

Comprehensive Policy Plan  
"Working Spaces"

Policy Letter 106: Incentives for Commercial/Industrial Development

**BACKGROUND:**

As Cities throughout the nation enter the market place in bid for commercial/industrial development projects, competition continues to grow at a rate that will leave behind those communities that wait for something to happen. The City of Fargo can compete successfully because of the community's many qualities, but greater emphasis needs to be placed on the City Government's role in exercising initiative, leadership, cooperation, and support for local and national developers. Commercial/Industrial development that promotes using business logic and principles, and creates long term economic development for the community is the basis behind Incentives for Commercial/Industrial Development.

**POLICY STATEMENT:**

**The City of Fargo, in a cooperative effort with State, County, and Local support, should promote and encourage commercial/industrial development by making available incentives and financial assistance to developers provided their development projects will be completed with full services\*, or a commitment to accept full services in a specified time.**

- \*1. Hard surface, dust free roads built to traffic loads necessary to the project, together with a clear understanding as to who will maintain, repair, plow, etc.**
- \*2. Full treatment of sewage.**
- \*3. Connection to a water supply adequate to the project and to City fire protection.**
- \*4. Adequate storm water management.**

**Additionally, special consideration should be given to developers that maximize infill development for development into existing buildings and land with full services; and for developers that adopt and follow the City plans and implementation measures for commercial/industrial development that discourage leapfrog development.**

**CONCLUSION:**

Setting reasonable standards can encourage the practice of infill development and discourage the practice of leapfrogging development which tends to over build improvements, over commit land use, and inadvertently damage those who have been careful in planning and improvements. Caution should be exercised to ensure public policy does not establish commercial/industrial development standards that are too restrictive and create a negative impact on development.