



Economic Development Advisory Committee  
 West Fargo City Hall, West Fargo Room  
 Thursday, April 2<sup>nd</sup>, 2026  
 8:00 -9:30 am

**Voting Members**

Eddie Sheeley      Chair  
 Banking  
 Choice Financial  
 Marshall McCullough  
 Service              V.Chair  
 Ohnstad Twichell  
 Jaysen Schock    Past Chair  
 Manufacturing  
 Cargill  
 Melissa Sampson  
 Retail  
 Melissa Sampson  
 Photography  
 Chad Brousseau  
 Utilities  
 Cass County Electric  
 Tom McDougall  
 Technology  
 High Point Networks  
 Tyler Leverington  
 Member at Large  
 Ohnstad Twichell  
 Kristi Huber  
 Small Business Owner  
 Perspective Shift  
 Consulting  
 Jonathan Youness  
 Const./Engineering  
 EagleRidge Development

**Ex-Officio Members**

Shannon Full  
 FMWF Chamber of  
 Joe Raso  
 GFMEDC  
 Elizabeth Mackowick  
 WFPS  
 Robert Wilson  
 Cass County

**City Commissioners**

Brad Olson  
 Amy Zundel

**City Staff**

Dan Hanson  
 Senior Director of Com. Srv.  
 Casey Sanders- Berglund  
 Economic Development  
 Aaron Nelson  
 Planning Director  
 Paul Fracassi  
 City Assessor  
 Evan Frisk  
 Economic Development

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 to 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. PILOT Application (Enclave)
6. PILOT Application (Ellery Milan)
7. Updates (Casey Sanders-Berglund)
8. Non-Agenda Items
9. Adjournment

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

Thursday, May 7<sup>th</sup>, 2026

Thursday, June 4<sup>th</sup>, 2026

Thursday, July 2<sup>nd</sup>, 2026



**West Fargo Economic Development  
Advisory Committee  
Thursday, April 2<sup>nd</sup>, 2026  
8:00 am**

The City of West Fargo Economic Development Advisory Committee met on Friday, March 5<sup>th</sup>, 2026, at 8:00 am.

Voting Members Present: Eddie Sheeley (Chair), Marshall McCullough (V Chair), Chad Brousseau, Tom McDougall, Tyler Leverington, & Jonathan Youness

City Staff: Casey Sanders-Berglund (Economic Development Manager), Paul Fracassi (City Assessor), Dan Hanson (Senior Director of Community Development), & Evan Frisk (Economic Development Coordinator).

Ex-Officio Members: Ryan Aasheim (GFMEDC) & Elizabeth Mackowick (WFPS)

Commissioners: Amy Zundel

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Eddie called the meeting to order. Marshall moved and Chad seconded to approve March 5<sup>th</sup>, 2026, meeting minutes as presented. No opposition. Motion carried. Chad moved and Marshall seconded to approve the Order of Agenda. No opposition. Motion carried.

Dan Hanson gave an update on the Growth Area Master Plan for the City of West Fargo. The purpose of the update was to show EDAC the early planning process for all the developable land once the diversion is complete. This update went for most of the allotted meeting time.

Casey Sanders-Berglund brought forward the nominations for Chair and Vice Chair for the EDAC. There was some discussion and Tom Mcdougall was willing to become the Vice Chair. Marshall moved to approve and Chad Seconded. No opposition. Motion carried. It was then decided that Eddie Sheeley would remain the Chair. Marshall moved to approve and Chad Seconded. No opposition. Motion carried.

Casey Sanders-Berglund gave an update on various projects EDAC has looked at. First being ParGo has updated their location to reduce overhead. Sign Badgers has moved to Fargo. Coke has filed a building permit for a location in the Sandhills. 7 Brew Coffee has taken over the former Hardees location. Sips on Sheyenne opens on March 11<sup>th</sup>. The Valvoline on Veterans Blvd has opened. Magnify Financial opens on Tuesday March 11<sup>th</sup>. June 3<sup>rd</sup> is the first Startup Brew in West Fargo. Spotlight Magazine will be doing West Fargo Magazine this April. And finally, there was discussion about setting up a separate meeting to go over the Growth in Action document the Economic Development department has been working on.

Non-agenda items: There was a discussion around the challenges in the City's special assessment policy for multiunit entities wanting to come to West Fargo. Chad moved and Marshall seconded to adjourn. No opposition: motion carried. Meeting adjourned.

Chair, Eddie Sheeley

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CITY OF WEST FARGO ECONOMIC DEVELOPMENT

STAFF REPORT

Sheyenne Multifamily		PILOT
Address: 1114 Shyenne St West Fargo		
Legal Description: LOT 17 BLK 3 LEPIRDS & LOT 9 BLK 1 LEPIRDS		
Applicant: Enclave Owner: Dirt Properties LLC	Staff Contact: Economic Development Casey Sanders- Berglund	
Economic Development Advisory Committee:	April 2nd, 2026	
West Fargo Public School District:	N/A	
Cass County Board of Commissioners:	N/A	
Public Notice:	Complete after EDAC	
Public Hearing:	To be scheduled in conjunction w/ City Commission meeting	
City Commission:	TBD	

**PURPOSE:**

Enclave intends to construct a multi-family project to the north of the Sanford clinic on the corner of Sheyenne and 13<sup>th</sup> Ave. The proposed multifamily development is located within a transitional area shifting from commercial uses toward a more stable residential pattern. The applicant is requesting a 5-year PILOT to offset the higher risk associated with redevelopment in a transition area, support the creation of long-term housing stock, while valuing the neighborhood shift toward a more consistent residential character without providing a long-term tax concession.

**STATEMENTS OF FACT:**

Existing Land Use:	-
Current Property Tax:	\$ 12,860.19
Identified Blight or Slum:	No
Relocation Requirements:	None
Current Zoning District(s):	Single Family Dwelling R-1A
Zoning Overlay District(s):	None
Previous / Current Incentives -Applicant	Yes
Previous / Current Incentives -Property	None

**PROPERTY OWNERSHIP, VALUES, & LOT SIZES:**

Total number of properties	2
Property ID:	02-1000-00665-000 & 02-1001-00150-000
Legal Description:	LOT 17 BLK 3 LEPIRDS & LOT 9 BLK 1 LEPIRDS
Address:	1114 Shyenne St West Fargo
Lot Size:	4.97 Acers & .68 Acers
Owner:	Dirt Properties LLC
Improvement Value:	\$641,400 and \$0.00
Total Current Property Value:	\$928,700 and \$26,400

STAFF REPORT

**DISCUSSION AND OBSERVATIONS:**

- Property has been vacant for an estimated time of 12 years.
- There are 130 units with an average rent of \$1491 monthly
- There are 225 parking spaces.
  - 138 surface stalls
  - 30 detached garage stalls
  - 57 tuck under garage stalls
- In the process of rezoning the property from R1 to R3
- Cities in North Dakota, including Grand Forks, Minot, Williston, and Dickinson, have granted short-term PILOTs for market-rate multifamily projects in similar transition zones to encourage reinvestment, address housing stability, and support neighborhood redevelopment.
- Total square foot of the project 163,500.
  - Building square footages:
    - 104,000 SqFt (West larger L Shaped Building)
    - 35,700 SqFt SE Building
    - 23,800 SqFt NE Building

**PUBLIC PARTICIPATION:**

Public assistance for this project is proposed to consist of a five-year Payment In Lieu of Taxes in which there is an abatement of taxes at 100% for a period of five years.

**Breakdown of Public Participation:**

There is a single-family home on the current property. The breakdown below is an example of the current property tax with an estimation of an increase of 3% annually. The second column shows the property tax after improvements projected to be \$253,500 by year one of completion. The table below outlines approximate values for estimations for future property tax and therefore public participation.

Years	Current Property Tax	Future Tax after Improvements	% of Abatement	PILOT [Public Participation]
1	\$ 12,860.00	\$ 253,500.00	100%	\$ 253,500.00
2	\$ 13,245.00	\$ 261,105.00	100%	\$ 261,105.00
3	\$ 13,642.00	\$ 268,938.00	100%	\$ 268,938.00
4	\$ 14,051.00	\$ 277,006.00	100%	\$ 277,006.00
5	\$ 14,472.00	\$ 285,316.00	100%	\$ 285,316.00
<b>Total</b>	<b>\$ 68,270.00</b>	<b>\$ 1,345,865.00</b>		<b>\$ 1,345,865.00</b>

STAFF REPORT



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

The applicant is in the process of rezoning to R-3.

**ECONOMIC DEVELOPMENT ADVISORY COMMITTEE RECOMMENDATION:**

This project will be reviewed on the April 2<sup>nd</sup> Economic Development Advisory Committee meeting.

**RECOMMENDATIONS:**

Upon analysis of this project the PILOT at 5 years offers a return on investment in property tax of almost 20 times. This will provide renter by choice, housing stock in a well-established neighborhood.

# SHEYENNE WEST MULTI-FAMILY

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# SHEYENNE WEST - ENCLAVE

SITE PLAN

SCALE: 1" = 60'-0" ON 11X17

	AMENITY SPACE	(2,700 SQ FT)		STUDIO	(1,540 SQ FT)	BUDG 1 (4)	BUDG 2 (6)	BUDG 3 (14)	TOTAL (24)
	LEASING / PACKAGES	(720 SQ FT)		1 BEDROOM	(1,720 SQ FT)	BUDG 1 (7)	BUDG 2 (14)	BUDG 3 (33)	TOTAL (54)
	CIRCULATION / PARKING	(57)		2 BEDROOM	(1,040 SQ FT)	BUDG 1 (6)	BUDG 2 (10)	BUDG 3 (29)	TOTAL (45)
	TUCKUNDER GARAGES	(57)		3 BEDROOM	(1,330 SQ FT)	BUDG 1 (8)	BUDG 2 (8)	BUDG 3 (9)	TOTAL (25)
	DETACHED GARAGES	(30)							TOTAL (136)
	SURFACE PARKING	(138)							
	TOTAL UNITS	(225)							









**CITY OF WEST FARGO ECONOMIC DEVELOPMENT**

**STAFF REPORT**

<b>Ellery Milan</b>		<b>PILOT</b>
Address: 2585 Alexander Way E West Fargo, ND 58078		
Legal Description: LOT 5 BLK 1 NORTH POND		
Applicant: Ellery Milan Owner: Ellery Lystad	Staff Contact: Economic Development Casey Sanders- Berglund	
Economic Development Advisory Committee:	April 2nd, 2026	
West Fargo Public School District:	N/A	
Cass County Board of Commissioners:	N/A	
Public Notice:	Complete after EDAC	
Public Hearing:	To be scheduled in conjunction w/ City Commission meeting May 4 <sup>th</sup>	
City Commission:	Tentative May 4 <sup>th</sup>	

**PURPOSE:**

Ellery Milan Beauty is a luxury boutique MedSPa that delivers results-oriented skin health in a setting designed for calm, confidence, and care. The applicant is currently operating in Fargo at 2633 55<sup>th</sup> St S STE 114.

With 11+ years in practice and 15,000+ facial treatments & consultations completed for 3,000+ clients, Ellery Milan Beauty proves that luxury and evidence can and should coexist.

By creating a new 6,000 square foot space, we not only will create jobs, but we will ensure that the client experience is elevated with more service choices under one roof.

**STATEMENTS OF FACT:**

Existing Land Use:	-
Current Property Tax:	\$ 0.00
Identified Blight or Slum:	No
Relocation Requirements:	None
Current Zoning District(s):	Light Commercial
Zoning Overlay District(s):	None
Previous / Current Incentives -Applicant	None
Previous / Current Incentives -Property	None

**PROPERTY OWNERSHIP, VALUES, & LOT SIZES:**

Total number of properties	1
Property ID:	02-4617-00050-000
Legal Description:	LOT 5 BLK 1 NORTH POND
Address:	2585 Alexander Way E
Lot Size:	.86 Acers
Owner:	West Fargo Holdings LLC
Improvement Value:	\$0
Total Current Property Value:	\$373,600.00

CITY OF WEST FARGO ECONOMIC DEVELOPMENT

STAFF REPORT

**DISCUSSION AND OBSERVATIONS:**

- The project will allow this to expand and build in a space that is visible and easy to access that will create new retail and services provided in the city.
- There will be 10-15 jobs created with the projection of approximately a total of 25 with growth.
- Projected between \$11,000-\$12,000 of annual sales tax for the first two years with opportunity to grow with the business.
- Property will be owned by the applicant.
- This is not a primary sector business.

**PUBLIC PARTICIPATION:**

Public assistance for this project is proposed to consist of a five-year Payment In Lieu of Taxes in which the is 75% year one, 50% for years 2-4, and 25% for the final year. This total would be \$62,500 in property tax.

**Breakdown of Public Participation:**

There is no current property tax and after improvements it is projected to be \$25,000 annually. The table below outlines approximate values for estimations for future property tax and therefore public participation.

Years	Current Property Tax	Future Tax after Improvements	% of Abatement	Public Participation	PILOT (Business Participation)
1	\$ -	\$ 25,000.00	75%	\$ 18,750.00	\$ 6,250.00
2	\$ -	\$ 25,000.00	50%	\$ 12,500.00	\$ 12,500.00
3	\$ -	\$ 25,000.00	50%	\$ 12,500.00	\$ 12,500.00
4	\$ -	\$ 25,000.00	50%	\$ 12,500.00	\$ 12,500.00
5	\$ -	\$ 25,000.00	25%	\$ 6,250.00	\$ 18,750.00
Total	\$ -	\$ 125,000.00		\$ 62,500.00	\$ 62,500.00

**Added Value and Comparison:**

It is projected that Ellery will bring in \$11-12,000 of sales tax annually. Assuming \$11,000, the percentage of the total that is dispersed to the city is \$3,410 or \$17,050 over a period of five years. Compared to the \$62,500 property tax that the applicant is proposing to pay as well as public participation the total that is dispersed to the city is \$17,075 over a period of five years.

	Sales Tax	City's % of ST	Property Tax	City % of Property Tax
1	\$ 11,000.00	\$ 3,410.00	\$ 18,750.00	\$ 5,122.50
2	\$ 11,000.00	\$ 3,410.00	\$ 12,500.00	\$ 3,415.00
3	\$ 11,000.00	\$ 3,410.00	\$ 12,500.00	\$ 3,415.00
4	\$ 11,000.00	\$ 3,410.00	\$ 12,500.00	\$ 3,415.00
5	\$ 11,000.00	\$ 3,410.00	\$ 6,250.00	\$ 1,707.50
Total	\$ 55,000.00	\$ 17,050.00	\$ 62,500.00	\$ 17,075.00

CITY OF WEST FARGO ECONOMIC DEVELOPMENT

STAFF REPORT



CITY OF WEST FARGO ECONOMIC DEVELOPMENT

STAFF REPORT

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

There would currently be no zoning changes, displacements, or street concerns with this business expanding into this existing location.

**ECONOMIC DEVELOPMENT ADVISORY COMMITTEE RECOMMENDATION:**

This project will be reviewed on the April 2<sup>nd</sup> Economic Development Advisory Committee meeting.

**RECOMMENDATIONS:**

Upon analysis of this project the PILOT at 5 years with a graduating scale through years 1-5 the city's percentage of the property tax over the period of five years is almost break even with the projected city's percentage of the sales tax which would begin immediately. Ellery Milan Beauty has been in business for over 11 years and already has a built-in clientele that will move as she is expanding her growing business.