
Tom McDougall
Technology
High Point Networks
Nick Killoran
Small Business Owner
Great North Insurance
Jeffrey Volk
Const./ Engineering
Moore Engineering
Cairn Reisch
Member at Large
Marvin

Ex-Officio Members
Shannon Full
FMWF Chamber of
Joe Raso
GFMEDC
Levi Bachmeier
WFPS
Robert Wilson
Cass County

City Commissioners
Roben Anderson
Brad Olson

City Staff
Nick Lee
City Assessor
Casey Sanders
Economic Development
Aaron Nelson
Planning Director

The Economic Development Advisory Committee (EDAC) meets regularly on the first Thursday of every month to review incentive applications and other items pertaining to Economic Development within the City of West Fargo. The committee provides recommendations to the City Commission for final review. All Committee meetings are open to the public and any Executive Sessions abide by North Dakota Century Code. The Committee reserves the right to hold special meetings at its discretion to facilitate efficient development within the City of West Fargo.

AGENDA

1. Call to Order
2. Attendance Roll Call
3. Approval of Last Meeting's Minutes
4. Approve Order of Agenda
5. TIF District Sandhills 6th & 7th Addition (Casey Sanders)
6. December 7th Meeting time (Casey Sanders)
7. Non-Agenda Items
8. Adjournment

Future Meeting Dates (1st Thursdays):

Thursday, December 7, 2023

Thursday, January 4, 2024

Thursday, February 1, 2024

Thursday, March 7, 2024

West Fargo Economic Development Advisory Committee Meeting Minutes
Thursday, October 5, 2023
8-9:30 A.M.

The City of West Fargo Economic Development Advisory Committee met on Thursday, October 5, 2023, at 8 A.M.

Voting Members Present: Jaysen Schock, Marshall McCullough, Paul Matthys, Tom McDougall, Jeffery Volk, and Cairn Reisch.

City Staff: Casey Sanders-Berglund (Economic Development Manager), Nick Lee (City Assessor), Aaron Nelson (Planning Director)

Ex-Officio Members: Joey Ness

City Commissioners: Brad Olson

Jaysen called the meeting to order.

Jeff moved and Tom seconded to approve the minutes for September 7, 2023. No opposition. Motion carried.

Marshall moved and Tom seconded to approve the Order of Agenda. No opposition. Motion carried.

Casey Sanders-Berglund presented the two Child Care Facility Improvement Grant applicants.

Applicant one, the YMCA Lodoen Early Learning Center's application was discussed based on the goals of shifting the four-year-old capacity to infants. The goal of an infant fit up space and the work that will go into that remodel. Additional discussion around the space as it is leased from the West Fargo Public Schools and the vender would need to be an approved vendor through their best practices. The main goal here is to enhance the security access, shift staff, increase infant capacity by 8, and make purchases that will shift funds to be able to invest in hiring efforts.

Paul moved and Cairn seconded to approve the recommendation of both the center and infant grants for the YMCA.

Applicant two, Faith Kids at Oak Ridge's application was centered around safety, differed maintenance, and some exterior hazard support. Discussion was around the owner of the property offering assistance because this is a leased space. The goal of this grant is to maintain opening and with the infant space to lead to increase of infant openings.

Jeff moved and Marshall seconded to approve the recommendation of both the center and infant grants for Faith Kids at Oak Ridge.

West Fargo Economic Development Advisory Committee Meeting Minutes
Thursday, October 5, 2023
8-9:30 A.M.

Mike Amundson, Executive Director for West Fargo Events shared an overview of 2023. He provided a review of 2023 with data to show the visitor spending, impact, and number of events held. In addition, he shared some insight on the way forward for 2024. He took the opportunity to open the discussion up for any questions. This was a non-actionable item.

Paul motioned and Cairn seconded to adjourn the meeting. No opposition. Meeting was adjourned.

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Past Chair, Jaysen Schock

STAFF REPORT

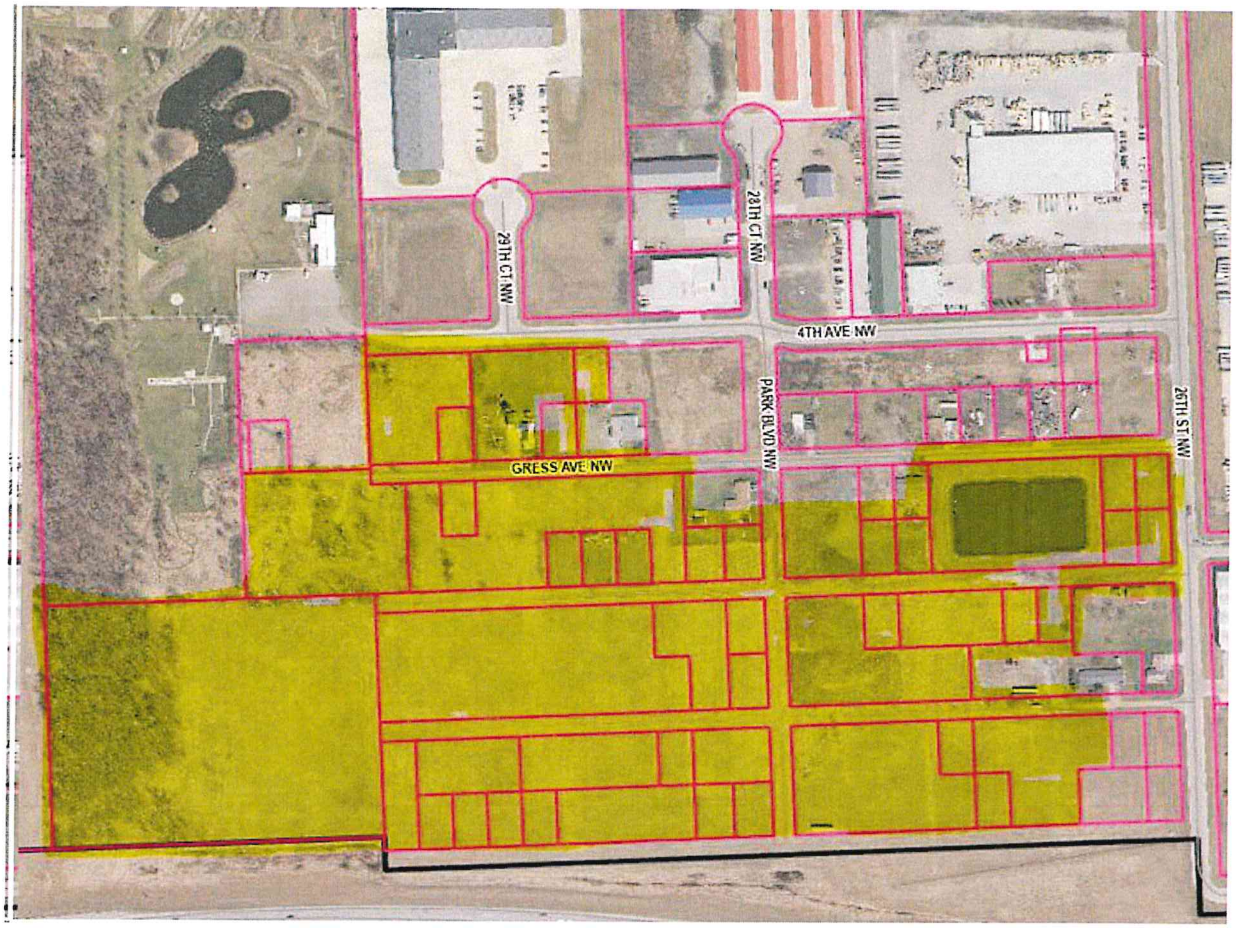
Sandhills 6th & 7th Addition	
Tax Increment Financing - Meadow Brook Park Addition	
Applicant: Enclave Development Owner: Ocho Indy, LLC Applicant: Ryan Restad Owner: RJR LLC	Staff Contact: Economic Development Casey Sanders
Economic Development Advisory Committee:	November 2nd, 2023
West Fargo Public School District:	
Cass County Board of Commissioners:	
Public Hearing:	
City Commission:	

PURPOSE:

The applicants are proposing to develop the southern portion of Meadow Brook Park Addition. The goal of this development would be a Class A industrial warehouse, manufacturing, distribution, and storage facilities adjacent to existing industrial parks in West Fargo.

STATEMENTS OF FACT:	
Land Use Classification:	Agricultural
Existing Land Use:	Greenfield -No Infrastructure – Some residential
Relocation Requirements:	No required relocations (Buyouts in Progress)
Current Zoning District(s):	Agricultural – Currently in the process of re-zoning
Adjacent Zoning Districts:	North and East: Light Industrial
Adjacent street(s):	4th Ave NW, 26th ST NW (Gress Ave NW (dead end) & Park Blvd NW – turns into gravel) (2nd Ave NW & 1Ave NW both gravel/ dirt roads)
Adjacent Bike/Pedestrian Facilities:	N/A
Available Parks/Trail Facilities:	Sandhills Archery located to the west end of the properties

PROPERTY OWNERSHIP, VALUES, & LOT SIZES:	
Total number of properties	45 Parcels
Legal Description:	Block 2 Lots 3-19 Block 3 Lots 5-16 Block 4 Lots 1 & 2, 14 & 15, 21 & 22 Block 8 Lots 5-17 Block 9 Lots 3-19 & 21-22 Block 10 Lots 1-22 10.95 ACRES 2-139-50 UNPLATTED PT OF SE1/4 Block 11 Lots 1-22
Combined Lots Size:	46.11 Acers or 2,008,551.60 Sq. Feet



DISCUSSION AND OBSERVATIONS:

City and Industry Insights

Industrial Availability	Currently the city has approximately 1% land available for industrial space for business expansion or growth.
Visibility	The planned projects will be highly visible from the interstate. Currently this area is not a welcoming or good impression of what our growing city is or intends to be. This will instill a new first impression for those entering West Fargo from I-94.
West Fargo 2.0 Comprehensive Plan	Within the City's Comprehensive Plan, West Fargo 2.0, within the Plan Implementation matrix it is suggested to use TIF or creative funding to grow the economy by further development in the industrial village in the Northwest Sector of the City.
Business Diversification	This is an opportunity to encourage business diversification.

Financial Impacts

Commercial Tax Base	This project has the potential to increase the commercial tax base for the city by approximately 900,000.00 annually after maturity.
Increase in Value	Existing value is $2,394,700.00 and the new value is $64,152,500.00 (an increase of over 25 times the value)
Indirect Value	Secondary economic effects potential (local suppliers, contractors, consumer tax) conservative estimation. (New Value – Current Value * 1.5%) = ~ $92,636,700.00 to the local economy

Business Benefits

Business Financing w/ current interest rates	When a business is looking to secure potential financing through the state of ND Flex Pace program or a gap financing program being located within a TIF District already shows that the community is supportive of the growth in this area of the community and type of business making eligibility faster and easier.
Potential for Primary Sector Growth	With access to state programs, it is a higher likelihood West Fargo can attract primary sector businesses looking to locate in North Dakota.
Business Attraction	Square Footage cost of purchase or lease pass through expense to the business. This is a consideration for businesses in this competitive market.

Potential Challenges

Potential Risk	**Mitigation Effort**
Revenue Risk	All taxing entities will continue to receive their current tax on these properties. In addition, the schools and county both have an opportunity to respond and vote on this project.
Economic Uncertainty	Having two developers as part of the district helps to balance some concerns as well as not maximizing the available increment to it's fullest potential. Additionally, the city backs up their TIF Districts with special assessments.
Market Saturation	The current market is competitive and there are opportunities for industrial businesses to look at other competitive cities or markets.
Environmental Concerns	Identification of wetlands and mitigation through ND state policies is in process and currently at a pause based on status of overall project.
Project Risk	Identifying the opportunity loss of direct and indirect aspects of this project should it move forward or not is comparable in the above financial impacts section of discussion and observations as well as the below section on public participation.

PUBLIC PARTICIPATION:

Public assistance for this project is proposed to consist of a Tax Increment Financing District.
A TIF is a public financing mechanism that enables municipalities to use future property tax revenue to fund current infrastructure and development projects.

Breakdown of Public Participation:
The public participation is proposed to as a fifteen-year TIF to assist in the expansion of Meadow Brooks industrial park. The incremental funds will be used to support the completion of the infrastructure needed in the area. The total infrastructure costs for the area are projected to be $7,423,500.00.
With the current value at $2,394,700 with a projected new value at $64,152,500.00
The taxes are currently $35,909.72 and the projected new taxes to be collected at $961,998.81. With these values the increment supports a TIF at $6,780,000.00. With a term of fifteen years with an anticipated interest rate of 5.00%.

The Ocho Indy build schedule aims for completion by 2030 with one of five (A-E on slide deck of buildings in attached presentation) completed per year. The RJR LLC property build aims to be built by the end of 2025.

	Current	New	Potential Increase
Ocho Indy Property Value	$2,394,700.00	$59,152,500.00	$56,757,800.00
RJR LLC Property Value	$0.00	$5,000,000.00	$5,000,000.00
Total Property Values	**$2,394,700.00**	**$64,152,500.00**	**$63,912,800.00**
	Current	New	Potential Increase
Ocho Indy Taxes	$35,909.72	$887,021.31	$851,111.59
RJR LLC Taxes	$0.00	$74,977.50	$74,977.50
Total Taxes	**$35,909.72**	**$961,998.81**	**$926,089.09**

LAND USE, ZONING, STREET PLANS, DISPLACEMENT OF RESIDENCE OR BUSINESSES:

The land currently has some residential homes that are spread throughout. The property to the north has developed as industrial. The property to the west is zoned agricultural. Of the residences that remain in this area all have been offered an opportunity to be bought out. Two residences have chosen to remain in the area. Plans for the streets are continually being modified as purchases plats are being updated with the goal to vacate Park.

RECOMMENDATIONS:

The proposed development plan provided by Ocho Indy and Ryan Restad have planned build schedules and goals with development of a Class A industrial park with complementary service businesses to accommodate the growth in this area.
Supporting the growth of the commercial tax base and potential indirect impact of consumer tax that will support the public safety sales tax as well as the economic development sales tax once this project matures leans into the goal areas for economic development for the city. The growth of this area will also create new job opportunities, offer a welcoming atmosphere to incoming vehicles, and have good

connectivity to the future land growth opportunities to the north. Should an interstate interchange move forward this area will have increased access with increased potential.

In analyzing this property financially as well as potential for business opportunities for the City of West Fargo the Economic Development manager requests that the Tax Increment Finance District is granted approval and brought forward to the School and County for consideration of participation.

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE RECOMMENDATION:

Economic Development Advisory Committee is reviewing this at the meeting to be held on November 2nd, 2023.

PARCEL LIST:

02-1325-00030-000	02-1325-00630-000	02-1325-00710-000
02-1325-00040-000	02-1325-00640-000	02-1325-00720-000
02-1325-00050-000	02-1325-00650-000	02-1325-00730-000
02-1325-00060-000	02-1325-00660-000	02-1325-00740-000
02-1325-00012-000	02-1325-00670-000	02-1325-00750-000
02-1325-00013-000	02-1325-00680-000	02-1325-00760-000
02-1325-00014-000	02-1325-00690-000	02-1325-00770-000
02-1325-00620-000	02-1325-00700-000	02-1325-00730-000

02-1325-00540-000	02-1325-00200-000	02-1325-00110-000
02-1325-00550-000	02-1325-00210-000	02-1325-00490-000
02-13525-00560-000	02-1325-00177-000	02-1325-00480-000
02-1325-00570-000	**02-1325-00160-000**	02-1325-00470-000
02-1325-00580-000	02-3000-01460-000	02-1325-00460-000
02-1325-00590-000	02-1325-00172-000	
02-1325-00600-000	02-1325-00220-000	
02-1325-00610-000	02-1325-00230-000	02-1325-00175-000- City

City of West Fargo

9/27/2023

TIF Calculation - 2023-1 Sandhills 6th & 7th

STRAIGHTLINE TIF CALCULATION

Entity:	Mills: (2023)	Existing Value:	Taxes Collected:	New Value:	New Taxes Collected:	TIF Increment Income:
City	-	$2,394,700	$0.00	$64,152,500	$0.00	$0.00
School	-	$2,394,700	$0.00	$64,152,500	$0.00	$0.00
Park	-	$2,394,700	$0.00	$64,152,500	$0.00	$0.00
County	-	$2,394,700	$0.00	$64,152,500	$0.00	$0.00
State	-	$2,394,700	$0.00	$64,152,500	$0.00	$0.00
Garrison	-	$2,394,700	$0.00	$64,152,500	$0.00	$0.00
Water	-	$2,394,700	$0.00	$64,152,500	$0.00	$0.00
Total:	299.91	$2,394,700	$35,909.72	$64,152,500	$961,998.81	$926,089.09

Net Available for TIF Project	$853,391.10

Project Support Max	Rate	6.00%	$12,076,289.15

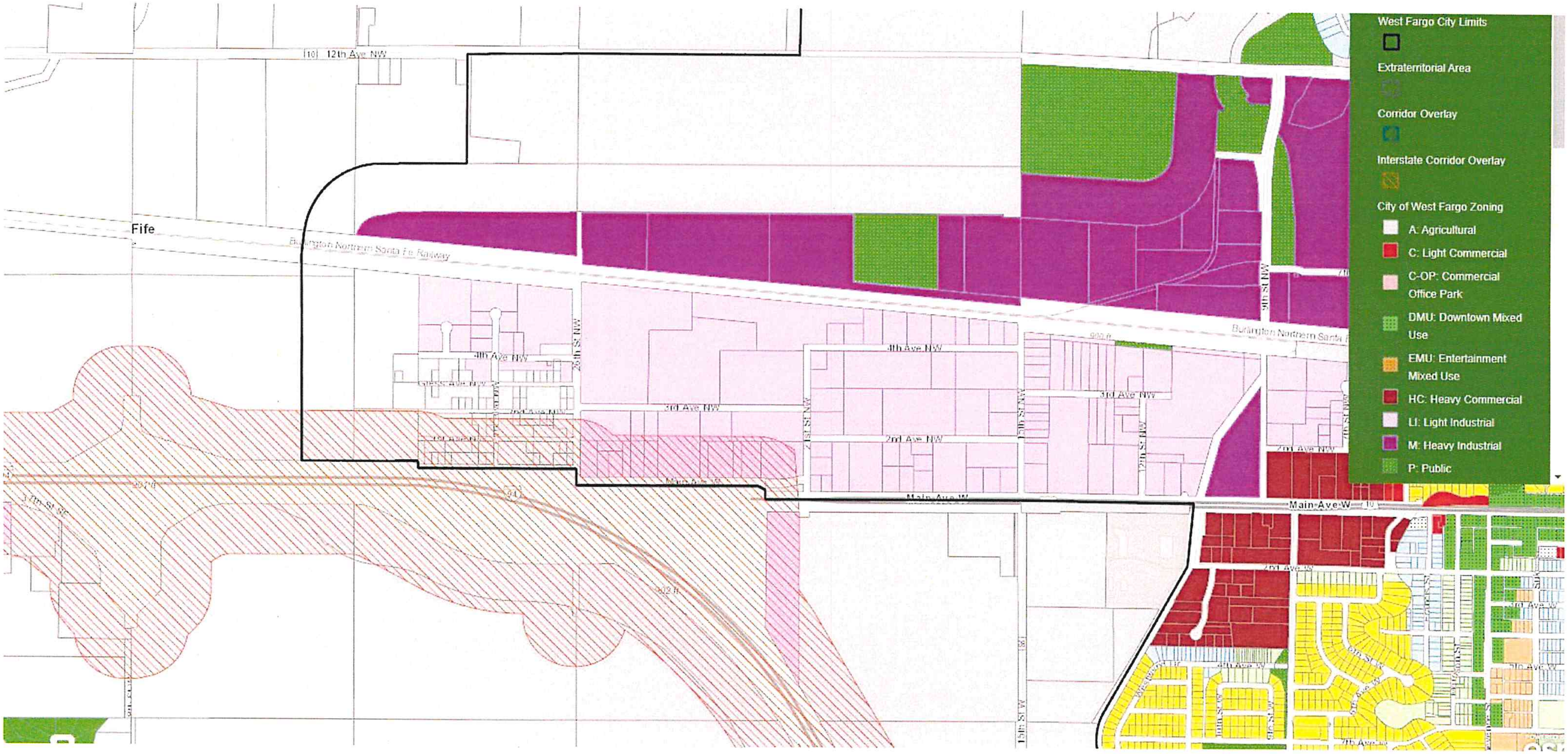
Improvements

Name	PIN	Land	Building	Total
Sandhills 6th			$ 59,152,500	$59,152,500.00
Sandhills 7th			$ 5,000,000	$5,000,000.00
				$0.00
				$0.00
				$0.00
Total all parcels				$64,152,500.00

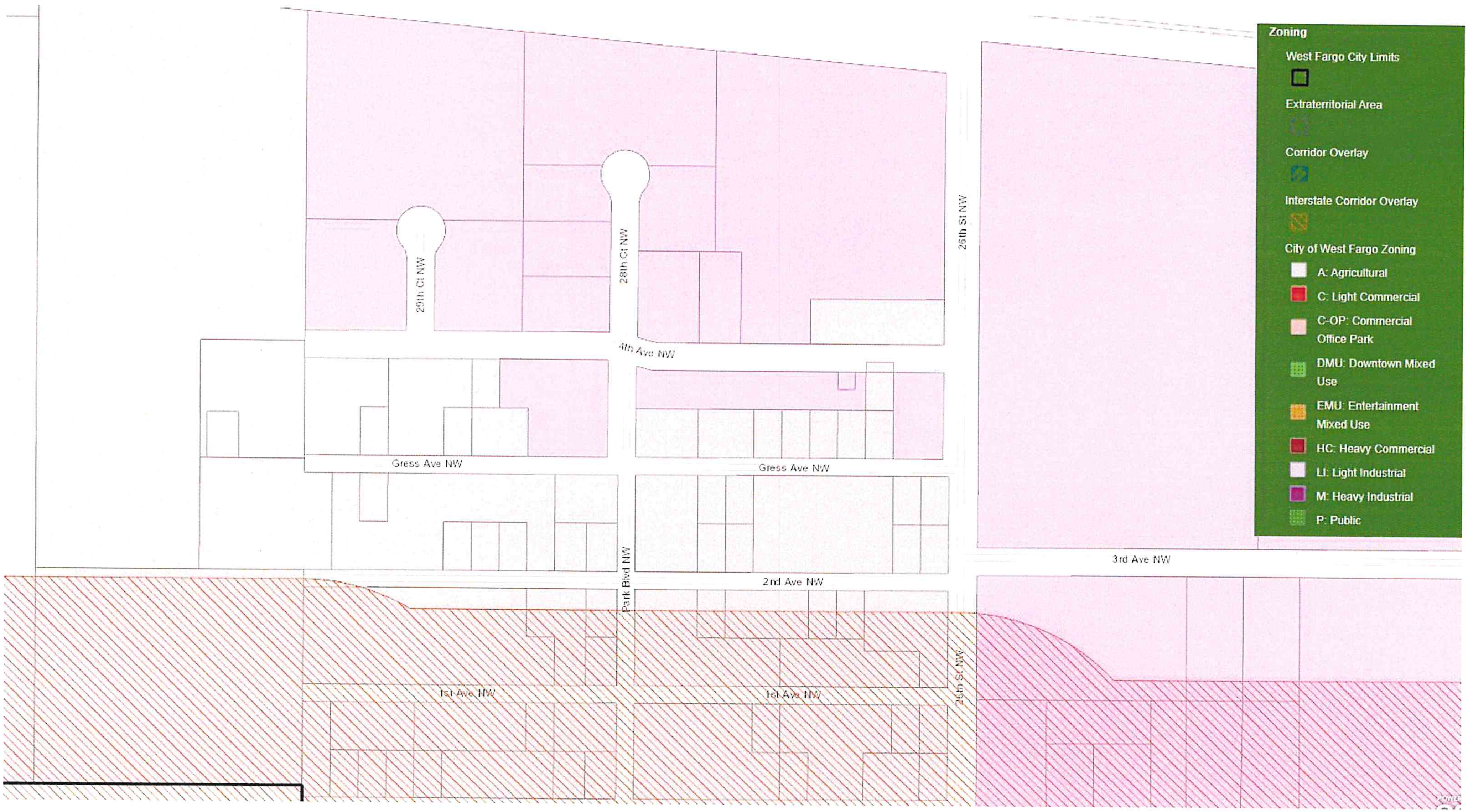
Project Cost Schedule

Item	Description	Cost		
Infrastructure		$ 6,780,000		
Bonding costs		$ 203,400	3%	
		$ -		
Totals		$ 6,983,400		
Total Costs With Bond				$6,983,400.00
Term		15		
Rate		5.00%		
Bond Payment per Year				$672,796.73
Tax coverage +/-				$180,594.37

City of WEST FARGO **Geographic Information Systems** Public Web Map Application


West Fargo City Limits
Extraterritorial Area
Corridor Overlay
Interstate Corridor Overlay
City of West Fargo Zoning
A: Agricultural
C: Light Commercial
C-OP: Commercial Office Park
DMU: Downtown Mixed Use
EMU: Entertainment Mixed Use
HC: Heavy Commercial
LI: Light Industrial
M: Heavy Industrial
P: Public
Fife
12th Ave NW
Burlington Northern Santa Fe Railway
4th Ave NW
3rd Ave NW
2nd Ave NW
Main Ave W
26th St NW
21st St NW
15th St NW
12th St NW
9th St NW
15th St W
2nd Ave W
4th Ave W
7th Ave W


3RD AVE NW
MAIN AVE W
26TH ST NW
2ND AVE NW
1ST AVE NW
4TH AVE NW
GRESS AVE NW
28TH CT NW
PARK BLVD NW
29TH CT NW
I-94


Zoning
West Fargo City Limits
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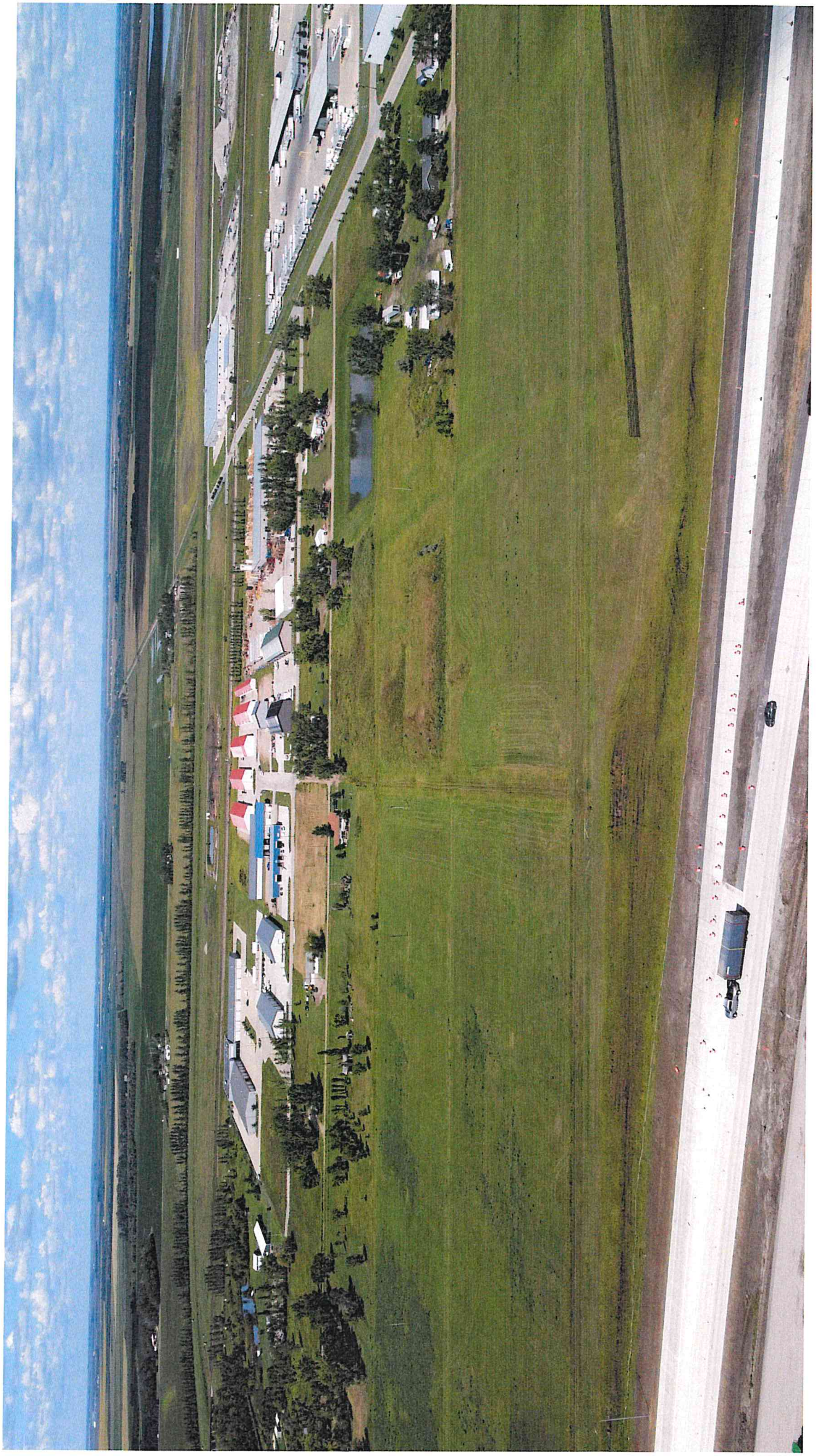
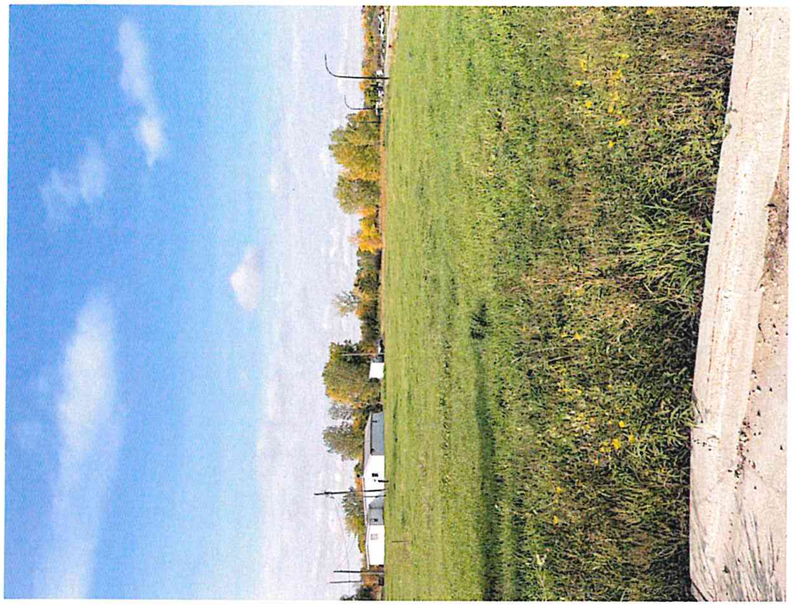
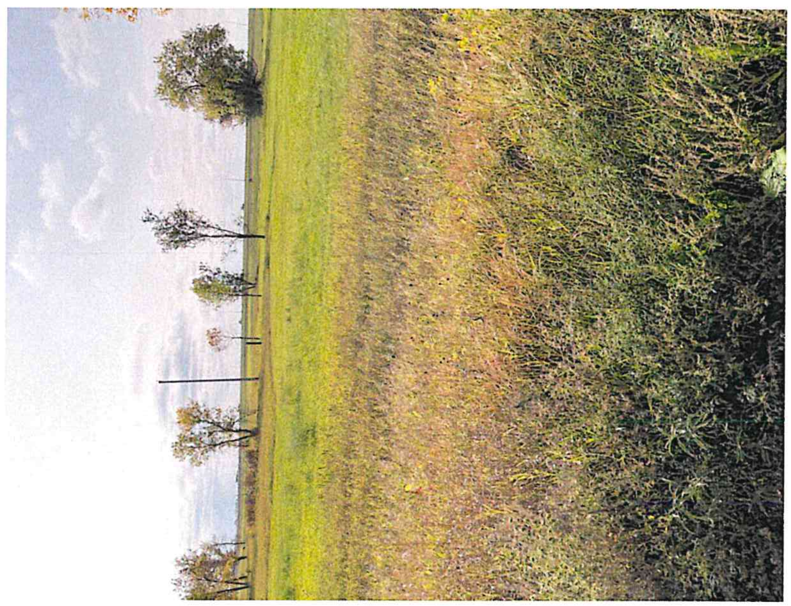
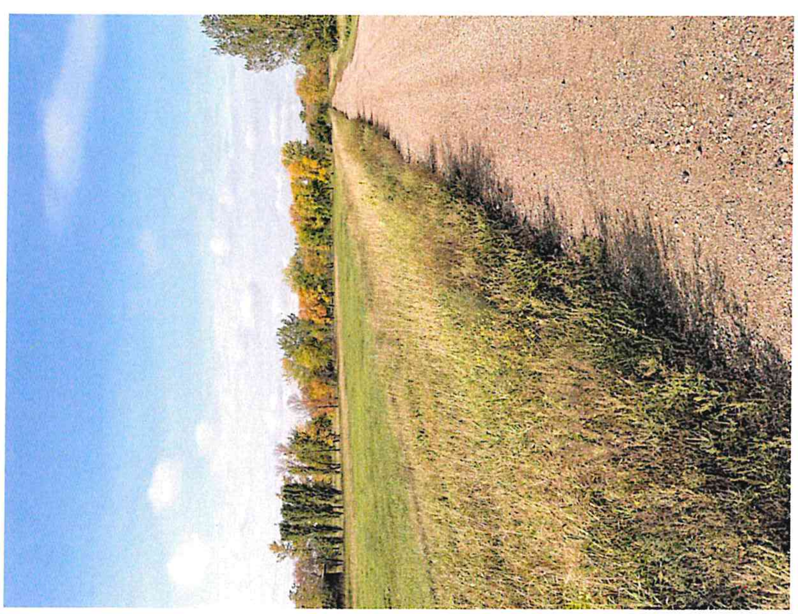
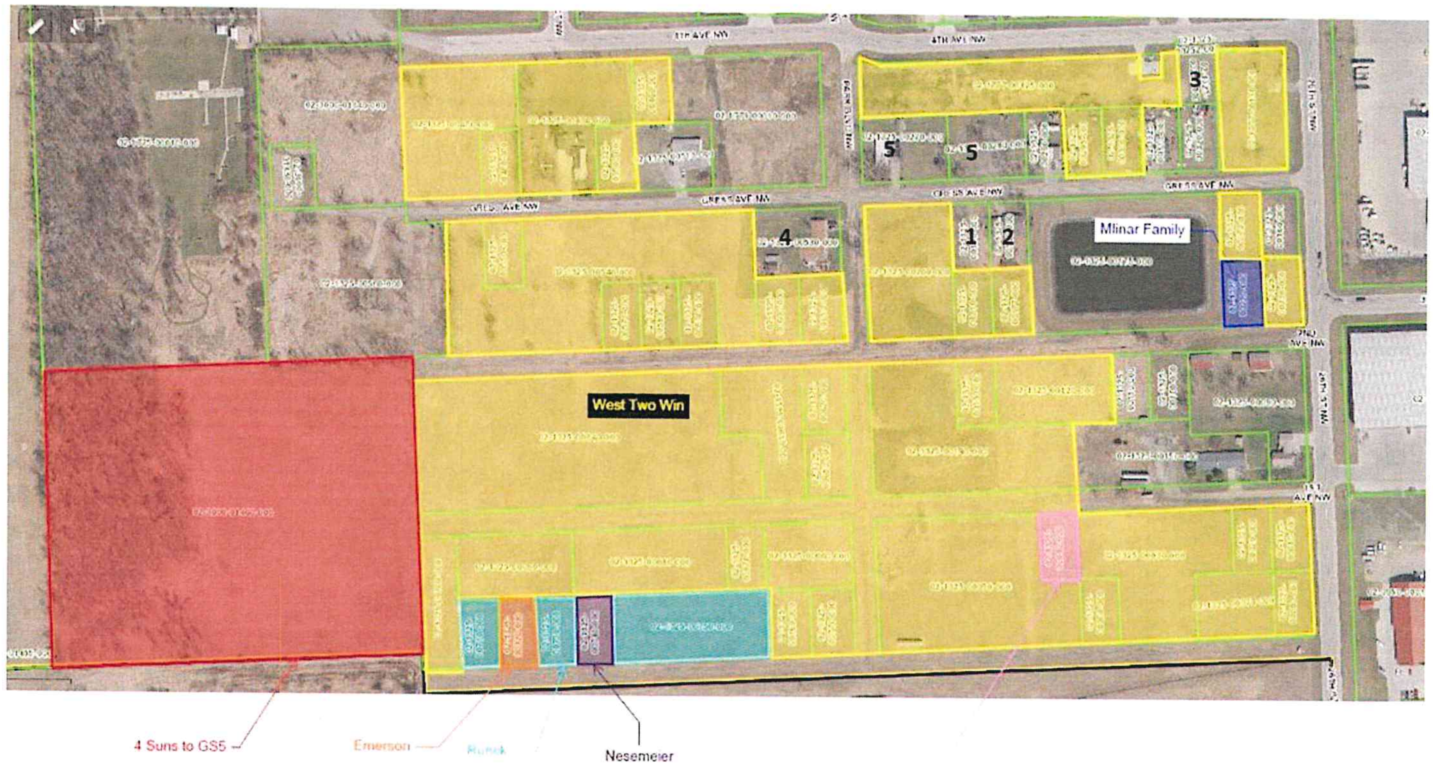
City of West Fargo Zoning
A: Agricultural
C: Light Commercial
C-OP: Commercial Office Park
DMU: Downtown Mixed Use
EMU: Entertainment Mixed Use
HC: Heavy Commercial
LI: Light Industrial
M: Heavy Industrial
P: Public
29th Ct NW
28th Ct NW
26th St NW
4th Ave NW
Gress Ave NW
Gress Ave NW
3rd Ave NW
2nd Ave NW
Park Blvd NW
1st Ave NW
1st Ave NW
26th St NW



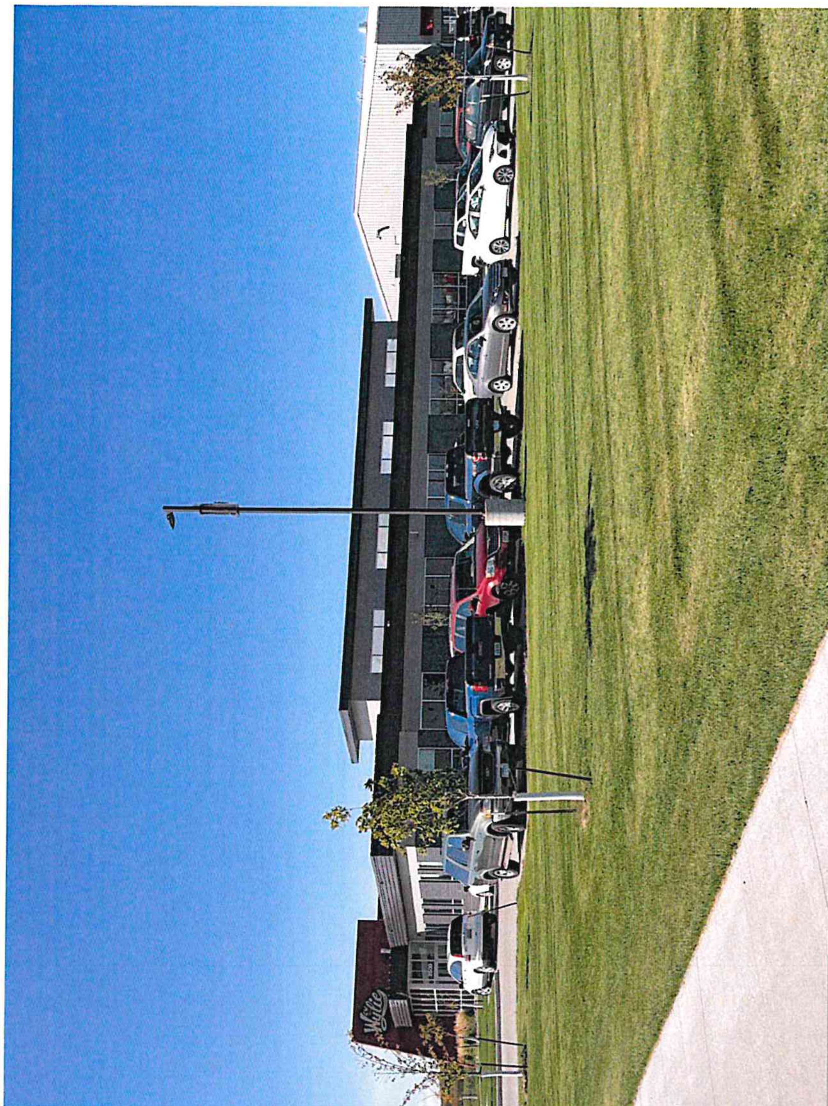
Seller Name		Property Size	Property Type
Craig Ruck	■	67,201 SF	Land
Milnar Family Trust	■	11,200 SF	Land
Hilltop Enterprises & Virgil Olson	■	11,200 SF	Land
Wanda & Gerald Emerson	■	11,200 SF	Land
Kathleen Nesemeier	■	11,200 SF	Land
West Two Win Properties	■	1,357,834 SF	Land
Four Suns (owned by GS5)	■	478,906 SF	Land
Ernest & LeRae Albers	1	11,200 SF	Land
Mark Vrem	2	11,200 SF	Home
Wheeling 5 Family Trust	3	8,800 SF	Land
Tim Cockayne	4	25,200 SF	Home
Christopher Gibbons	5	47,600 SF	Home
Total		2,052,741 SF	

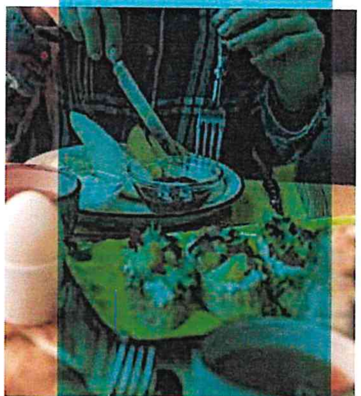


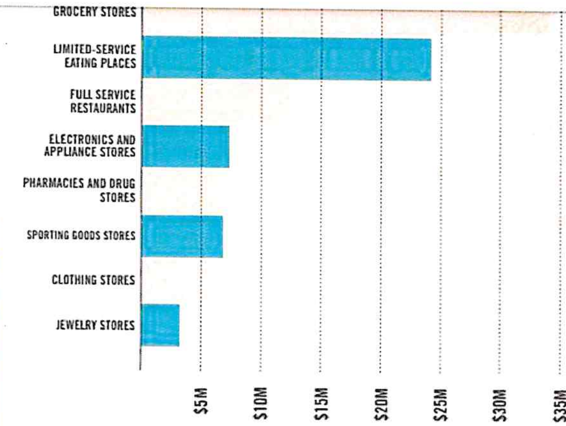

SANDHILLS ARCHERY CLUB
WEST FARGO PUBLIC SCHOOLS
The PALLET COMPANY Inc.
FedEx Freight
4th Ave. NW
3rd Ave. NW
26th Street NW
A
B
C
D
E
F
G
H
I
J
INTERSTATE 94
LEGEND
N
Corridor Overlay Tree
West Fargo Diversion
BNSF Railway
Interstate 94
Spec Industrial Building
Retention Pond
Future Development by Enclave
Future Interchange
Development Intent Unknown
Future Development by Restad


FritoLay


ENCLAVE





SOURCE: ENVIRONICS RETAIL MARKET POTENTIAL REPORT

for the Main Avenue and Sheyenne Street corridor that will continue to yield redevelopment results as they are promoted and used.

The Payment In lieu of Taxes (PILOT) and PACE loan programs are valuable throughout the city and should be continued. As with any incentive program, West Fargo should closely track results, and be willing to "tweak" the program if necessary.

Consider City of West Fargo initiated Tax Increment Financing District(s)

North Dakota's legislation allows municipalities to establish Tax Increment Financing (TIF) Districts in blighted areas whereby the base value of a district continues to flow to the general fund of taxing jurisdictions while any incremental growth within that district would go to fund public improvements within the designated area. TIF districts have been instrumental in blighted areas where investment has created an incremental value to fund public improvements.

While the City of West Fargo markets the opportunities to create TIF districts, it should contemplate a proactive approach to this effort. Particularly in downtown, where new investments will create an incremental value that could go toward public-sector improvements in the district. Many communities rely on the private sector to suggest TIF financing, however a proactive approach where the City of West Fargo initiates the TIF district in downtown and/or other areas could create a funding opportunity to capture growth and dedicate it to improvements in the district.

Typically, a proactive, city-initiated TIF district signals that the community is encouraging economic development and mixed-use development that will have a need for public infrastructure and will ultimately provide a greater economic development benefit to the city once the tax increment bonds are satisfied.

Develop Industrial "Village" Concept in Northwest Sector of the City

The industrial village concept recognizes that the traditional view of the industrial park has limitations to attract "new economy" investors. More and more, the strictly functional nature of an industrial park where employees simply work and must leave to eat or recreate does not allow for a creative mix of uses. More and more, businesses are locating in parks that also have a retail component (breweries, distilleries, food-related businesses). The mix of retail-meets production is a nationally growing trend. Recognizing the strong and ongoing need for flex space for industrial uses in the region, West Fargo should "leapfrog" over conventional thinking and explore areas where such an industrial village could occur.

Ideally, the location would be in the northwest sector of the city, an area that is already largely industrial and offers the benefit of proximity to the interstate, rail service, and Hector International Airport. Public improvements in such a development could be funded through a TIF district and include dining establishments for employees and recreational amenities to attract businesses.

Such a location would also be ideal for a maker space and/or incubator space (discussed elsewhere in this report) for businesses not suitable for downtown West Fargo.

Target a balanced mix of uses in key nodes throughout the city to include employment, retail, office, and living. Target appropriate locations to maximize impact and functionality of such

Enhance gateways and districts in West Fargo with branded signage.

Utilize the West Fargo brand to create gateway signs, wayfinding, and banner systems to signify key entries into the city, direct locals and visitors to civic and cultural destinations, identify the character districts of West Fargo, and to distinguish the city in the region.

Continue to Explore Meeting Facility

The issue of a regional meeting facility (convention, conference, or hybrid)


SANDHILLS
ARCHERY CLUB
West Fargo Public Schools
Educating all learners for tomorrow's world.
The PALLET COMPANY Inc
FedEx
Freight
4th Ave NW
30th St NW
3rd Ave NW
26th St NW
INTERSTATE
94
A
B
C
D
E
F
G
H
I
J


INTERSTATE
94
A
B
C
D
E
F
30th St NW
3rd Ave NW

Valuation Projection

Site	Proposed Use	Building Location	Building SF	Value PSF	Valuation - $	Valuation - %
A	Distribution Warehouse Building	West Side of Lot 1 - Sandhills 6th Addition	84,000 SF	$90.00	$7,560,000	13%
B	Manufacturing Building	East Side of Lot 1 - Sandhills 6th Addition	110,250 SF	$90.00	$9,922,500	17%
C	Office & Production/Processing Building	Lot 2 - Sandhills 6th Addition	105,000 SF	$90.00	$9,450,000	16%
D	Office & Logistics/Networking Building	Lot 3 - Sandhills 6th Addition	80,000 SF	$90.00	$7,200,000	12%
E	Office & Transportation Hub Building	Lots 4-9 - Sandhills 6th Addition	173,000 SF	$90.00	$15,570,000	26%
F	Showcase Garages & Hobby Workspaces Community	Lot West of Pond	25,000 SF	$70.00	$1,750,000	3%
G	Workshop with Outdoor Staging & Circulation - West	Lot Northwest of Pond	20,000 SF	$70.00	$1,400,000	2%
H	Workshop with Outdoor Staging & Circulation - East	Lot Northeast of Pond	60,000 SF	$70.00	$4,200,000	7%
I	Commercial Shop Bay Building	Lot East of Sandhills Archery	10,000 SF	$100.00	$1,000,000	2%
J	Retail/Restaurant Sales & Service Center	Lot East of Pond	10,000 SF	$110.00	$1,100,000	2%
				Ending Projected Development Valuation:	**$59,152,500**	**100%**

- Each Warehouse Building has a 14 Month Construction Period
- The Shop Condo, Shop/Yard Buildings, & Future Development Land Buildings have a 12 Month Construction Period
- Cass County Reassesses Property Tax Values in April, then Approves/Finalizes those Reassessments in August
- Assessments do not reflect the Full Assessed Value until lease period is complete and Property is Stabilized
- Assumes that lease period will last 6 - 12 months depending on delivery date
- Land will be assessed at our represented PSF Valuation for it

Important News

New values are posted by April 1st of each year and are only "proposed values" until their final approval. All values are certified following the State Board of Equalization meeting held the second Tuesday in August.

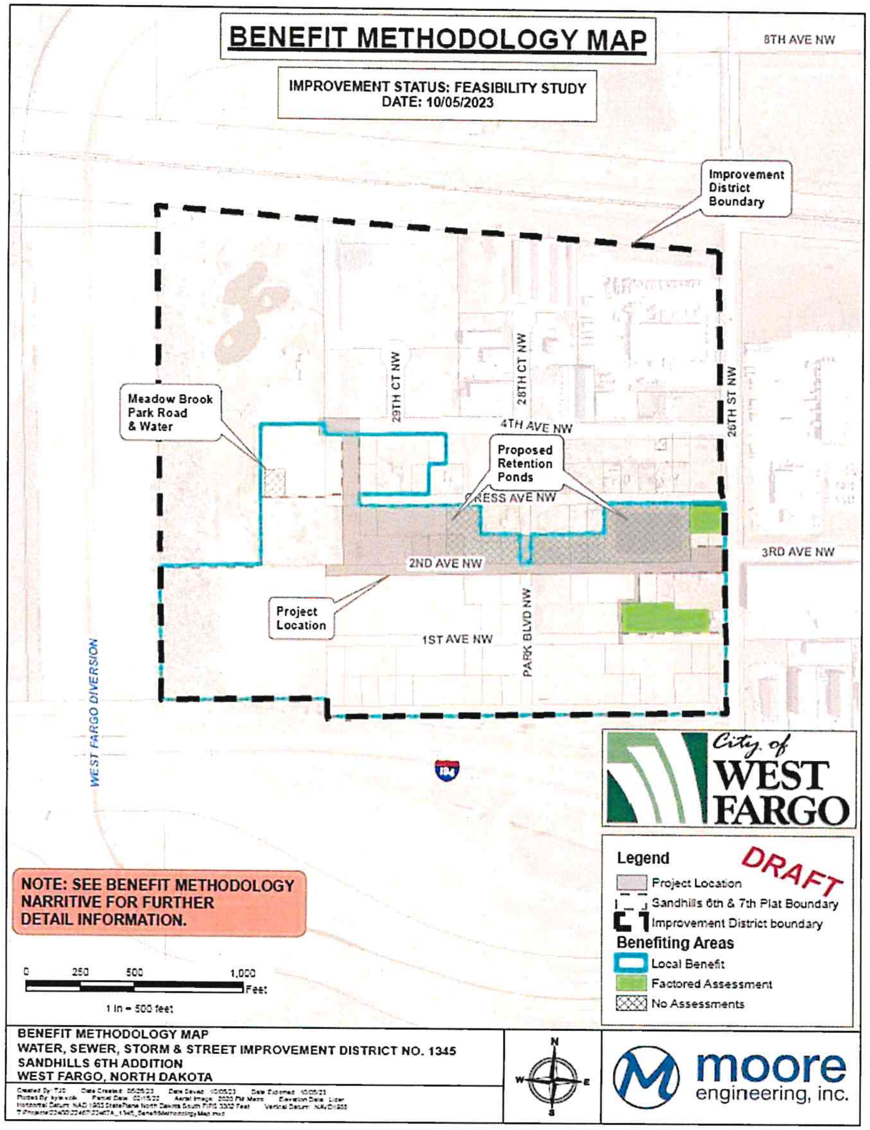
New Cass County Residential Visual Sales Map: https://cass-county-hub-casscountynd.hub.arcgis.com/apps/property-sales-application/explore

Valuation Growth Over Time

Site	Proposed Use	2023	Q1 - 2024	Q4 - 2024	Q1 - 2025	Q4 - 2025	Q1 - 2026	Q4 - 2026	Q1 - 2027	Q4 - 2027	Q1 - 2028	Q4 - 2028	Q1 - 2029	Q4 - 2029	2030
A	Distribution Warehouse Building	$ -	$ -	$ -	$ 1,134,000	$ 5,292,000	$ 7,182,000	$ 7,560,000	$ 7,560,000	$ 7,560,000	$ 7,560,000	$ 7,560,000	$ 7,560,000	$ 7,560,000	$ 7,560,000
B	Manufacturing Building	$ -	$ -	$ -	$ 496,125	$ 5,953,500	$ 8,434,125	$ 9,922,500	$ 9,922,500	$ 9,922,500	$ 9,922,500	$ 9,922,500	$ 9,922,500	$ 9,922,500	$ 9,922,500
C	Office & Production/Processing Building	$ -	$ -	$ -	$ -	$ 472,500	$ 2,835,000	$ 6,615,000	$ 8,977,500	$ 9,450,000	$ 9,450,000	$ 9,450,000	$ 9,450,000	$ 9,450,000	$ 9,450,000
D	Office & Logistics/Networking Building	$ -	$ -	$ -	$ -	$ -	$ 360,000	$ 1,440,000	$ 3,600,000	$ 6,840,000	$ 7,200,000	$ 7,200,000	$ 7,200,000	$ 7,200,000	$ 7,200,000
E	Office & Transportation Hub Building	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,892,500	$ 6,228,000	$ 10,120,500	$ 13,234,500	$ 15,570,000	$ 15,570,000
F	Showcase Garages & Hobby Workspaces Community	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 437,500	$ 700,000	$ 1,312,500	$ 1,750,000
G	Workshop with Outdoor Staging & Circulation - West	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 350,000	$ 560,000	$ 1,050,000	$ 1,400,000
H	Workshop with Outdoor Staging & Circulation - East	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,050,000	$ 1,680,000	$ 3,150,000	$ 4,200,000
I	Commercial Shop Bay Building	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 350,000	$ 650,000	$ 1,000,000	$ 1,000,000
J	Retail/Restaurant Sales & Service Center	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 495,000	$ 935,000	$ 1,100,000
	Cumulative Total of Valuations:	**$ -**	**$**	**-**	**$**	**11,718,000**		**$25,537,500**		**$37,665,000**		**$46,440,500**		**$57,150,000**	**$ 59,152,500**
		2023		2024		2025		2026		2027		2028		2029	2030

Construction Completion Over Time

Site	Proposed Use	2023	Q1 - 2024	Q4 - 2024	Q1 - 2025	Q4 - 2025	Q1 - 2026	Q4 - 2026	Q1 - 2027	Q4 - 2027	Q1 - 2028	Q4 - 2028	Q1 - 2029	Q4 - 2029	2030
A	Distribution Warehouse Building	0%	0%	0%	15%	70%	95%	100%	100%	100%	100%	100%	100%	100%	100%
B	Manufacturing Building	0%	0%	0%	5%	60%	85%	100%	100%	100%	100%	100%	100%	100%	100%
C	Office & Production/Processing Building	0%	0%	0%	0%	5%	30%	70%	95%	100%	100%	100%	100%	100%	100%
D	Office & Logistics/Networking Building	0%	0%	0%	0%	0%	5%	20%	50%	95%	100%	100%	100%	100%	100%
E	Office & Transportation Hub Building	0%	0%	0%	0%	0%	0%	0%	0%	25%	40%	65%	85%	100%	100%
F	Showcase Garages & Hobby Workspaces Community	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	40%	75%	100%
G	Workshop with Outdoor Staging & Circulation - West	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	40%	75%	100%
H	Workshop with Outdoor Staging & Circulation - East	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	40%	75%	100%
I	Future Development Land - West	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	35%	65%	100%	100%
J	Future Development Land - East	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	45%	85%	100%
	Cumulative Total of Construction Completion:	**0%**		**0%**		**20%**		**43%**		**64%**		**79%**		**97%**	**100%**
		2023		2024		2025		2026		2027		2028		2029	2030



IMPROVEMENT DISTRICT NO. 1345
BENEFIT METHODOLOGY
IMPROVEMENT STATUS: Feasibility Study
DATE: 10/05/2023

Sewer, Water, Storm & Street Improvement Dist. No. 1345
Sandhills 6th Addition
West Fargo, North Dakota

Summary of Location for Improvements

- Local Benefitting Area
  - Proposed Sandhills 6th Addition Plat
  - Proposed Sandhills 7th Addition Plat
  - Meadow Brook Park Addition
    - Block 3 Lots 1-5, 22
    - Block 3 Lots 17-21 (Factored Assessment)
    - Block 4 Lots 1-2 (Factored Assessment)
    - Block 4 Lots 21-22
    - Block 8 Lots 11-12
    - Block 8 Lots 5-9, 14-17 (Pond and Water Only)
  - Sandhills Archers, Inc. Property (i.e. unplatted 2.05 acre parcel) – Storm and Pond Only
- Non-Benefitting Areas
  - Sandhills 3rd Addition Plat
    - Block 1 Lots 1-11
    - Block 2 Lot 1
    - Block 3 Lot 1
  - Sandhills 4th Addition Plat
  - Sandhills 5th Addition Plat
  - Meadow Brook Park Addition
    - Block 4 Lots 8-11
    - Block 5 Lot 3, 12-20
    - Block 6 Lot 1-10
    - Block 8 Lot 5-9, 11, 12, 14-19
    - Block 9 Lot 1-2
  - Meadow Brook Park Road & Water Property
  - Sandhills Archers, Inc. Property (i.e. Lot 1, Block 1 Sandhills Subdivision)
  - Sandhills 6th Addition
    - Block 3, Lot 5 (Future Right-of-Way Purchase)

Assessment Methodology

- No Assessments
  - City Properties
    - Sandhills 6th Addition Plat
      - Block 1 Lot 2 (Proposed Storm Water Retention Pond)
      - Block 2 Lot 1 (Proposed Storm Water Retention Pond)
    - Sandhills 3rd Addition Block 2 Lot 1 (Sanitary Sewer Lift Station Lot)
    - Meadow Brook Park Road & Water Property (i.e. unplatted/0.28 acre private well parcel)
  - Non-Benefitting Areas
    - At the time of this report and iteration of the benefit methodology, it is the understanding per City Staff correspondence and other related correspondence with Developers, that the intention is to not allocate any special assessments (local or regional) to the defined non-benefitting areas of the improvement district for the currently proposed public infrastructure improvements.
- Local Benefit
  - Sanitary Sewer – Square Footage
  - Water Main – Square Footage
  - Storm Sewer – Square Footage
  - Street – Square Footage
  - Street Lighting – Square Footage
  - Wetland Permitting & USACE Coordination – Square Footage
    - USACE Permitting & Wetland Delineation
    - Wetland Mitigation Expenses