



Economic Development Advisory Committee  
West Fargo City Hall, Riverside Room  
Thursday, April 11<sup>th</sup>, 2024  
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- Berglund  
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 the 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 facilitate efficient development within the City of West Fargo.

**AGENDA:**

1. Call to order
2. Attendance roll call
3. Approval of last meetings minutes
4. Approve order of Agenda
5. Renaissance Zone Application Straight Six Diesel LLC (Casey Sanders-Berglund)
6. Tax Increment Financing Application -EPIC Companies (Casey Sanders-Berglund)
7. Non-Agenda Items
8. Adjournment

**Future Meeting Dates (1<sup>st</sup> Thursdays of each month)**

Thursday, May 2, 2024

Thursday, June 6, 2024

Thursday, July 4, 2024 (Discuss a best date for committee)



**West Fargo Economic Development  
Advisory Committee  
Monday, February 12, 2024  
9 am**

The City of West Fargo Economic Development Advisory Committee met on Monday, February 12, 2024, at 9 am for a special meeting to review this applicant.

Voting Members Present: Eddie Sheeley (Chair), Nicole Steen-Dutton (Vice-Chair), Jaysen Schock, Marshall McCullough, Paul Matthys, and Carin Reisch.

City Staff: Casey Sanders-Berglund (Economic Development Manager)

Ex-Officio Members: None

Commissioners: Brad Olson and Roben Anderson

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Eddie called the meeting to order.

Marshall moved and Nicole seconded to approve the minutes for February 1, 2024 as presented. No opposition. Motion carried.

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

Casey Sanders-Berglund shared the application regarding Northwest Tires (Vetter & Wald) renaissance zone request.

Most notably the discussion centered around the eligibility requirements and if they were met, which they were. Additionally, comparing the benefit to the city with or without the incentive within five years and eight years respectively as displayed on the staff report. Noting the additional sales tax elevating the NW Tires footprint would bring to the taxing entities with the potential of bringing more sales tax annually than the total of the five-year tax abatement. The overall welcome of a new building along Main Ave replacing a building that was built in 1960 with updates in 1977.

Marshall made the motion to approve. Jaysen seconded. No opposition. Motion carried.

Nicole motioned and Jaysen seconded to adjourn the meeting. No opposition. Meeting was adjourned.

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Chair, Eddie Sheeley

# CITY OF WEST FARGO ECONOMIC DEVELOPMENT

## STAFF REPORT

### Straight Six Diesel LLC

1200 3<sup>rd</sup> Ave NW #1 West Fargo ND 58078

Applicant: Straight Six Diesel LLC

Staff Contact: Economic Development  
Casey Sanders

Economic Development Advisory Committee:

April 4<sup>th</sup> 2024

West Fargo Public School District:

N/A

Cass County Board of Commissioners:

N/A

Public Hearing:

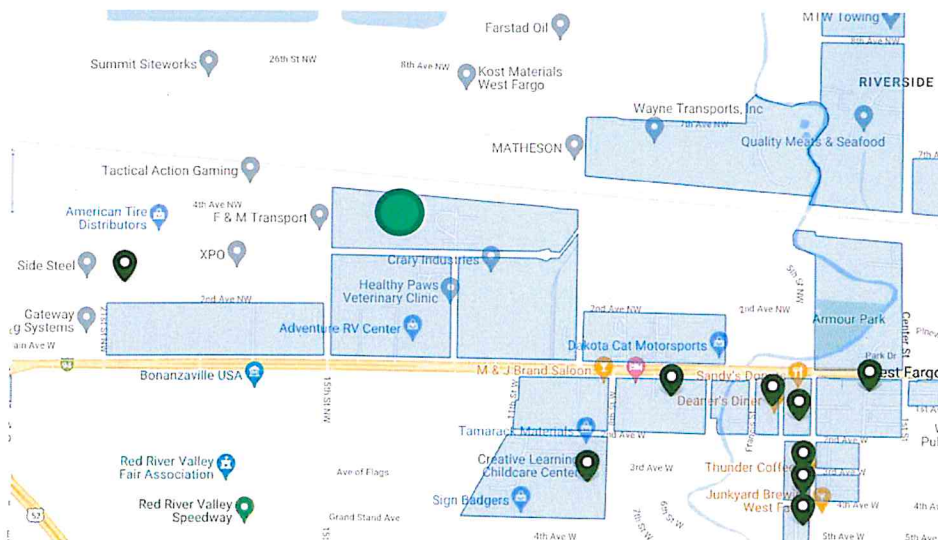
N/A

City Commission:

### PURPOSE:

The applicant requesting this incentive is leasing their space in the Rested development has already been approved for a Renaissance Zone award in May of 2022.

The purpose of this application is to participate in the state income tax incentive that is approved as a supplementary benefit to properties who receive an award for a Renaissance Zone incentive.



## STAFF REPORT

**DISCUSSION AND OBSERVATIONS:**

Straight Six Diesel serves local businesses transportation trucks and aims to provide fast and accurate services. We employ 5 employees. Some of the additional services we provide are regularly scheduled maintenance such as oil changes, DOT inspections both Federal and State, and the unexpected repairs from replacing fuel lines all the way to full overhauls.

- Zoned Light Industrial
- This business is currently leasing this space
- This business would be eligible for the income tax incentive for the remaining eligible years that the already approved property hold the renaissance zone award from August of 2022 in which the incentive begins (after now the building has been completed) in 2024.

**PROJECT ELIGIBILITY FOR DEVELOPMENT:**

The project is located in the industrial park of West Fargo in an approved Renaissance Zone area.

**PUBLIC PARTICIPATION:**

Public assistance for this project is through state income tax totaling \$130,000.00 for the full 5 years.

|   | Original award | Incentive Eligibility |
|---|----------------|-----------------------|
| 1 | 2023           | \$ 26,000.00          |
| 2 | 2024           | \$ 26,000.00          |
| 3 | 2025           | \$ 26,000.00          |
| 4 | 2026           | \$ 26,000.00          |
| 5 | 2027           | \$ 26,000.00          |
|   |                | \$ 130,000.00         |

**RECOMMENDATIONS:**

To support the incentive request by straight six diesel and sent to the State of ND for final approval.

**ECONOMIC DEVELOPMENT ADVISORY COMMITTEE RECOMMENDATION:**

Economic Development Advisory Committee is reviewing this project in April 2024.

# RENAISSANCE ZONE PROJECT APPLICATION

NORTH DAKOTA DEPARTMENT OF COMMERCE

DIVISION OF COMMUNITY SERVICES

SFN 59291 (06/23)

To receive Division of Community Services' (DCS) approval on zone projects, the following information must be submitted to DCS.

|                                                                                                                                                                                                                                               |                                      |                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------|
| 1. Type of project                                                                                                                                                                                                                            |                                      |                                                               |
| Business <input checked="" type="checkbox"/>                                                                                                                                                                                                  | Residential <input type="checkbox"/> | Utility Infrastructure Project (UIP) <input type="checkbox"/> |
| 2. If this is a UIP, project is the applicant a Renaissance Zone project? Yes <input type="checkbox"/> No <input type="checkbox"/>                                                                                                            |                                      |                                                               |
| a. To be considered a Renaissance Zone project, the project would need to take place in the Renaissance Zone and be a utility company.                                                                                                        |                                      |                                                               |
| b. If this is a property owner affected by a UIP not participating in a Renaissance Zone project, is the property owner in the Renaissance Zone? Yes <input type="checkbox"/> No <input type="checkbox"/>                                     |                                      |                                                               |
| 3. Applicant Information                                                                                                                                                                                                                      |                                      |                                                               |
| Name of applicant(s) or business name<br>Straight Six Diesel LLC                                                                                                                                                                              |                                      |                                                               |
| If business, type of entity (Provide a copy of the Certificate of Good Standing from Tax Department)<br>S-Corporation                                                                                                                         |                                      |                                                               |
| <b>Address and renaissance zone block number as it appears in the development plan property listings.</b>                                                                                                                                     |                                      |                                                               |
| Address<br>1200 3rd Ave NW Suite 1                                                                                                                                                                                                            | City<br>West Fargo                   | Renaissance Zone Block                                        |
| 4. For residential projects provide evidence that the home purchased is the taxpayer's primary residence.                                                                                                                                     |                                      |                                                               |
| 5. Project Type                                                                                                                                                                                                                               |                                      |                                                               |
| a. Purchase (to include new construction) <input type="checkbox"/>                                                                                                                                                                            |                                      |                                                               |
| b. Purchase with major improvements <input type="checkbox"/>                                                                                                                                                                                  |                                      |                                                               |
| c. Lease <input checked="" type="checkbox"/>                                                                                                                                                                                                  |                                      |                                                               |
| i. What type of lease?                                                                                                                                                                                                                        |                                      |                                                               |
| New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Continuation of a Lease <input type="checkbox"/> Leasehold Improvement <input type="checkbox"/>                                                                    |                                      |                                                               |
| If this an expansion, what is the additional square feet of the expansion? _____                                                                                                                                                              |                                      |                                                               |
| ii. If it is a lease project, does it involve the relocation of a business from one location in the city to the Renaissance Zone or from one zone property to another zone property? Yes <input type="checkbox"/> No <input type="checkbox"/> |                                      |                                                               |
| d. Rehabilitation                                                                                                                                                                                                                             |                                      |                                                               |
| i. Commercial 50% or more of the true and full value <input type="checkbox"/>                                                                                                                                                                 |                                      |                                                               |
| Or                                                                                                                                                                                                                                            |                                      |                                                               |
| ii. Commercial 75% or more of the true and full value <input type="checkbox"/>                                                                                                                                                                |                                      |                                                               |
| Or                                                                                                                                                                                                                                            |                                      |                                                               |
| iii. Residential 20% of the true and full value <input type="checkbox"/>                                                                                                                                                                      |                                      |                                                               |
| iv. Current true and full value \$ _____                                                                                                                                                                                                      |                                      |                                                               |

v. For rehabilitation projects, provide a description of the work and the estimated costs.

|  | Work to be done | Estimated Cost |
|--|-----------------|----------------|
|  |                 |                |
|  |                 |                |
|  |                 |                |
|  |                 |                |

vi. What is the term (in months) sought for benefits related to this project? 44

6. Does this project involve historical preservation or renovation? Yes ☐ No ☒

a. For projects that involve historical preservation or renovation, but are not part of a rehabilitation project, provide a description of the work and the estimated costs. **A letter of approval from the Historical Society is required to claim any historical tax credits either on a rehabilitation project or renovation.**

b. Information for historical properties may be obtained by contacting the Historical Society at (701) 328- 2666.

7. For projects other than the purchase (includes new construction) or rehabilitation of a single-family home and historical preservation and renovation, describe how the overall benefit(s) of the project to the community meets or exceeds the financial and tax benefit to the businesses or investor.

We are leasing a building for our business in which our day to day operations will collect sales tax payable to the City, State, and County. Our company provides maintenance and repairs to the trucks that deliver goods to local businesses, which keeps our city running smoothly and growing.

8. Provide the estimated state and local tax benefit to the taxpayer for five years (applies to all projects).

Total State tax benefit for five years \$ 130,000

Total Property tax benefit for five years \$ 0.00

Total Non-participating owner tax credit \$ 0.00

9. Zone Authority and City Documentation:

Date of approval or conditional approval \_\_\_\_\_

Provide a copy of minutes or other supporting documentation that indicates the formal approval by the approving entity.

10. Identify from the Development Plan the specific criteria used to approve the project

11. Evidence that the taxpayer is current on state taxes. **(Taxpayers can contact the Office of State Tax Commissioner to receive a Certificate of Good Standing. This request must indicate that it is for a Renaissance Zone Project.)** See Appendix E.

Letter of Good Standing Attached? Yes ☒ No ☐

12. Expected date of occupancy or project completion \_\_\_\_\_

**NOTE:** The DCS reserves the right to reject a zone-approved project or to continue negotiating its approval. When a project is approved by the DCS, the local zone authority will be notified in writing.

If after a project is approved and the property changes hands or a replacement project is approved during the five-year exemption period, the DCS does not need to approve the transfer or the replacement project. The zone authority, however, must notify the DCS of the change and provide the applicable information about the new homeowners, business, and/or investor. The zone authority must also notify the DCS if any other change occurs in the status of the business or investor tax would affect the exemption approved.

**Once the project is completed**, DCS must be informed by email, Fax or letter of the exact date of completion, and project number before the final letter of approval can be issued.

**On historical Renovations/rehabilitations** documentation from the Historical Society approving the final restorations must be submitted to DCS prior a final letter of approval can be issued.

Printed Name  
Katrina Thompson

Title  
Office Assistant

Signature



Date  
3/11/24



STATE OF NORTH DAKOTA  
**OFFICE OF STATE TAX COMMISSIONER**  
BRIAN KROSHUS, COMMISSIONER

March 11, 2024

Ref: L0948358272

000211-232



STRAIGHT SIX DIESEL LLC  
1200 3RD AVE NW STE 1  
WEST FARGO ND 58078-1378

I, Brittany Herberholz, Customer Support Supervisor for the North Dakota Office of State Tax Commissioner, certify that the records in the North Dakota Office of State Tax Commissioner do not show any indebtedness owed to the State of North Dakota by STRAIGHT SIX DIESEL LLC, with respect to income taxes, sales and use taxes, or any other taxes collected by and payable to the Tax Commissioner's office. This company is, therefore, in good standing with the North Dakota Office of State Tax Commissioner. This certification does not include ad valorem property taxes collected by the respective county treasurers.

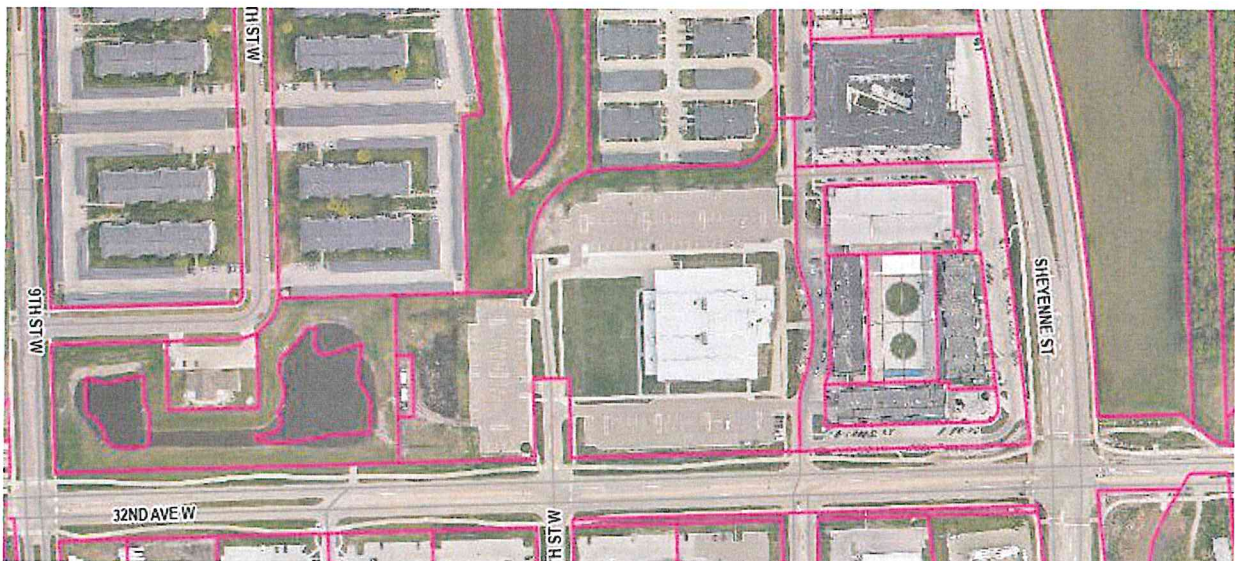
Dated this March 11, 2024 at Bismarck, North Dakota.

Brittany Herberholz  
Customer Support Supervisor

## STAFF REPORT

City Commission:

The applicant initially responding to the RFP out by the City in March 2023, is seeking a Tax Increment Financing district to complete the work outlined in the proposal concept.



- Increase commercial property tax revenues and values in the entertainment district.
- Increase sales and use tax revenue, which benefits economic development, capital improvement, and public safety.
- This property will not develop without a public private partnership.
- The proposal is broken into separate phases. This request reflects an ask for the Phase 1 of the concept.
- The TIF dollars would be allocated to ensure the city and school dollars are to only be used towards public infrastructure.
- Phase one includes a 120 room Hotel that would bring approximately \$122,435 in new lodging tax dollars to the community annually.
- The public investment into this project would allow for a net increase in public parking spaces

# CITY OF WEST FARGO ECONOMIC DEVELOPMENT

## STAFF REPORT

- Phase 1 includes a mixed-use building with parking. This will allow for additional commercial tenants in this district.

**\*see enclosed The Lights II proposal for additional information**

### PROJECT ELIGIBILITY FOR DEVELOPMENT:

The project is located adjacent to the West Fargo Sports Arena and the Lights. The City of West Fargo and the West Fargo Public Schools aim to convert non-taxable land in the entertainment mixed use district to taxable commercial property.

### PUBLIC PARTICIPATION:

Public assistance for this project is through property tax through a Tax Increment Financing District. The proposed incentive would support phase 1 of the overall project. By breaking the project up into phases the TIF ask would reflect \$6,493,996 for seventeen years. Assuming a 6% interest rate. The private building value is currently nothing and the new value would be \$50,560,000.

This would result in \$758,172.48 in new taxes collected, of this total \$208,194.00 reflects the cities portion.

**\*see attached TIF Comparison Document.**

| Current Building Value | Future Bulding Value | Difference       |
|------------------------|----------------------|------------------|
| \$ -                   | \$ 50,560,000.00     | \$ 50,560,000.00 |

| Property Tax Currently | Future Property Tax | Difference Annually |
|------------------------|---------------------|---------------------|
| \$ -                   | \$ 758,172.48       | \$ 758,172.48       |

| Taxes Collected Comparison |                   |                |               |
|----------------------------|-------------------|----------------|---------------|
|                            | Without Incentive | With Incentive | City only     |
| 1                          | \$ -              | \$ -           | \$ -          |
| 2                          | \$ -              | \$ -           | \$ -          |
| 3                          | \$ -              | \$ -           | \$ -          |
| 4                          | \$ -              | \$ -           | \$ -          |
| 5                          | \$ -              | \$ -           | \$ -          |
| 6                          | \$ -              | \$ -           | \$ -          |
| 7                          | \$ -              | \$ -           | \$ -          |
| 8                          | \$ -              | \$ -           | \$ -          |
| 9                          | \$ -              | \$ -           | \$ -          |
| 10                         | \$ -              | \$ -           | \$ -          |
| 11                         | \$ -              | \$ -           | \$ -          |
| 12                         | \$ -              | \$ -           | \$ -          |
| 13                         | \$ -              | \$ -           | \$ -          |
| 14                         | \$ -              | \$ -           | \$ -          |
| 15                         | \$ -              | \$ -           | \$ -          |
| 16                         | \$ -              | \$ -           | \$ -          |
| 17                         | \$ -              | \$ -           | \$ -          |
| 18                         | \$ -              | \$ 758,172.48  | \$ 208,194.00 |
| T                          | \$ -              | \$ 758,172.48  | \$ 208,194.00 |

STAFF REPORT

**RECOMMENDATIONS:**

Recommend to move forward with a seventeen-year Tax Increment Financing District to support the public infrastructure and public parking of this proposed development in the Entertainment Mixed Use District.

**ECONOMIC DEVELOPMENT ADVISORY COMMITTEE RECOMMENDATION:**

Economic Development Advisory Committee is reviewing this project in April 2024.

## STRAIGHTLINE TIF CALCULATION

| Entity:       | Mills: (2023) | Existing Value: | Taxes Collected: | New Value:              | New Taxes Collected: | TIF Increment Income: |
|---------------|---------------|-----------------|------------------|-------------------------|----------------------|-----------------------|
| City          | -             | \$0             | \$0.00           |                         | \$0.00               | \$0.00                |
| School        | -             | \$0             | \$0.00           |                         | \$0.00               | \$0.00                |
| Park          | -             | \$0             | \$0.00           |                         | \$0.00               | \$0.00                |
| County        | -             | \$0             | \$0.00           |                         | \$0.00               | \$0.00                |
| State         | -             | \$0             | \$0.00           |                         | \$0.00               | \$0.00                |
| Garrison      | -             | \$0             | \$0.00           |                         | \$0.00               | \$0.00                |
| Water         | -             | \$0             | \$0.00           |                         | \$0.00               | \$0.00                |
| <b>Total:</b> | <b>299.91</b> | <b>\$0</b>      | <b>\$0.00</b>    | <b>\$ 50,560,000.00</b> | <b>\$758,172.48</b>  | <b>\$758,172.48</b>   |

% of Value 1.50%

Net Available for TIF Project

\$698,655.95

Project Support Max

Rate

6.00%

\$11,204,859.66

## Improvements

| Name                     | PIN | Land | Building         | Total                  |
|--------------------------|-----|------|------------------|------------------------|
| Venue Properties         |     |      | \$ 50,560,000.00 | \$50,560,000.00        |
|                          |     |      | \$ -             | \$0.00                 |
|                          |     |      |                  | \$0.00                 |
|                          |     |      |                  | \$0.00                 |
|                          |     |      |                  | \$0.00                 |
| <b>Total all parcels</b> |     |      |                  | <b>\$50,560,000.00</b> |

## Project Cost Schedule

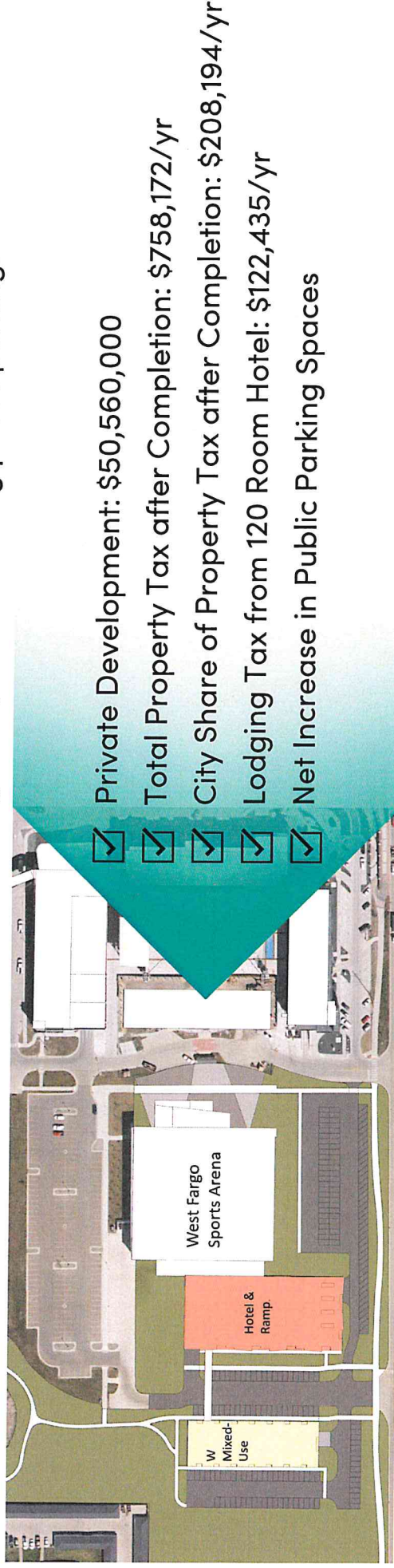
| Item                         | Description | Cost                  |
|------------------------------|-------------|-----------------------|
| TIF Funds for Project        |             | \$ 6,493,996          |
| Bonding costs                |             | \$ 194,820 3%         |
|                              |             | \$ -                  |
| <b>Totals</b>                |             | <b>\$ 6,688,816</b>   |
| <b>Total Costs With Bond</b> |             | <b>\$6,688,815.88</b> |
| Term                         |             | 17                    |
| Rate                         |             | 6.00%                 |
| <b>Bond Payment per Year</b> |             | <b>\$638,412.72</b>   |
| <b>Tax coverage +/-</b>      |             | <b>\$60,243.23</b>    |

## VARIABLE INCOME TIF MODEL

|                                              |               |       |                 |                 |  |                      |
|----------------------------------------------|---------------|-------|-----------------|-----------------|--|----------------------|
| TIF Income based on increase in improvements |               |       |                 |                 |  | \$ 11,201,018.96     |
| Repayment                                    | Interest rate | terms | Principal       | Interest        |  | \$ 10,853,016.28     |
|                                              | 6.00%         | 17    | \$ 6,688,815.88 | \$ 4,164,200.40 |  |                      |
| <b>End Fund Balance</b>                      |               |       |                 |                 |  | <b>\$ 348,002.68</b> |

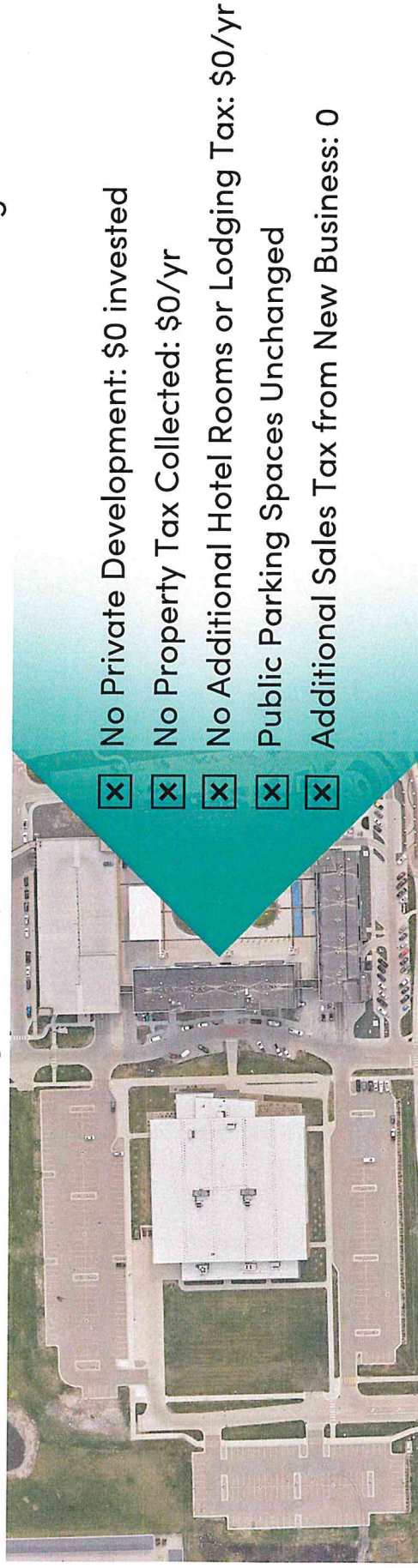
# DEVELOPMENT WITH TIF

Turning public land into private land to increase the property tax base, while providing community amenities, adding commercial business and sales tax growth, and enhancing public parking.



# DEVELOPMENT WITHOUT TIF

Public land remains unused. No growth to tax base, no additional amenities or sales tax growth.



EPIC COMPANIES

# THE LIGHTS II

WEST FARGO, ND



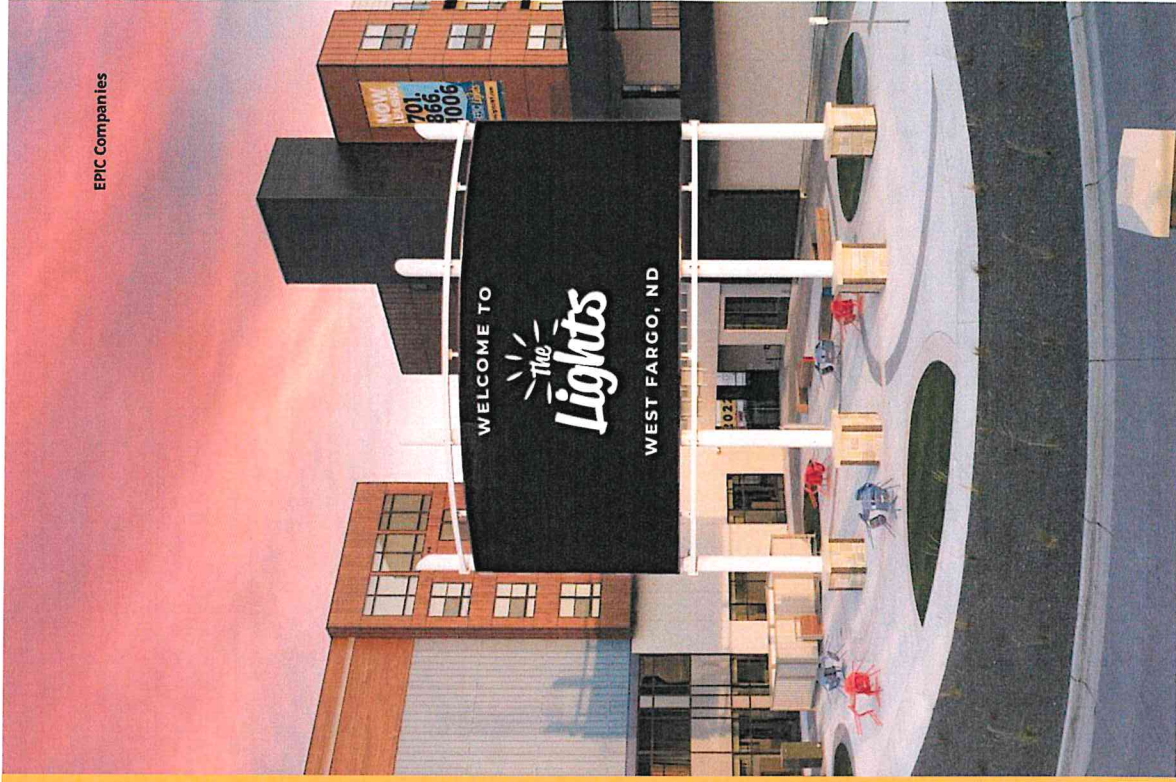
Welcome

# HOW WE GOT HERE

- |                       |                                                                                                   |
|-----------------------|---------------------------------------------------------------------------------------------------|
| <b>MARCH 15, 2023</b> | RFP Released – Create tax dollars for the land                                                    |
| <b>MAY 12, 2023</b>   | EPIC Companies proposal submitted                                                                 |
| <b>JUNE 26, 2023</b>  | Presented proposal to City and School Officials                                                   |
| <b>JULY 10, 2023</b>  | West Fargo City Commission approved entering into a partnership with EPIC behind a unanimous vote |

**TODAY**

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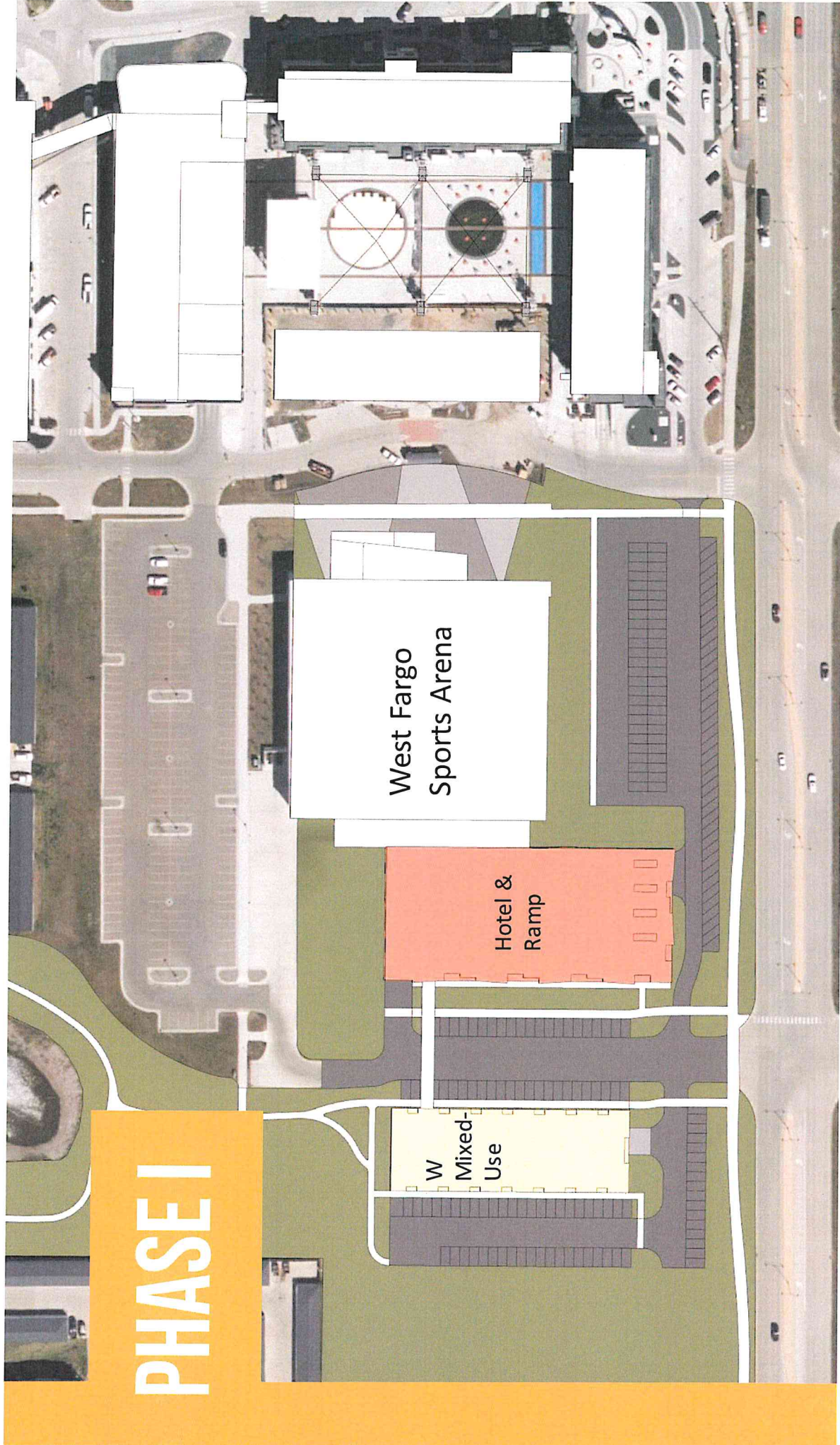


# PHASE I

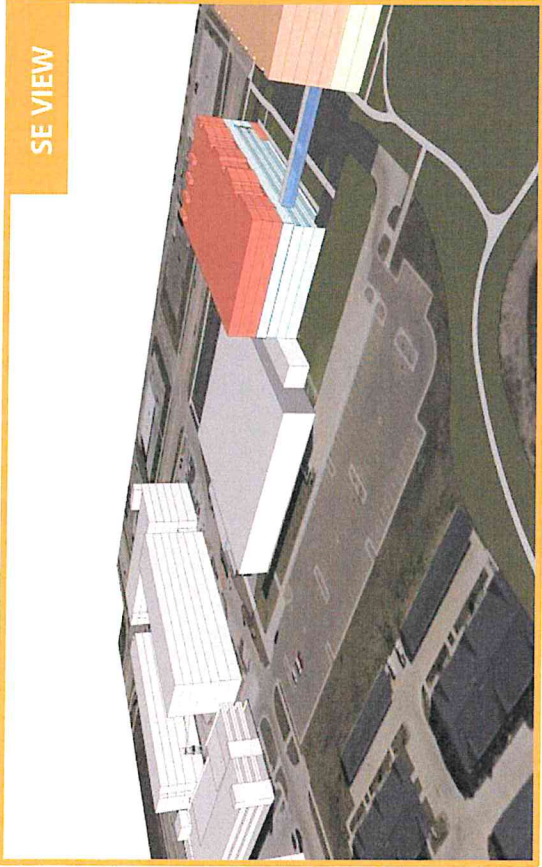
West Fargo  
Sports Arena

Hotel &  
Ramp

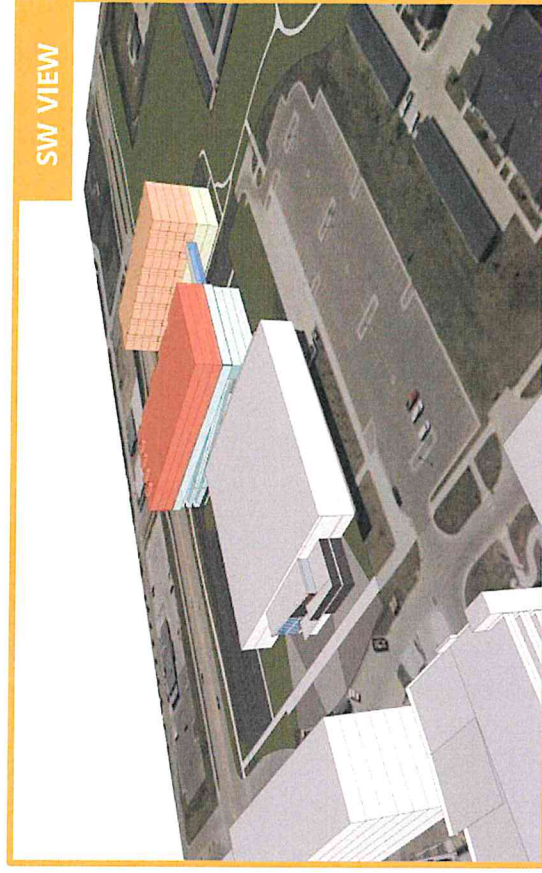
W  
Mixed-  
Use



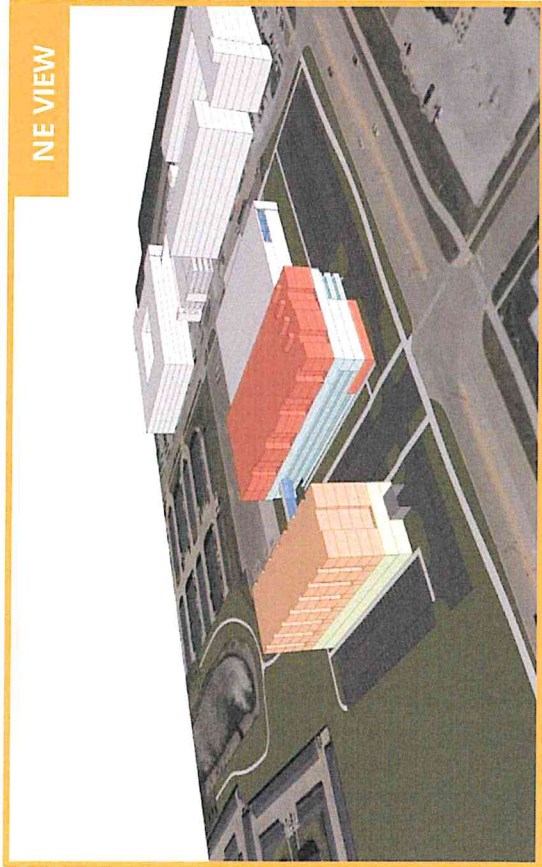
PHASE I



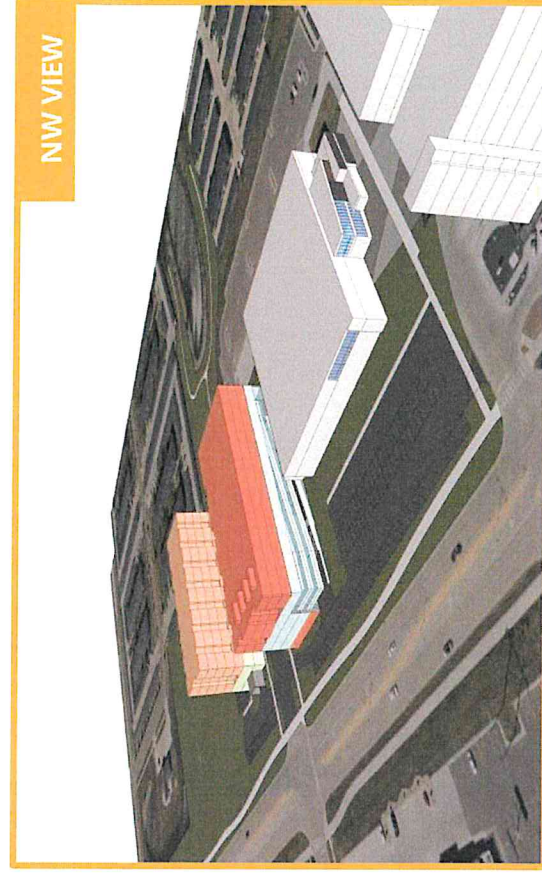
SE VIEW



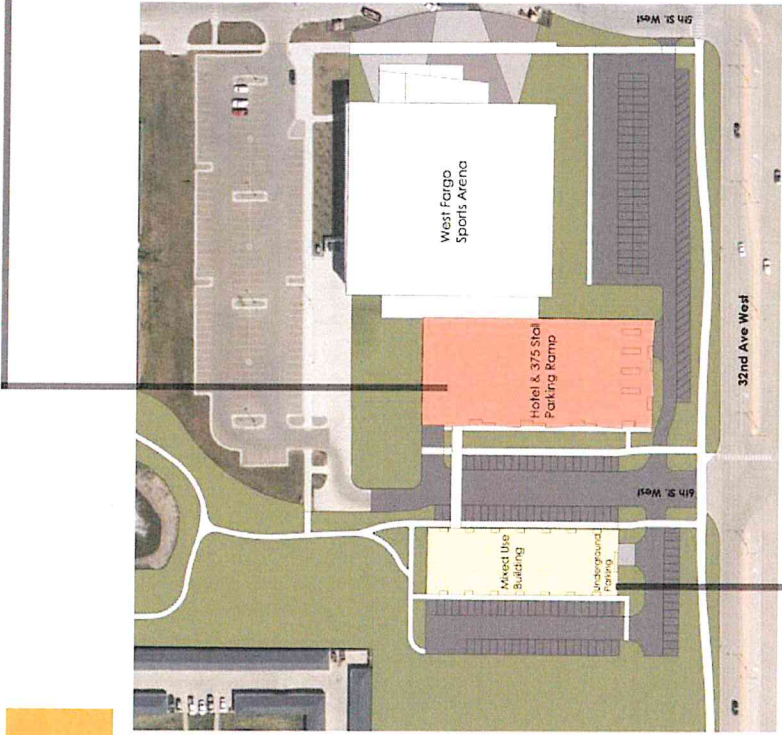
SW VIEW



NE VIEW



NW VIEW

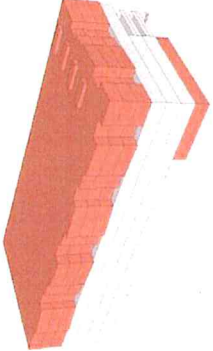


Hotel & Parking Ramp

Mixed Use Building

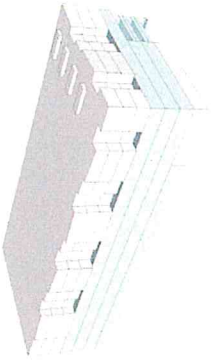
**Hotel**  
Floors 1 & 5-7

Floor 7 - 28,966 Sq. Ft.  
Floor 6 - 28,966 Sq. Ft.  
Floor 5 - 28,966 Sq. Ft.  
Floor 1 - 4,100 Sq. Ft.  
Total - 91,000 Sq. Ft.



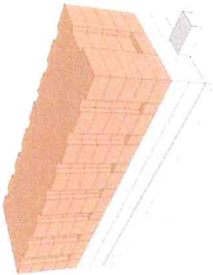
**Parking Garage**  
Floors 1-4

Floor 4 - 33,456 Sq. Ft.  
Floor 3 - 33,456 Sq. Ft.  
Floor 2 - 33,456 Sq. Ft.  
Floor 1 - 29,356 Sq. Ft.  
Total - 129,724 Sq. Ft.



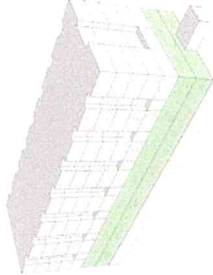
**Residential**  
Floors 3-7

Floor 7 - 17,325 Sq. Ft.  
Floor 6 - 17,325 Sq. Ft.  
Floor 5 - 17,325 Sq. Ft.  
Floor 4 - 17,325 Sq. Ft.  
Floor 3 - 17,325 Sq. Ft.  
Total - 86,625 Sq. Ft.



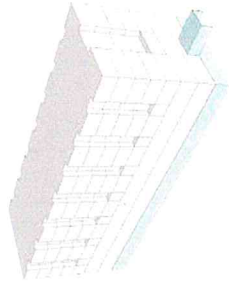
**Commercial**  
Floors 1-2

Floor 2 - 17,325 Sq. Ft.  
Floor 1 - 17,325 Sq. Ft.  
Total - 34,650 Sq. Ft.



**Underground Parking**

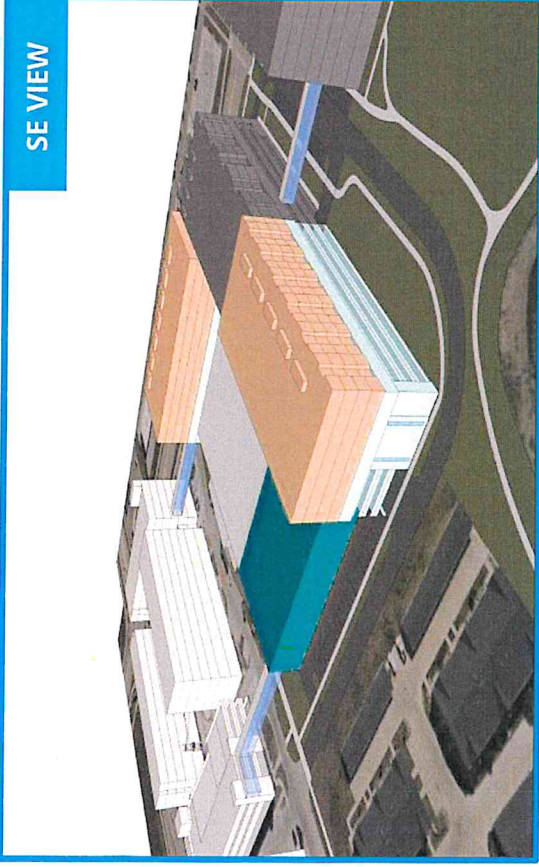
Floor -1 - 17,325 Sq. Ft.



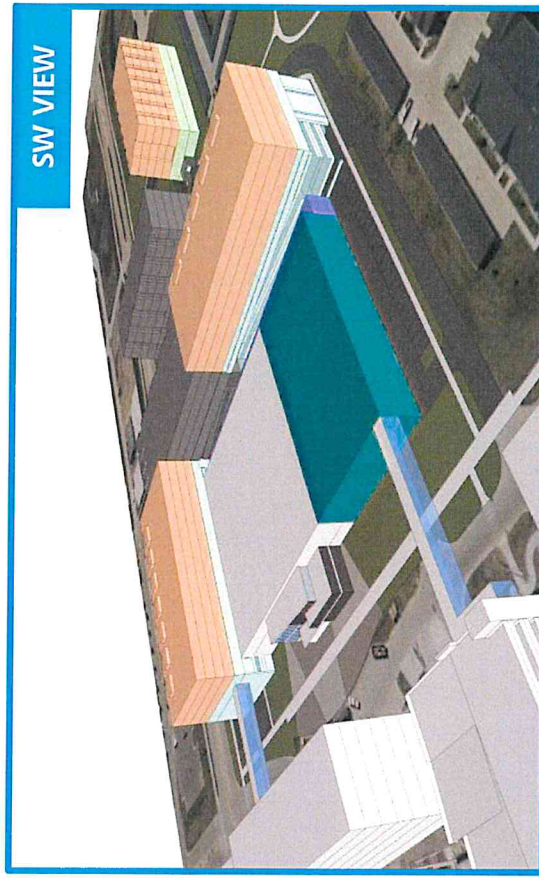
# PHASE II + III



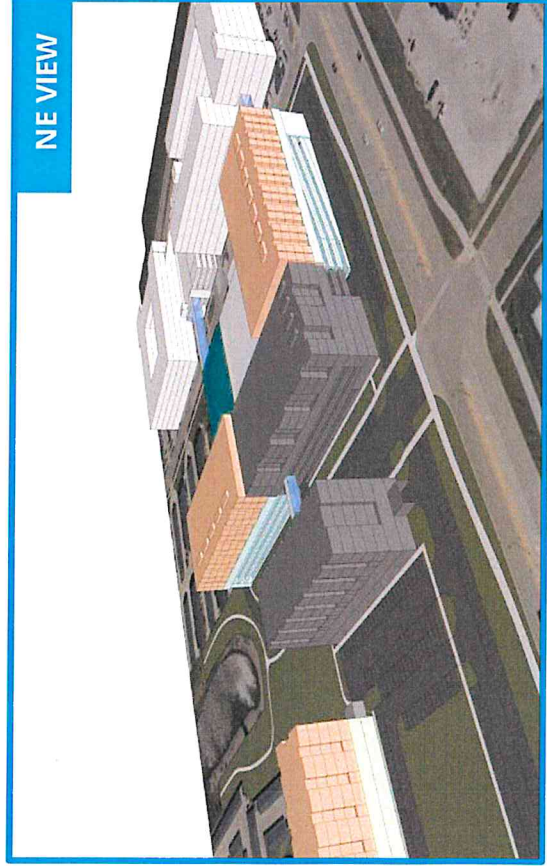
PHASE II + III



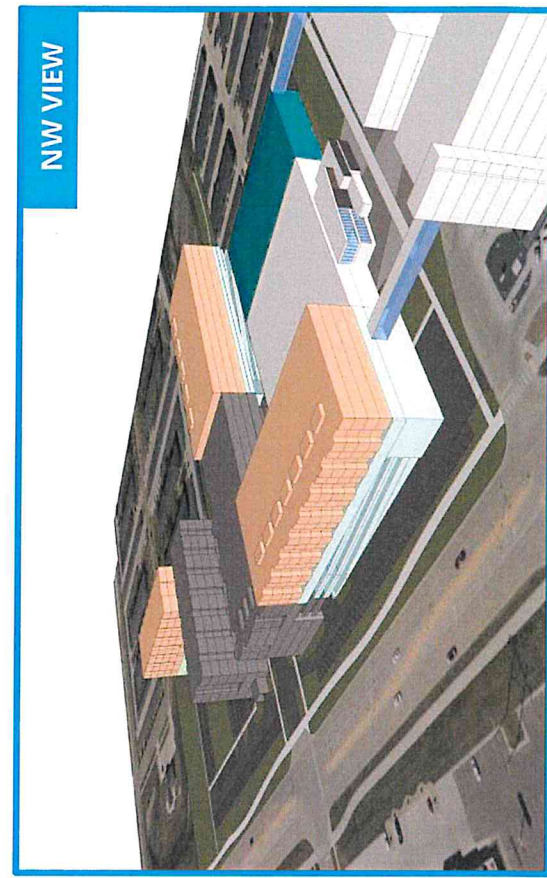
SE VIEW



SW VIEW

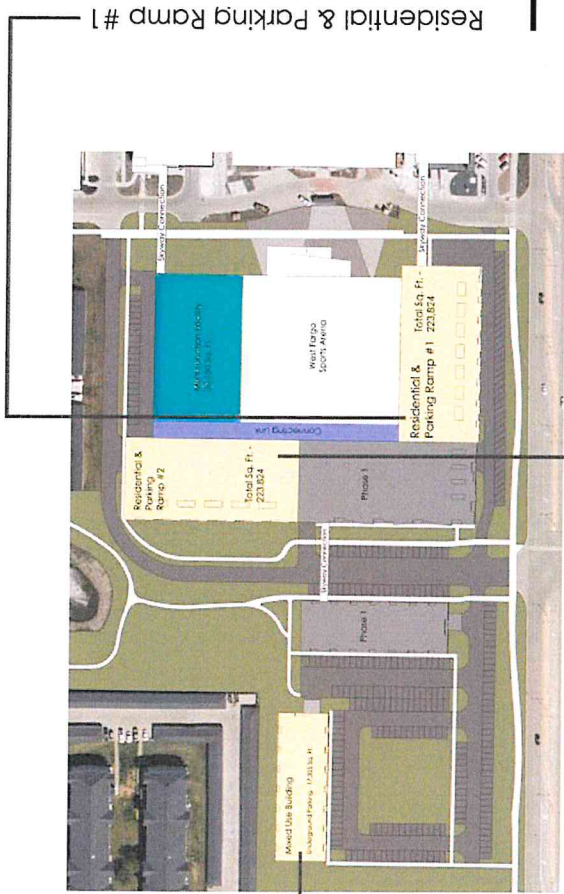


NE VIEW



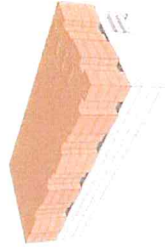
NW VIEW

# PHASE II + III



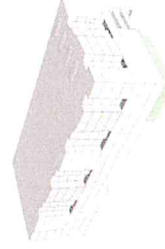
## Residential Floors 3-8

Floor 8 - 22,500 Sq. Ft.  
Floor 7 - 22,500 Sq. Ft.  
Floor 6 - 22,500 Sq. Ft.  
Floor 5 - 22,500 Sq. Ft.  
Total - 90,000 Sq. Ft.



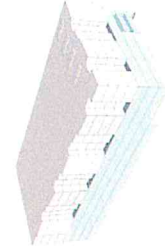
## Commercial Floor 1

Floor 1 - 4,100 Sq. Ft.



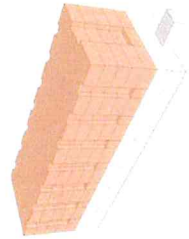
## Parking Garage Floors 1-4

Floor 4 - 33,456 Sq. Ft.  
Floor 3 - 33,456 Sq. Ft.  
Floor 2 - 33,456 Sq. Ft.  
Floor 1 - 29,356 Sq. Ft.  
Total - 129,724 Sq. Ft.



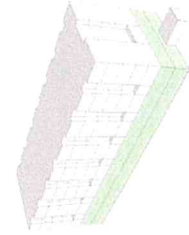
## Residential Floors 3-7

Floor 7 - 17,325 Sq. Ft.  
Floor 6 - 17,325 Sq. Ft.  
Floor 5 - 17,325 Sq. Ft.  
Floor 4 - 17,325 Sq. Ft.  
Floor 3 - 17,325 Sq. Ft.  
Total - 86,625 Sq. Ft.



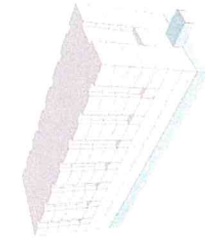
## Commercial Floors 1-2

Floor 2 - 17,325 Sq. Ft.  
Floor 1 - 17,325 Sq. Ft.  
Total - 34,650 Sq. Ft.



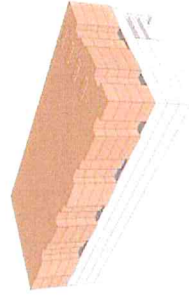
## Underground Parking

Floor -1 - 17,325 Sq. Ft.



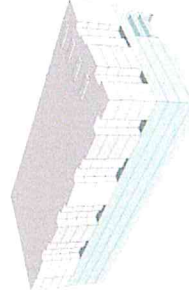
## Residential Floors 3-8

Floor 8 - 22,500 Sq. Ft.  
Floor 7 - 22,500 Sq. Ft.  
Floor 6 - 22,500 Sq. Ft.  
Floor 5 - 22,500 Sq. Ft.  
Total - 90,000 Sq. Ft.



## Parking Garage Floors 1-4

Floor 4 - 33,456 Sq. Ft.  
Floor 3 - 33,456 Sq. Ft.  
Floor 2 - 33,456 Sq. Ft.  
Floor 1 - 33,456 Sq. Ft.  
Total - 133,824 Sq. Ft.



Mixed Use Building

Residential & Parking Ramp #2

Residential & Parking Ramp #1

2025 2026 2027 2028 2029

IMAGINE BY EPIC + RAMP  
Spring 2025 – Fall 2026

WEST MIXED-USE BUILDING  
Summer 2025 – Fall 2027

NORTHWEST MIXED-USE BUILDING + RAMP  
Fall 2026 – Fall 2028

SOUTH MIXED-USE + RAMP  
Spring 2027 – Winter 2029

WEST WEST MIXED-USE BUILDING  
Spring 2028 – Fall 2029

PLAZA, POND,  
OUTDOOR  
Fall 2026

MULTI-FUNCTION FACILITY  
TBD

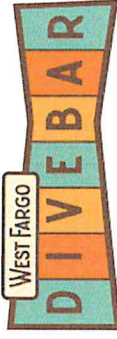
PHASE I  
PHASE II + III

The Lights Phase II  
March 2024

# Jobs & COMMERCIAL ACTIVITY



Essentia Health



NIRVANA  
MASSAGE & SKIN CARE



# POTENTIAL COMMERCIAL TENANTS

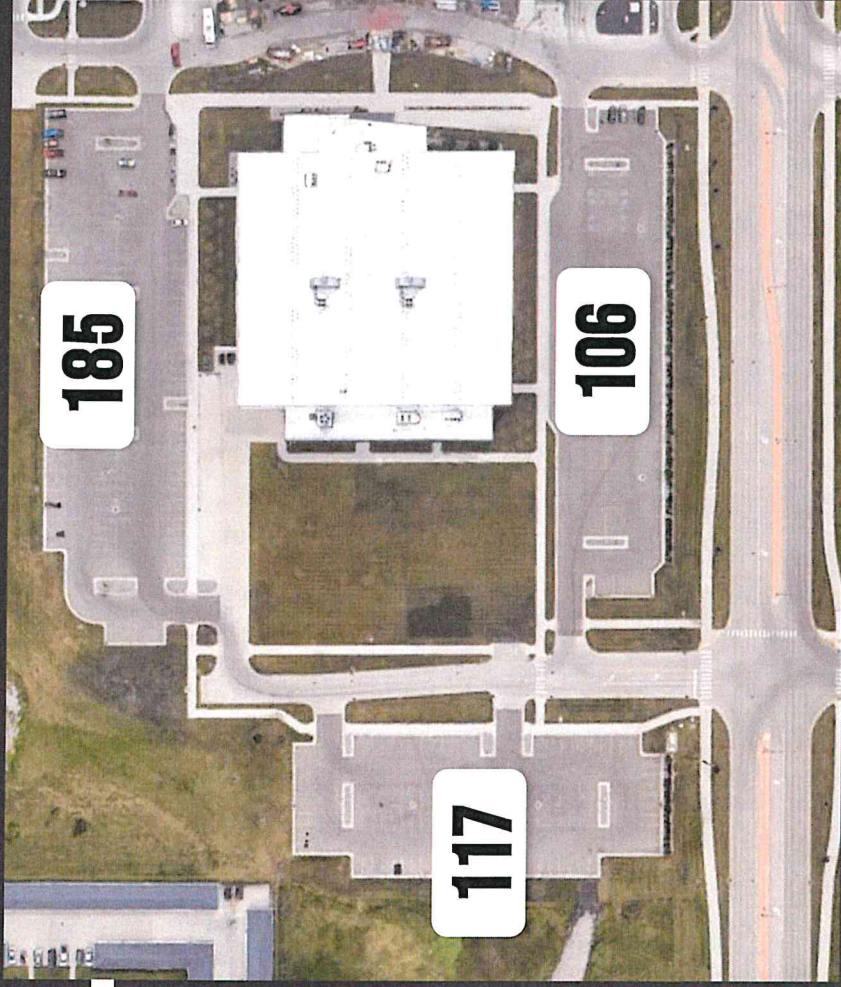
There will be room for approximately 8-12\* new commercial spaces pending the type of business.

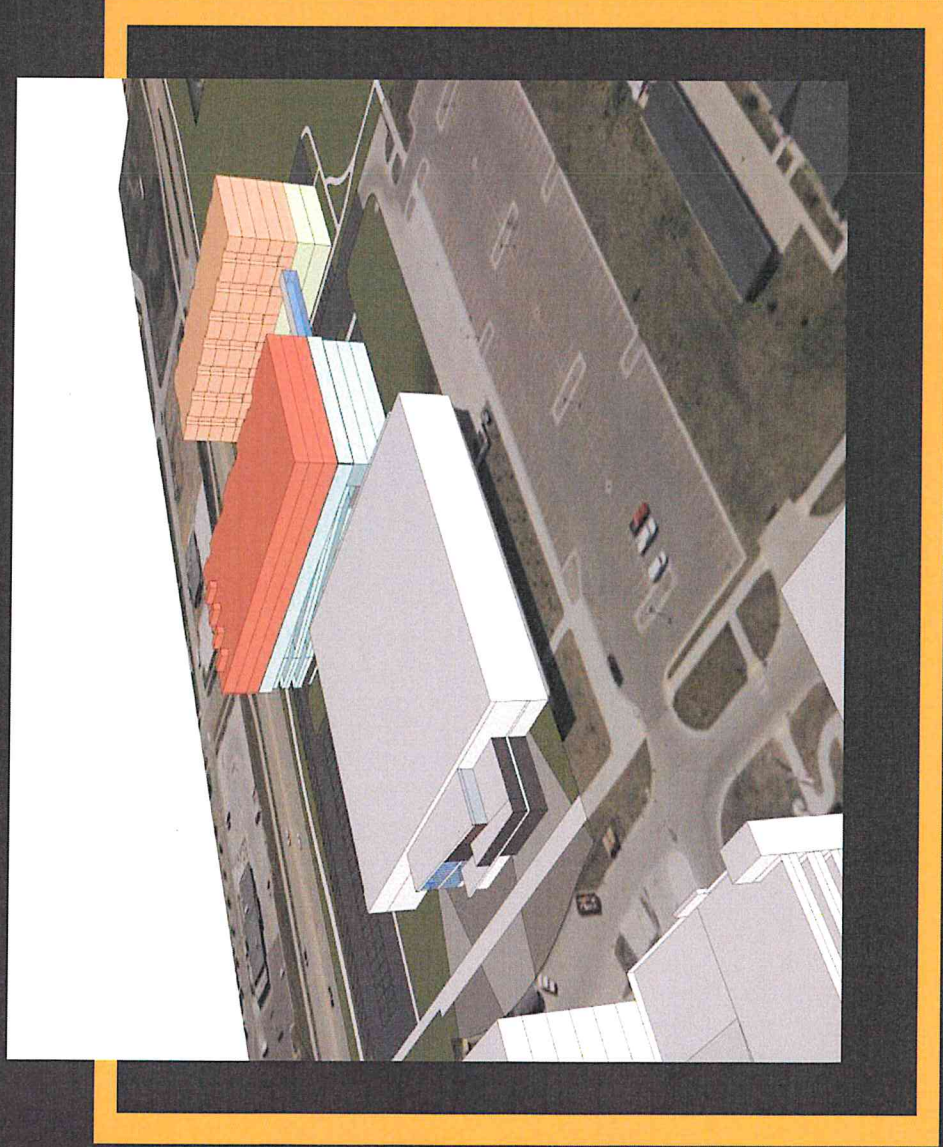
\*Based on commercial tenant mix at existing developments.



# CURRENT PARKING

408 SPACES





# PHASE I PARKING

WHAT WE LOST: 133 SURFACE PARKING SPACES

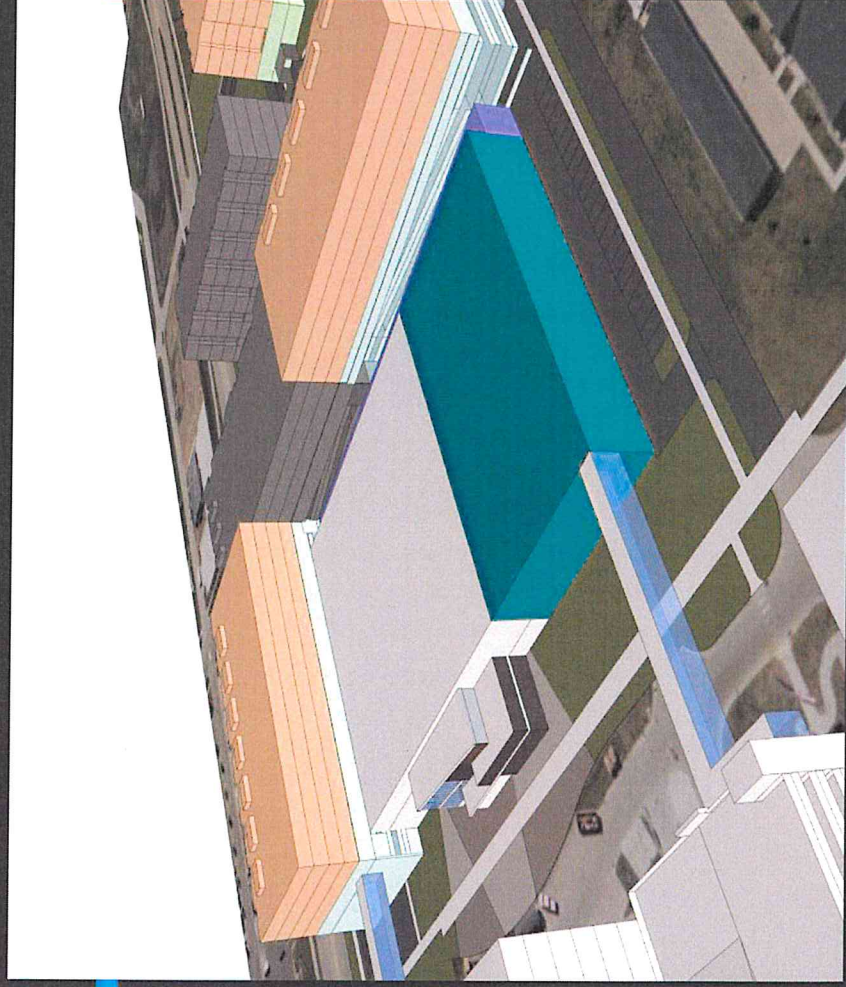
WHAT WE ADDED: 545

- 375 PARKING RAMP
- 38 UNDERGROUND
- 107 SURFACE PARKING

WHAT NEW BUILDINGS REQUIRE: 281

- (125) W MIXED-USE BUILDING
- (156) HOTEL

NET GAIN: 131



**FULL BUILD = 1,350 SPACES**

## PHASE II + III PARKING

WHAT WE LOST: 205 SURFACE PARKING SPACES

WHAT WE ADDED: 760

- 600 PARKING RAMP
- 38 UNDERGROUND
- 122 SURFACE PARKING

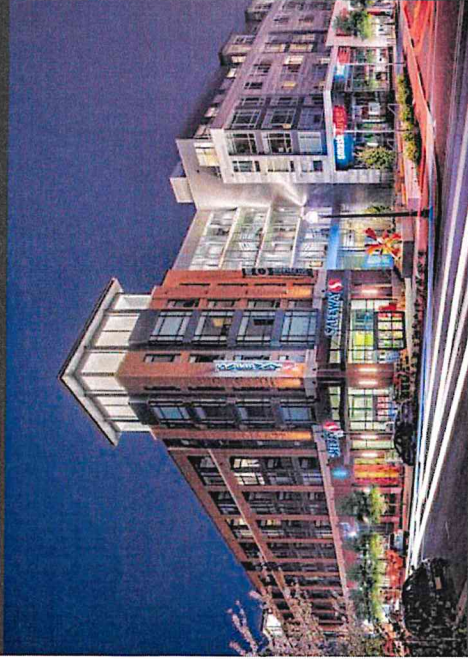
WHAT NEW BUILDINGS REQUIRE: 425

- [125] WW MIXED-USE BUILDING
- [150] NW MIXED-USE BUILDING
- [150] S MIXED-USE BUILDING

**NET GAIN: 204**

# POTENTIAL BUILDING TYPES

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## THE GALVAN

Rockville, Maryland



## HILTON

Madison, WI

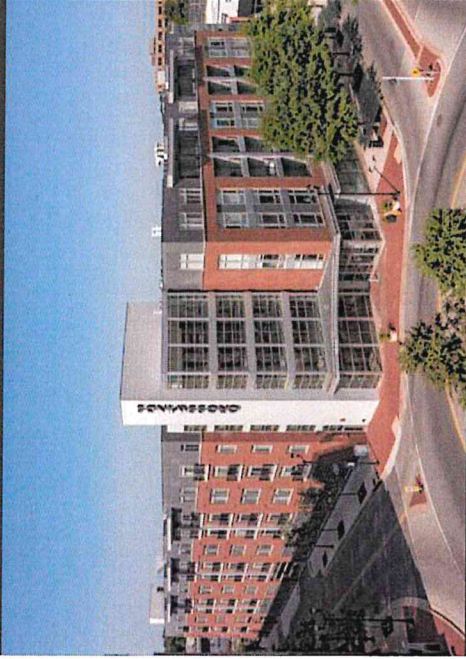


## WASHINGTON SQUARE

Sioux Falls, SD

# POTENTIAL BUILDING TYPES

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## CROSSWINDS

Annapolis, Maryland



## DISTRICT 1860

Lincolnwood, IL



## HOTEL MELBY

Melbourne, FL

EPIC COMPANIES

THANK YOU

WEST FARGO, ND

