

## MEMORANDUM

**DATE:** February 18, 2016  
**FROM:** Fargo Planning Department  
Joe Nigg, Senior Planner  
**RE:** **Expanded Renaissance Zone Boundary**

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**Renaissance Zone.** In 1999 the Renaissance Zone (RZ) program was approved by the North Dakota Legislature and signed by the Governor. The program established the framework for property and income tax exemptions with the intention of enhancing economic growth and investment opportunities in downtown business districts in North Dakota. The City of Fargo adopted its initial RZ Development Plan in 1999 which included a total of 20 blocks. The program has continued to gradually evolve over the years and as a result Fargo has modified the boundary five (5) times to align with changes to the law, block caps and shifting dynamics in the downtown area.

**Senate Bill 2329.** As part of the North Dakota 64<sup>th</sup> Legislative Assembly a bill was introduced to amend certain sections of the North Dakota Century Code to increase the cap on the number of blocks that could be included in a Renaissance Zone. Most recently the cap was set at 23 blocks with an exception included for cities with a population in excess of 5,000 - an additional block was allowed per each additional 5,000 population count to a maximum of 38 blocks. Thus, from 2007 to 2015 the City of Fargo has operated under a 38 block cap.

The new language will set the base cap at 34 blocks and will allow a maximum RZ boundary of 49 blocks. The Governor signed the bill on April 2, 2015 and thereby effective August 1, 2015 the City of Fargo has the ability to increase the RZ boundary from 38 blocks to 49 blocks.

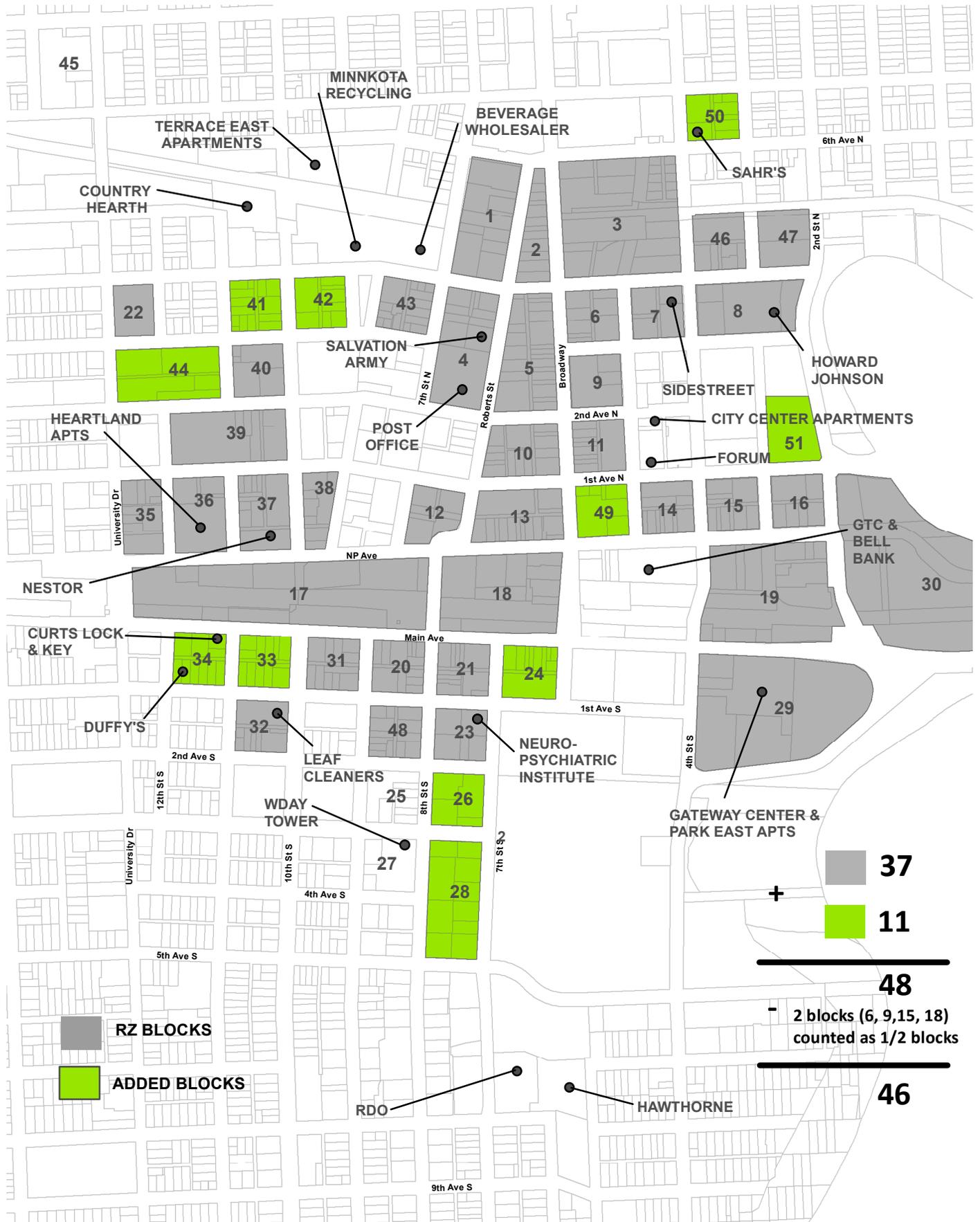
**2015 Renaissance Zone Development Plan.** In 2014 the Renaissance Zone Authority (RZA) completed an update of the RZ Development Plan as required by statute in order to extend duration of the RZ program for an additional five (5) years. As part of the process to update the Plan, the RZA completed a comprehensive analysis to determine which downtown blocks held the most redevelopment, rehabilitation and/or investment potential based on a study area boundary generally bounded by 7<sup>th</sup> Ave N, 14<sup>th</sup> St, 9<sup>th</sup> Ave S and the Red River. This study area encompassed over 110 blocks. Ultimately, the RZA narrowed the list of candidate blocks to a total of 49. The Plan documented these 49 blocks as all being viable RZ blocks with opportunities for future RZ projects.

**Proposed 'EXPANDED' RZ Boundary.** The expanded RZ boundary is primarily based on the 49 block framework set forth in the 2015 RZ Plan; although a few deviations have been included specific to Blocks 25, 27, 45, 50, 51. In addition, note that the expanded boundary only encompasses a total of 46 blocks thereby continuing the policy of retaining three (3) blocks as inventory which allows the City the ability to be more flexible to accommodate potential RZ appropriate projects in other areas of the downtown core.

**Map.** See attached PDF (draft expanded RZ boundary)

**Comments or Feedback.** Questions or written comments can be directed to Joe Nigg, Fargo Planning Department at 241.1473 or by email at [jnigg@cityoffargo.com](mailto:jnigg@cityoffargo.com).

# RENAISSANCE ZONE BOUNDARY [ DRAFT DEC 2015 ]



|   |           |
|---|-----------|
| ■ | <b>37</b> |
| + |           |
| ■ | <b>11</b> |
|   |           |
|   | <b>48</b> |
|   |           |
| - |           |
|   |           |
|   | <b>46</b> |

2 blocks (6, 9, 15, 18)  
counted as 1/2 blocks

■ **RZ BLOCKS**

■ **ADDED BLOCKS**

Previous Block No's - 3, 4, 10, 13 and 15 accounted for as 1/2 blocks

Total RZ Blocks - 35 / 38

NOVEMBER 2014