

IMPROVEMENT DISTRICT NO. 3009

1st AVENUE RECONSTRUCTION

Neighborhood Information Meeting

April 27, 2025

Introduction

- Resident Sign-in Sheet
- City of West Fargo
 - Dan Hanson - Senior Director of Community and Development Services
 - Jerry Wallace - City Engineer
- Moore Engineering
 - Matt Prochniak - Project Manager
 - Dylan Dunn - Project Engineer
- Contractor
 - David Swafford – Project Manager
 - Jason Gartner – Superintendent

Presentation Overview

- Project Status
- Funding Update
- Construction Activities and Phasing
- Construction Communication and Contacts
- Questions

Project Status

- Bid date: March 26th
- Contract Award: April 6th, Sellin Bros Inc.
- Site prep and pavement removals beginning the week of May 18th
 - Tree removal starting May 11th

Funding

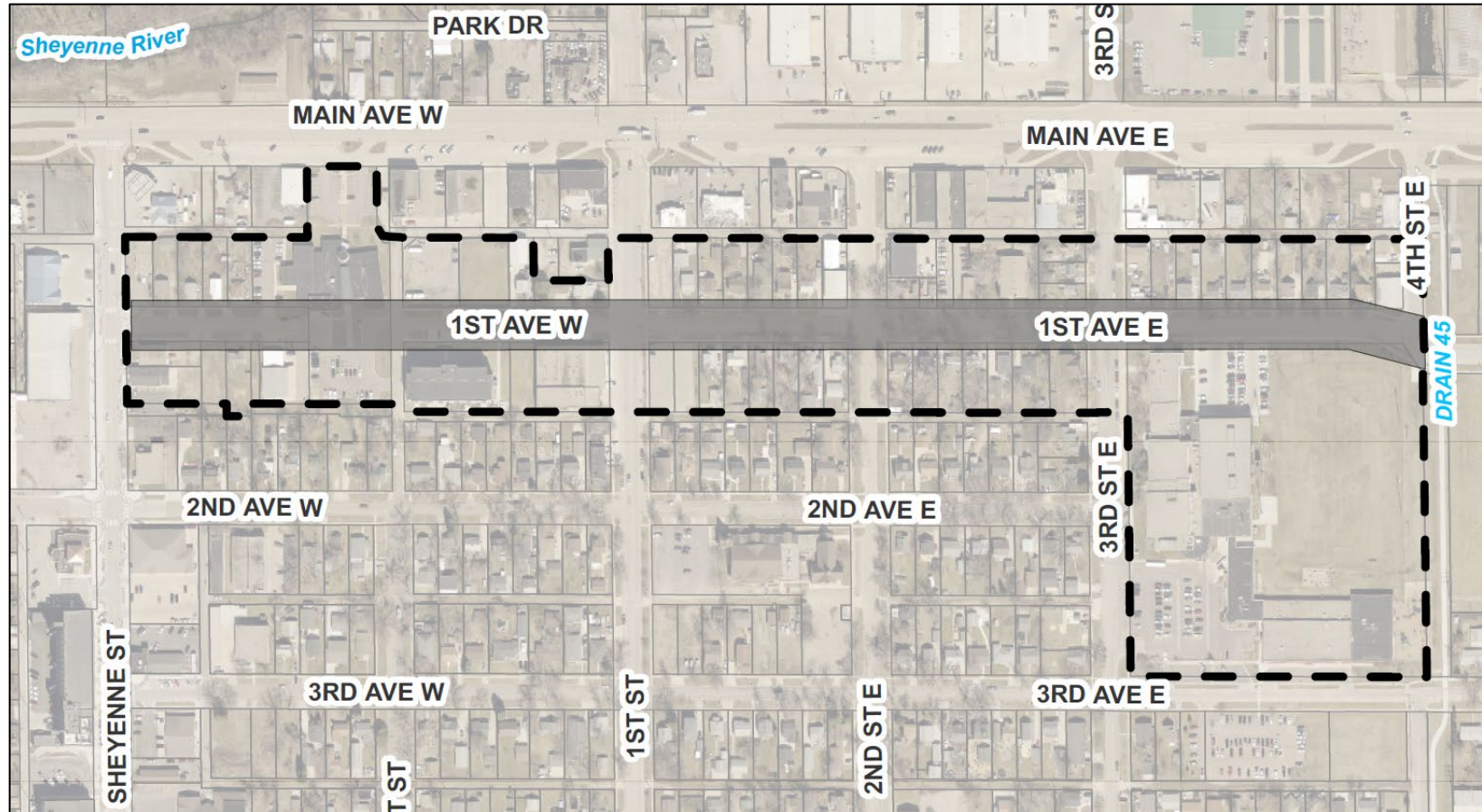
Current CIP Funding Policy

- The 2024 CIP was approved August 5, 2024
 - Project Funding Guidelines approved the following City cost shares:

PROJECT TYPE	% OF CITY FUNDS - 2024	% OF CITY FUNDS - 2022	CHANGE
Neighborhood Overlay	50%	0%	+50%
Local Reconstruction	70%	40%	+30%
Regional Reconstruction	30%	20%	+10%
Sidewalk Gap Projects	0%	0%	-
Green Field Development	0%	0%	-
Rehabilitation	100%	100%	-
Buildings/Facilities	100%	100%	-

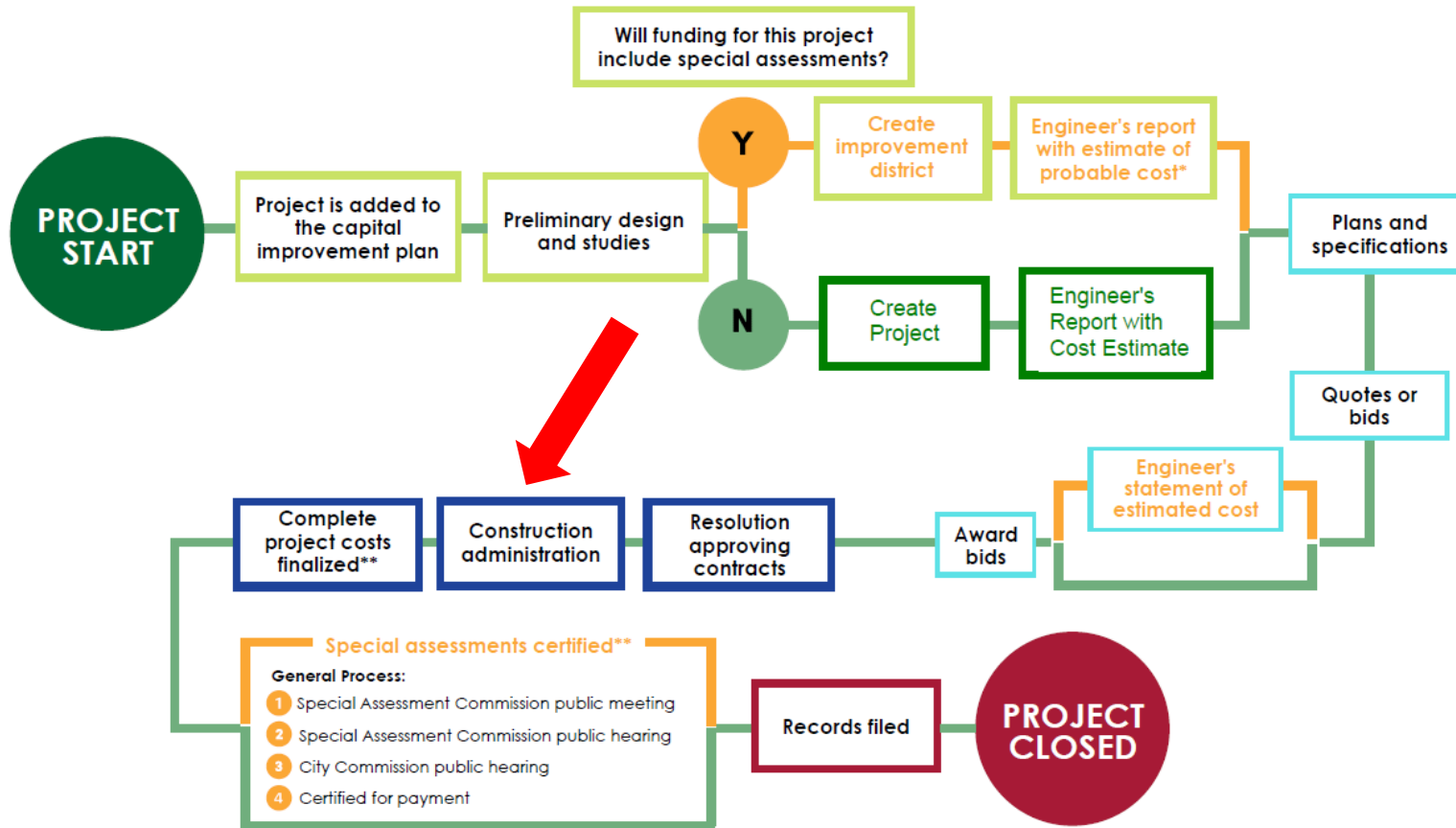
Funding

Improvement District Map (created on 9/22/25)



Process for Contracts and Improvements

Improvement Process Overview



*The City of West Fargo creates an engineer's report and estimate of probable cost for most projects, but is legally required to do so for projects using special assessment funding.

**The special assessment certification process allocates the cost of the project after the complete cost of the project is final. The Special Assessment Commission does not discuss project costs.

Funding Update

December 2025 Information Recap

- Special Assessments presented in December 2025
 - City pays 70% and assess 30% of project costs
- Total Estimated Cost: \$ 3,860,000
- City Total: \$2,815,000
 - Assessed total: \$1,045,000
- Assessments range from \$4,000 to \$148,000
- Average assessment: \$18,340
 - Average estimated yearly payment @ 5.00% interest over 25 years = \$1,290/year
- City was applying for up to \$990,000 in grant funding to be applied towards project to reduce costs and assessments. State funding is no longer available for this project.

Funding Update

Project Cost Reduction as a Result of Financing Secured

- Lower Interest Financing
 - Original Estimates assumed 5.00% interest for assessments by bonding the project.
 - City has applied for and secured low interest financing and now projects an estimated 3.50% interest rate on the assessment.

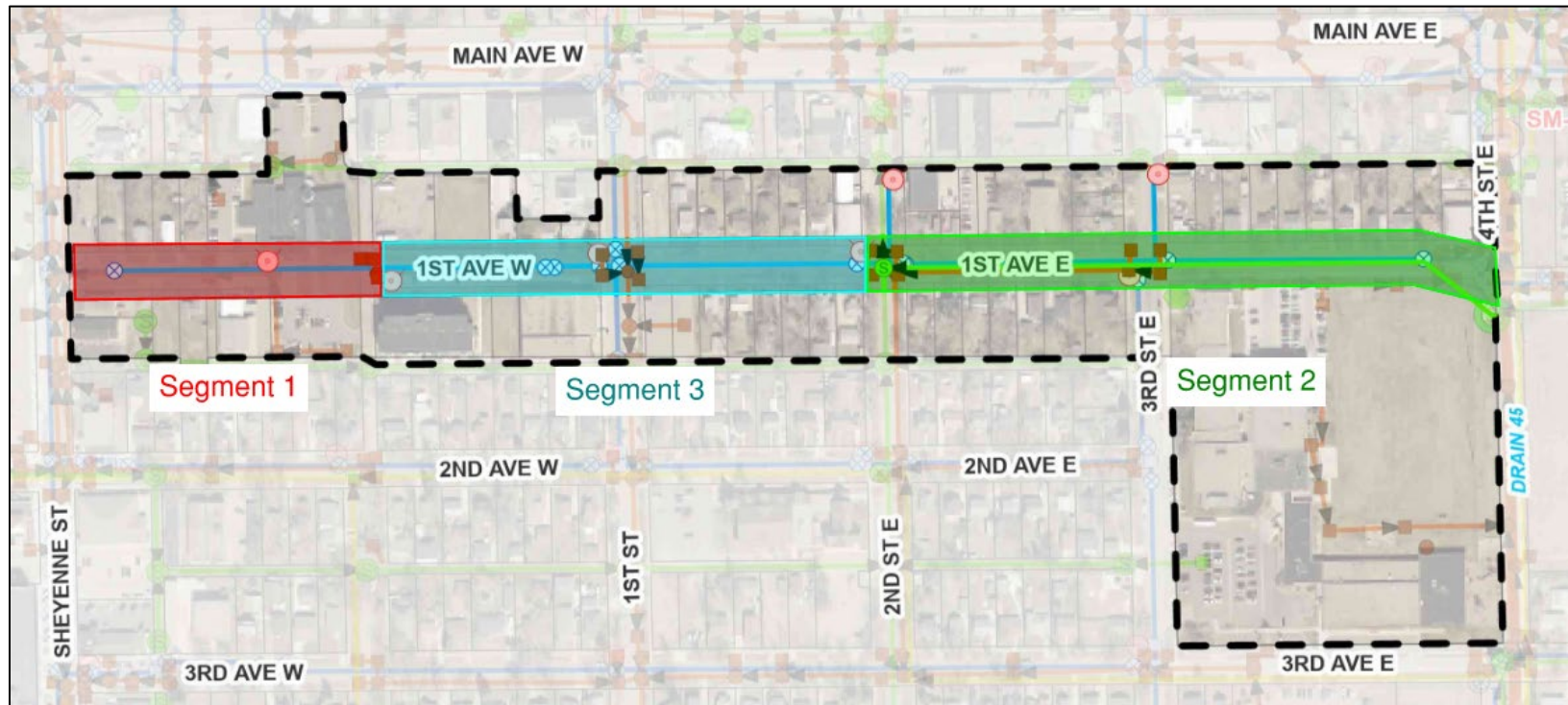
Funding Update

March 2026 Bid Results

- Current Estimate Special Assessment
 - City pays 70% and assesses 30% of project costs
- Total Estimated Cost: \$ 5,175,000
- City Total: \$3,822,000
 - Assessed total: \$1,310,000
- Assessments range from \$5,800 to \$187,000
- Average assessment: \$22,930
 - Average estimated yearly payment @ ~3.5% interest over 25 years = \$1,380/year or \$115/month

Construction Activities and Phasing

- Temporary water service
- Inconvenient access restrictions
- Underground trenching
- Garbage, mail, emergency services
- Roadway reconstruction
- Tree replacements

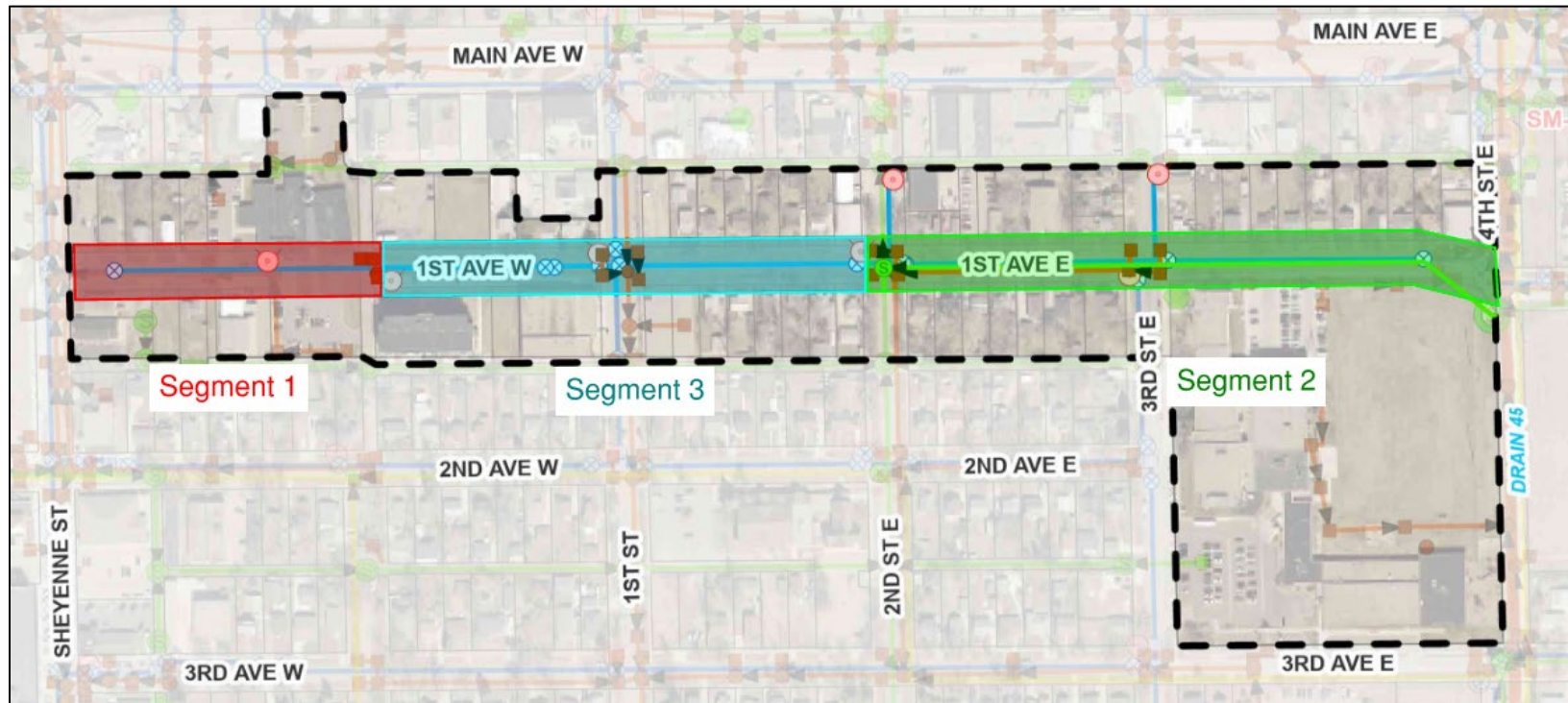


- Project announcements
- Phasing
- Working hours and days

*Tentative phasing

Construction Activities and Phasing

- Anticipate road closure of 45 days per segment
- Reopen to gravel surfacing
- 5 days of asphalt paving to finish in September



*Tentative phasing

Construction Communication and Contacts

- Resident sign-in sheet for email and/or text updates
- Moore Engineering
 - Dylan Dunn - Project Engineer
 - Phone: 701-551-1075
 - Email: dylan.dunn@mooreengineeringinc.com

Questions

