

MEMORANDUM

TO: City Commission

FROM: Nicole Crutchfield, Planning Director *NW*
Maegin Elshaug, Planning Coordinator

DATE: July 15, 2026

RE: Renaissance Zone Application for a rehabilitation project from EWR Fargo Dakota Center, LLC (Edgewood Properties LLLP) (377-F) located at 51 Broadway North

The City received a Renaissance Zone (RZ) application from EWR Fargo Dakota Center, LLC (owned by Edgewood Properties LLLP) to rehabilitate a commercial building at 51 Broadway North. Pursuant to the application and supplemental information, the project will rehabilitate the existing building by updating the HVAC, electrical, plumbing, fire/life safety systems, related mechanical improvements, and modernizing to Class A office standards. Exterior improvements include lighting, storefront modernization, painting, and window sealing and repair. There is work occurring within the building, including general maintenance and work on the third floor. This work is not eligible towards the minimum requirements of the application, and the applicant has confirmed the scope of work and value is not included in the application. Attached is a copy of the staff report, application and corresponding materials.

As indicated in the attached documentation, the project meets all state and local requirements for approval and is consistent with goals and objectives as established in the Fargo Renaissance Zone Development Plan. The application indicates an investment of approximately \$5,374,696, which is approximately \$50.60 per square foot and exceeds the minimum investment threshold as set forth in the plan.

The RZA recommended approval unanimously on June 24, 2026.

Recommended Action: Approve the Renaissance Zone application for EWR Fargo Dakota Center, LLC (Edgewood Properties LLLP) and grant property tax exemptions and State income tax exemptions as allowed by the ND Renaissance Zone law contingent upon completion of the project and verification of costs.

Staff Report
Renaissance Zone Application for
EWR Fargo Dakota Center, LLC (Edgewood Properties LLLP) (377-F)
51 Broadway North

Project Evaluation:

The City of Fargo received a Renaissance Zone application from EWR Fargo Dakota Center, LLC (owned by Edgewood Properties LLLP) for a commercial rehabilitation project at 51 Broadway North. Pursuant to the application and supplemental information, the project will rehabilitate the existing building by updating the HVAC, electrical, plumbing, fire/life safety systems, related mechanical improvements, and modernizing to Class A office standards. Exterior improvements include lighting, storefront modernization, painting, and window sealing and repair. The building is six stories and 106,239 square feet.

There is work already occurring within the building, including general maintenance and work on the third floor, however this work is not eligible towards the minimum requirements of the application. The applicant has confirmed that the scope and cost of the work in-progress is not included as part of this application.

The Planning Department has reviewed the application and has provided a project ranking based on the analysis below.

1. **Renaissance Zone Plan Goals:** Use consistent with the RZ Plan (as per Visions and Goals): As noted in the 2024 Renaissance Zone Development Plan. *(portions of responses are from applicant, as noted)*
 - a. *Grow as a Neighborhood:* Invest in housing to increase the population living Downtown and maintain Downtown's diversity.
The project does not provide housing. The application notes, however, that the project strengthens the Downtown mixed-use neighborhood by increasing employment density, expecting to add about 200 employees, which will increase foot traffic and support nearby housing, retail, and services.
 - b. *Prosper as a Business Center:* Increase the number and types of jobs Downtown.
The Dakota Center redevelopment directly supports Downtown Fargo's role as the region's primary business hub. The building's current condition limits its ability to attract and retain modern tenants; this project addresses that gap by delivering true Class A office space with updated systems, flexible layouts, and competitive amenities. By returning approximately 40,000 square feet of underutilized space to the market, the project enables business expansion and relocation into downtown while helping retain existing tenants who might otherwise seek newer suburban alternatives. The result is a stronger, more competitive Downtown office market and a meaningful increase in employment density. (response from applicant)
 - c. *Thrive as a Destination:* Create a unique Downtown experience with an activated riverfront and vibrant sidewalks and public spaces that serve as the backdrop of the community's social life.
The project makes upgrades to the exterior and introduces a commercial storefront to the building, such as a coffeeshop or restaurant. The configuration of the building lends itself the opportunity to activate the private space of the courtyard-like setting adjacent to the public sidewalk.
 - d. *Be a model for Inclusive Growth and Development:* Protect Downtown's diversity and evolve as a model for equitable growth and development.

The application notes the project supports a range of job types and provides accessible, public-facing amenities. The project does not address diversity, accessible public amenities, or needs of specific populations.

- e. *Complete our Streets*: Make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car.

Noted in the application, enhancements to the ground floor and active uses along Broadway will improve the pedestrian experience and increase street activity, and that the project aligns with equitable growth principles and efficient use of existing infrastructure. Being Downtown and on Broadway, likely the project will encourage trips by foot, bicycle and bus, as well as by car. The property is within one block of the GTC (Ground Transportation Center) for MATBUS.

- f. *Park Smart*: Manage parking resources to meet the needs of drivers, while also making room for new development and activity.

As noted in the application, the project leverages existing Downtown parking resources without requiring new infrastructure and that by increasing density within an established site, it promotes efficient use of shared parking assets. Parking for the property exists on the block, just east of the building.

- g. *Play with purpose*: Develop a system of connected all-season green spaces designed for people (of a range of ages and interests) and purpose (as infrastructure that absorbs stormwater).

The proposed project does not include information related to storm water retainage, however, the project provides a rooftop balcony and tenant amenity space. The existing structure provides a space on the private property adjacent to the public right-of-way that could be utilized in a variety of ways, including gathering and outdoor dining related to the commercial space.

(15/20 points)

- 2. **Investment Thresholds**: Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in this RZ Plan?

According to the application, the structure is 106,239 square feet (excluding basement):

Overall, the application estimates a total capital investment of approximately \$5,374,696. This equates to approximately a \$50.60 per square foot investment on the commercial space.

(10/10 points)

- 3. **High Priority Land Use**: The new construction or proposed improvements are representative of “High Priority Land Uses” as defined by this RZ Plan (page 9).

- a. Primary Sector Business, Industry or Talent-dependent Enterprises:

The applicant has stated that they believe some businesses would qualify as primary sector, and also notes that other businesses would likely be talent-dependent.

- b. Active Commercial, Specialty Retail or Destination Commercial:

The project anticipates active retail.

- c. Mixed Use Development:

The project is not mixed use.

(15/20 points)

4. **Targeted Areas:** Is the investment located in a “Targeted Area” as defined by this RZ Plan? Consideration shall be given to whether this property has been vacant or underutilized for a period of time and/or whether the property is specifically targeted for clearance.
- a. Parcels that have been vacant or underutilized for an extended period of time:
The building was built in 1981. The applicant states it has been underutilized for an extended period of time, noting that for about the last 15 years, half the building has been vacant.
 - b. Parcels specifically targeted for clearance:
The RZ Plan identifies the west half of Block 49 for preservation and rehabilitation.

(10/10 points)

5. **Urban Design:** Is the project representative of strong urban design principles?

The building was constructed in 1981. The project is to rehab the building, including updates to the HVAC, electrical, plumbing, and fire/life safety systems, and related mechanical improvements. Exterior improvements include lighting, storefront modernization, painting, and window sealing and repair.

(8/10 points)

6. **Investment Analysis:** Consideration and analysis as to the total actual investment.

As proposed, the redevelopment project and improvement costs exceed both the 50% (true and full value of the building) and \$40 per square foot requirement for commercial rehabilitation. The application represents a total estimated capital investment of \$5,374,696 with a current building valuation of \$10,686,000, just exceeding 50%. The capital investment is approximately \$50.60 per square foot, which exceeds the \$40 per square foot.

The City has not received an application for this scale of a rehab project in recent years. The project exceeds the square footage thresholds, and just exceeds the 50% of the full and true value. The applicant has provided an estimated financial summary which is attached to the packet. Final project costs will be verified at the end of construction prior to project approval to ensure minimums have been met.

(10/10 points)

7. **Business Relocation:** Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community?

Staff is not aware that the project will include or accommodate a relocation of a business from another ND community.

(10/10 points)

8. **Street Activation:** Will the project fit contextually and will the project contribute or enhance the area from an architectural perspective?

Renaissance Zone projects are anticipated to be conscience of four-sided design, which has been seen with other projects within the Downtown area, this project will be a rehabilitation of an existing building. The building was built in 1981 and includes updates to the façade with painting, lighting, and window sealing and repair.

(8/10 points)

Summary:

This application received a score of 86 on a 100-point scale. The proposed project surpasses the local capital improvement requirement of \$40 per square foot requirement for commercial rehabilitation. The amount invested in the project exceeds state and local guidelines.

Staff is recommending approval to the Fargo City Commission and believes this project is a benefit to the downtown community will positively contribute to the health of surrounding neighborhood and nearby businesses.

Suggested motion:

Recommend approval to the Fargo City Commission to approve the application submitted by EWR Fargo Dakota Center, LLC (Edgewood Properties LLLP) and to grant the property tax exemption and the State income tax exemptions as allowed by the ND Renaissance Zone law contingent upon completion of the project and verification of costs.

Criteria:		Staff Rating	Possible Points
1	Consistency with Plan Goals	15	20
2	Investment Thresholds	10	10
3	High Priority Land Uses	15	20
4	Consistency with Targeted Areas	10	10
5	Urban Design	8	10
6	Investment Analysis	10	10
7	Business Relocation	10	10
8	Street Activation	8	10
Total Rating (100 possible points)		86	100



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

51 Broadway

1:4,514

6/8/2026 12:49 PM

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

THE CITY OF
Fargo
FAR MORE

City of Fargo, ND

April 30, 2026

City of Fargo
Planning & Development
Fargo, North Dakota

Re: Dakota Center Renaissance Zone Application

Dear Planning & Development Staff and Members of the Renaissance Zone Authority:

On behalf of ownership, we are pleased to submit this application for the Dakota Center and to share our enthusiasm for the opportunity to reinvest in one of downtown Fargo's most prominent and historically significant buildings.

We view the Dakota Center as a cornerstone asset along the Broadway corridor, and our goal is to thoughtfully reposition the property back to Class A standards while enhancing its role as an active, vibrant contributor to the downtown environment. The enclosed renderings and preliminary plans reflect our initial vision for exterior improvements, common area enhancements, and the introduction of new amenity spaces designed to better serve both tenants and the broader community.

At the same time, we want to emphasize that these materials represent the beginning—not the full extent—of what we intend to accomplish. A significant portion of the building's long-term value will be realized through future tenant-driven improvements, including customized buildouts, amenity integrations, and programmatic uses that respond directly to market demand. As we continue leasing the remaining available space, we expect to collaborate closely with tenants to refine and expand upon these plans in a way that maximizes both functionality and economic impact.

We would welcome the opportunity to share those evolving plans with the City as they develop and to ensure continued alignment with the goals of the Renaissance Zone program. Our intent is to create a project that not only revitalizes the Dakota Center itself, but also contributes meaningfully to the continued growth, activation, and walkability of downtown Fargo.

For administrative clarity, Edgewood Properties, LLLP is the sole owner of EWR Fargo Dakota Center, LLC, which is a disregarded entity for tax purposes. As a result, a separate certificate of good standing is not available for that entity.

We appreciate your consideration of this application and look forward to working collaboratively throughout this process.

Sincerely,



Jacob T. Strinden
Associate General Counsel
EWR Fargo Dakota Center, LLC



Planning & Development
225 4th Street North
Fargo, North Dakota 58102
Office: 701.241.1474 | Fax: 701.241.1526
Email: Planning@FargoND.gov
www.FargoND.gov

APPLICATION FOR RENAISSANCE ZONE PROJECT

Property owners, business owners, developers or investors interested in pursuing a Renaissance Zone project should review the 2024 RZ Plan. The RZ Plan delineates the current geographical boundaries of the program (only certain blocks within the downtown core are included) and provides additional detail on minimum investment requirements and applicable program goals and objectives that must be met.

Application submitted for (check all that apply):

- | | |
|---|---|
| ☐ New Construction | ☐ Commercial Lease |
| ☐ Purchase with Major Improvements | ☒ Rehabilitation: ☒ Commercial ☐ Residential |
| ☐ Primary Residential Purchase | ☐ Block Addition |

Property Owner Information	Contact Person Information (if different than owner)
Name (printed): EWR Fargo Dakota Center, LLC	Name (printed): Jacob T. Strinden
Name (printed):	Address:
Address:	51 Broadway N., Suite 600, Fargo, ND 58102
51 Broadway N., Suite 600, Fargo, ND 58102	

Parcel Information
Address: 51 Broadway N., Fargo, ND 58102
Unit Number:
Renaissance Zone Block Number: 49
Legal Description (attach separate sheet if more space is needed):
See attached.
Parcel Number: 01-1520-00023-000

Is this property listed on or a contributing structure to the National Register of Historic Places? ☐ Yes ☐ No
Do you intend to apply for a Historic Preservation Tax Credit in conjunction with this project? ☐ Yes ☒ No

Project Information	
Total Project Cost: (Qualified Capital Improvements) \$5,374,696.79	
Current Use of Property: Class B/C Office	
Anticipated Use Upon Completion: Class A Office and Retail	
Expected Date of Purchase:	Expected Date of Occupancy:
Estimated Property Tax Benefit: (Over five year exemption period) \$804,078.04	Estimated State Income Tax Benefit: (Over five year exemption period) \$37,500
Current Employees: (Full-time equivalent) ~315	Anticipated Employees: (Full-time equivalent) ~545

Scope of Work

The Dakota Center redevelopment restores a legacy downtown office asset that has fallen into material disrepair and repositions it as a premier Class A employment, amenity, and street activation hub within the Renaissance Zone. The project combines structural modernization, high quality tenant environments, and public facing activation to support new and expanding businesses, drive employment density, private investment, and pedestrian vitality in the urban core.

Major improvements include:

- Raising ceiling heights and modernizing building systems to achieve Class A standards
- Comprehensive renovation of tenant suites and common areas
- Creation of a tenant amenity level with rooftop balcony and outdoor gathering space
- Addition of a ground floor coffee shop/restaurant to activate Broadway frontage
- Modernized façade and storefront transparency to strengthen pedestrian engagement

The project follows the established pattern of successful downtown adaptive reuse and revitalization projects and aligns with prior Renaissance Zone precedents involving historic office modernization and mixed use activation.

Additional Project Information

New Construction/Rehabilitation/Purchase with Improvements Only

Current Building Value: (Taxable Improvement Value) \$10,686,000	Estimated Building Value Upon Completion: (Taxable Improvement Value) \$16,100,000
Building Area Upon Completion (SF): 106,239	Number of Stories Upon Completion: 6

Commercial Lease Only

Lease Area Upon Completion (SF):			
Type of Business:			
☐ New business moving to the Renaissance Zone	☐ Expanding Business moving to the Renaissance Zone	☐ Existing Business Expanding within the Renaissance Zone	☐ Continuation of a lease moving from one Renaissance Zone Project to another Renaissance Zone Project

Residential Purchase Only

Will this be your primary place of Residency?:
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Acknowledgement – We hereby acknowledge that we have familiarized ourselves with the rules and regulations to the preparation of this submittal and that the foregoing information is true and complete to the best of our knowledge.

Owner (Signature): 	Date: <u>4.20.26</u>
Joint Owner (Signature):	Date:
Representative (Signature): 	Date: <u>4.28.26</u>

Goals of the Fargo Renaissance Zone Plan

Is the proposed use of the project consistent with the RZ Plan? As noted in the Renaissance Zone Development Plan the desired land use will contribute to a number of goals:

1. *Grow as a Neighborhood.* How will this project invest in housing to increase the population living Downtown and maintain Downtown's diversity?

This project strengthens Downtown Fargo as a mixed-use neighborhood by increasing employment density and supporting nearby residential demand. By modernizing the Dakota Center and adding ground-floor amenities, it reinforces a live-work-play environment that benefits both residents and businesses.

At stabilization, the project is expected to add approximately 200 employees, increasing foot traffic and supporting surrounding housing, retail, and services.

2. *Prosper as a Business Center.* How will this project increase the number and type of jobs Downtown (or accessible from Downtown)?

The Dakota Center redevelopment directly supports Downtown Fargo's role as the region's primary business hub. The building's current condition limits its ability to attract and retain modern tenants; this project addresses that gap by delivering true Class A office space with updated systems, flexible layouts, and competitive amenities.

By returning approximately 40,000 square feet of underutilized space to the market, the project enables business expansion and relocation into downtown while helping retain existing tenants who might otherwise seek newer suburban alternatives. The result is a stronger, more competitive downtown office market and a meaningful increase in employment density.

3. *Thrive as a Destination.* How will this project create a unique Downtown experience with an activated riverfront and vibrant sidewalks and public spaces that serve as the backdrop to the community's social life?

The project enhances downtown vibrancy by activating the Broadway frontage with a coffee shop or restaurant and improving the building's public-facing design.

The addition of a rooftop amenity space further creates a unique destination for tenants and visitors, contributing to a more dynamic urban experience.

4. *Be a Model for Inclusive Growth and Development.* How will this project protect Downtown's diversity and evolve as a model for equitable growth and development?

This redevelopment reinvests in an existing structure, preserving downtown character while promoting long-term sustainability. It supports a range of job types and provides accessible, public-facing amenities.

By focusing on rehabilitation, the project aligns with equitable growth principles and efficient use of existing infrastructure.

5. *Complete our Streets.* How will this project make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car?

Enhancements to the ground floor and active uses along Broadway will improve the pedestrian experience and increase street activity.

The central location supports walkability and access to transit, reinforcing the City's goals for a connected, multimodal downtown.

6. *Park Smart.* How will this project manage parking resources to meet the needs of drivers, while also making room for new development and activity?

The project leverages existing downtown parking resources without requiring new infrastructure. By increasing density within an established site, it promotes efficient use of shared parking assets.

7. *Play with Purpose.* Will this project develop a system of connected all-season green spaces designed for people (of a range of ages and interests) and purpose (as infrastructure that absorbs stormwater)?

The rooftop balcony and tenant amenity space provide flexible areas for gathering and collaboration. These additions enhance the building's functionality while contributing to a more engaging downtown environment.

Legal Description

Lots 1 through 7, inclusive; Lots 8 through 12, inclusive, except the South 116 feet thereof; Lots 13, 14, 20, 21 and 22; vacated alley adjacent to Lots 1 through 13 and Lot 22; all in Block 1, of Keeney and Devitt's Addition to the City of Fargo, situate in the County of Cass and the State of North Dakota.

To: City of Fargo Renaissance Zone Authority

From: Edgewood Real Estate Investment Trust

Subject: Detailed Overview of Dakota Center Rehabilitation and Improvements

The Dakota Center project represents a substantial reinvestment into one of downtown Fargo's most prominent office properties and is intended to reposition the building as a modernized, highly active mixed-use office and commercial destination that better serves tenants, employees, visitors, and the broader downtown community. The overall scope of work involves a comprehensive rehabilitation of both the building interior and exterior, with a focus on modernizing aging building systems, improving the tenant experience, enhancing the building's visibility and presence within downtown Fargo, and creating updated spaces capable of attracting and retaining high-quality office and commercial users.

The planned improvements include significant renovations to the building's common areas, including the lobbies, corridors, restrooms, and other shared tenant spaces. The project also contemplates modernization of building systems, including HVAC, electrical, plumbing, technology infrastructure, fire/life safety systems, and related mechanical improvements necessary to improve the long-term functionality and competitiveness of the property. In addition, exterior improvements are to include façade and entry enhancements, lighting improvements, storefront modernization, and other upgrades intended to improve the building's streetscape presence and activate portions of the property that interface with the surrounding downtown environment.

A substantial component of the project also involves the renovation and construction of tenant suites and amenity spaces designed to accommodate the needs of modern office users and talent-dependent, primary sector, and national businesses. The intent is to create flexible, updated office environments capable of supporting professional service firms, financial services companies, technology-oriented users, healthcare administration users, engineering and design firms, and other employers that contribute to downtown Fargo's economic vitality and employment base. The project is specifically intended to enhance the competitiveness of downtown Fargo in attracting and retaining highly skilled employers and workforce talent consistent with the goals of the Renaissance Zone Plan.

In connection with the broader modernization effort, the project also contemplates the creation of a state-of-the-art tenant amenity center and rooftop patio environment intended to significantly enhance the overall tenant experience and improve the competitiveness of the property within the market. The amenity space is envisioned as a modern, hospitality-oriented environment designed to support collaboration, informal meetings, tenant events, and employee wellness while also providing a unique gathering space overlooking downtown Fargo.

The rooftop and upper-floor amenity concepts include indoor and outdoor gathering areas, lounge and collaboration spaces, food and beverage serving areas, flexible seating environments, enhanced landscaping and lighting features, and integrated technology infrastructure designed to support modern workplace expectations. The project team believes these types of amenities are

increasingly important in attracting and retaining talent-dependent, primary sector, and national businesses and creating high-quality employment environments capable of competing with newer office product in larger regional markets.

In addition to serving building tenants, the rooftop patio and amenity environment are intended to contribute to the overall vibrancy and activation of downtown Fargo by creating highly active shared spaces that encourage employee engagement, business interaction, and increased utilization of the downtown core beyond traditional working hours. These improvements are consistent with the Renaissance Zone goals of strengthening downtown economic vitality, supporting mixed-use urban activity, encouraging reinvestment into underutilized properties, and creating a more vibrant and attractive downtown environment for residents, employees, and visitors alike.

In addition to office uses, the project contemplates active commercial and destination-oriented uses intended to contribute to the vibrancy of downtown Fargo and increase pedestrian activity surrounding the property. Potential uses may include food and beverage concepts, coffee shop or café space, specialty retail, service-oriented commercial uses, and tenant amenity-oriented spaces that encourage activity both within the building and along the surrounding streetscape. The project team believes the property is uniquely positioned to support active first-floor commercial uses that strengthen the downtown environment and better connect the property to the surrounding Broadway corridor and downtown business district.

The project also includes tenant amenity enhancements and collaborative gathering spaces intended to further modernize the property and improve the tenant experience. While certain design elements may continue to evolve in coordination with future tenants and leasing activity, the overarching goal of the project is to return the Dakota Center to a highly competitive, Class A-quality downtown asset that supports long-term economic growth and continued investment within Fargo's urban core.

Attached conceptual renderings and floor plans include concepts for the tenant amenity center, rooftop patio environment, upgraded lobby and common areas, and modernized tenant suite configurations. While certain elements may continue to evolve through the design and leasing process, the attached materials are intended to illustrate the anticipated character, quality, and overall scope of the proposed rehabilitation project.

The overall rehabilitation project represents a significant capital investment into the property and exceeds the minimum investment thresholds applicable to Renaissance Zone rehabilitation projects. A financial summary and supporting cost breakdown are being provided separately as part of the application materials. Those materials identify the anticipated project costs associated with the proposed Renaissance Zone scope of work, including common area renovations, building system upgrades, tenant improvements, exterior improvements, professional services, and related capital expenditures.

Since acquisition of the property, certain limited repair, maintenance, stabilization, and tenant-related work has been performed in order to maintain ongoing operations within the building, address deferred maintenance items, facilitate leasing activity, and ensure continued functionality of the



REAL ESTATE INVESTMENT TRUST

property. This work generally consisted of routine repairs, limited tenant-specific improvements, operational maintenance items, and other non-Renaissance Zone work necessary to stabilize and operate the building following acquisition. The costs associated with that previously permitted or ongoing work are separate from the current Renaissance Zone application and are not included within the project costs being submitted for Renaissance Zone consideration or tax incentive purposes.

Leading up to the time of acquisition and application, portions of the Dakota Center experienced elevated vacancy and underutilization relative to the building's historic role as a downtown employment center. Certain areas of the property suffered from aging finishes, outdated building systems, deferred maintenance, and a general lack of modernization that limited the property's competitiveness within the downtown office market. As a result, portions of the building remained vacant or functionally underutilized for an extended period of time. The proposed rehabilitation project is intended to reverse that trend through substantial reinvestment into the property, modernization of the tenant and visitor experience, activation of commercial spaces, and attraction of new office and commercial users. The project directly supports the Renaissance Zone goals of encouraging rehabilitation, revitalizing underutilized downtown properties, strengthening downtown economic activity, and supporting continued investment within Fargo's urban core.

Sincerely,

A handwritten signature in blue ink, reading "Jacob T. Strinden". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jacob T. Strinden

Associate General Counsel

Planned Improvements & Estimated Costs - Dakota Center

Caulk and repair all exterior windows	\$	190,660.00	
Paint & Seal Exterior of the Building	\$	159,381.58	
Replace Roof membrane	\$	246,499.00	
HVAC Repairs and Replacements	\$	833,550.00	
Corridors / Bathrooms / Lobbies	\$	793,644.06	
Clubhouse-Rooftop Deck	\$	500,000.00	Estimate, still waiting on final numbers from contractor
Vacant Tenant Space Renovations to Class A	\$	441,024.03	6,133 sq. ft. (1st floor) at \$71.91 per square foot (HDR equivalent build out)
Vacant Tenant Space Renovations to Class A	\$	2,209,938.12	30,372 sq. ft. (2nd floor) at \$71.91 per square foot (HDR equivalent build out)
Total:		\$ 5,374,696.79	



Street View - Broadway



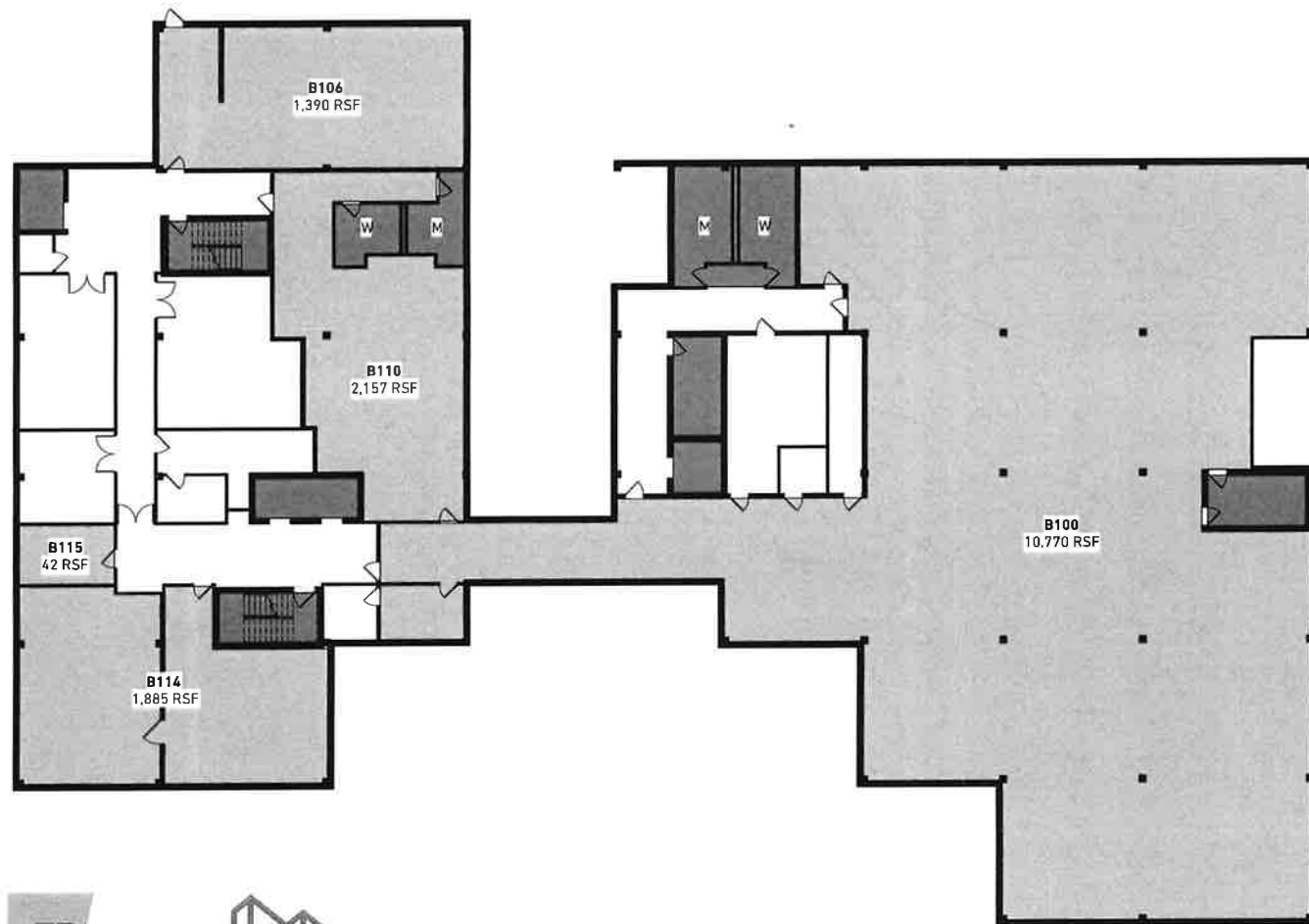
Street View - Broadway



Street View - NP Ave



Image from applicant

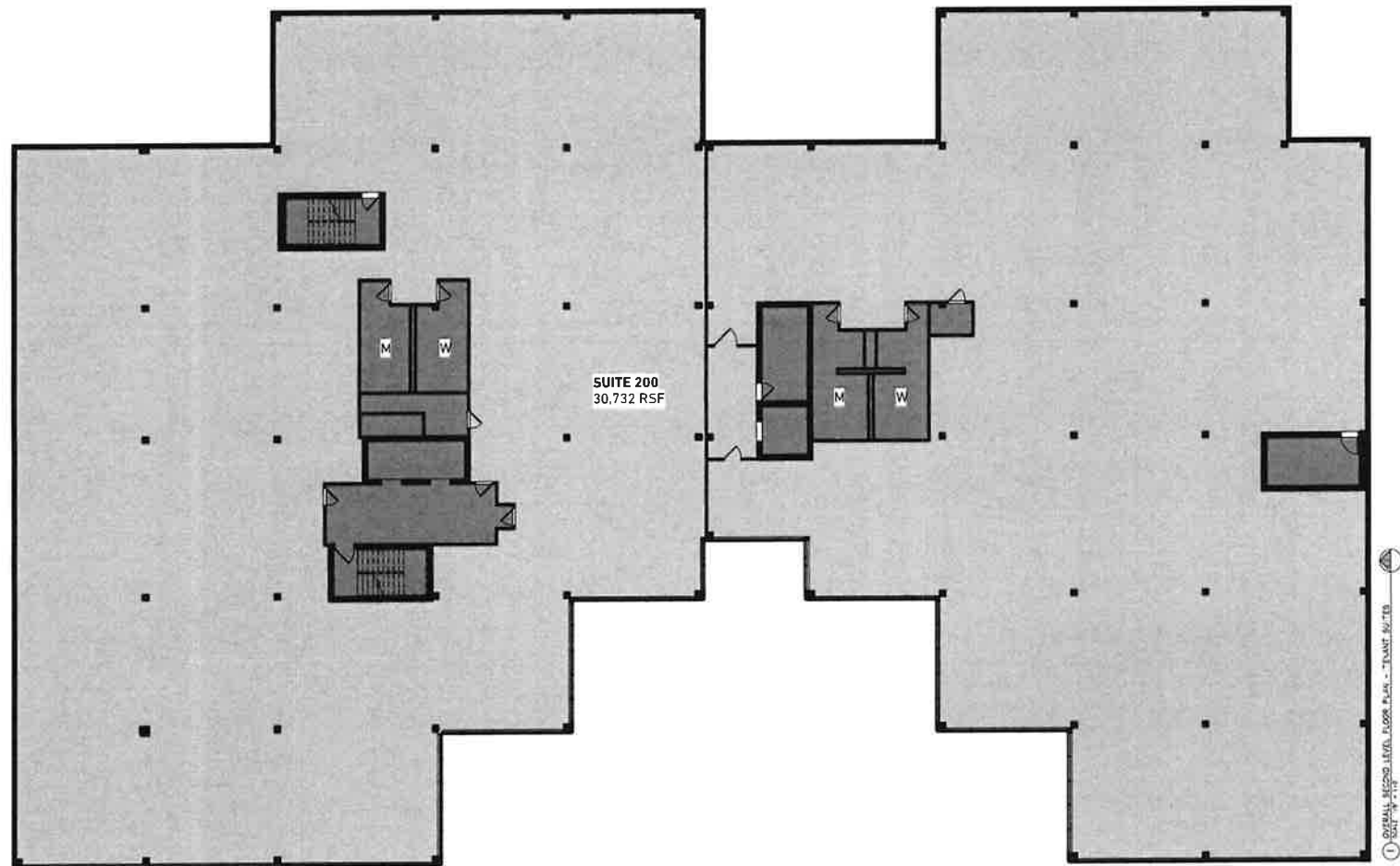


1 OVERALL LOWER LEVEL - 10,770 RSF - 10,770 RSF - 10,770 RSF

DAKOTA CENTER
RENOVATIONS
A3.00B
OVERALL LOWER
LEVEL FLOOR PLAN

2/27/2024 11:41:34 AM

Lower Level - Current Floor Plan

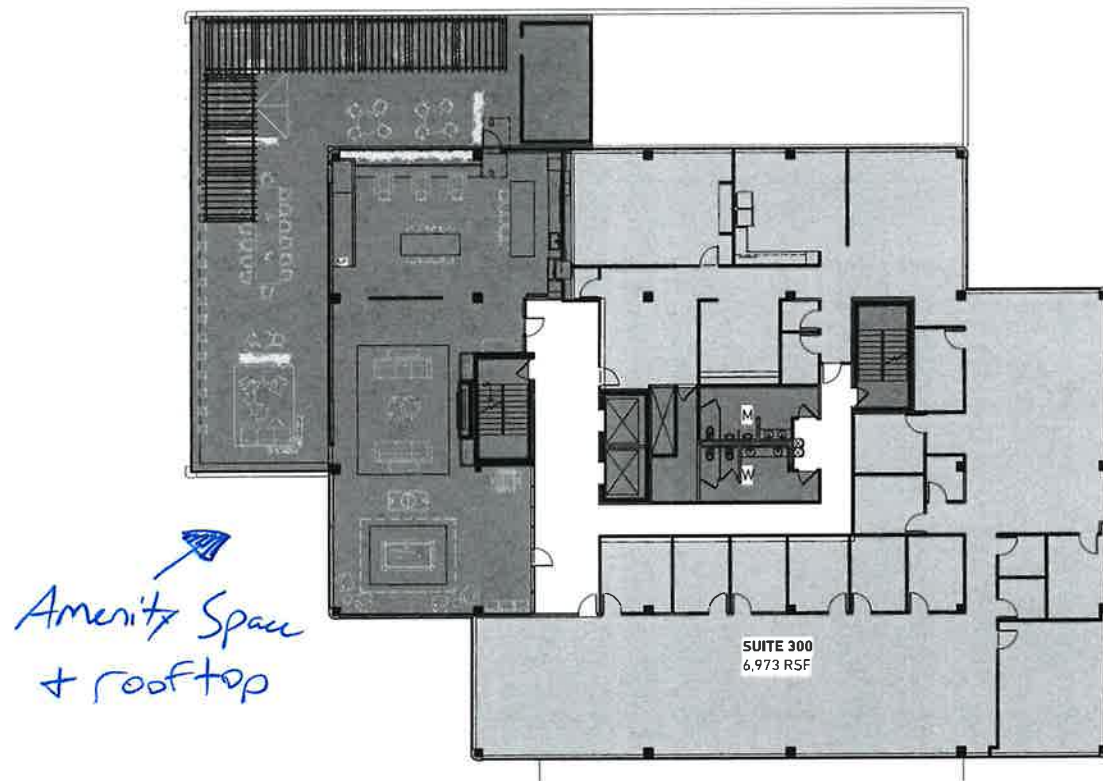


① OVERALL SECOND LEVEL FLOOR PLAN - TYPICAL 1/8" = 1'-0"

DAKOTA CENTER
RENOVATIONS
A3.02B
OVERALL SECOND
LEVEL FLOOR PLAN

02/27/2024 11:47:57 AM

Second Level - Current Floor Plan



① OVERALL THIRD LEVEL FLOOR PLAN - TENANT SUITES
SCALE: 1/8" = 1'-0"

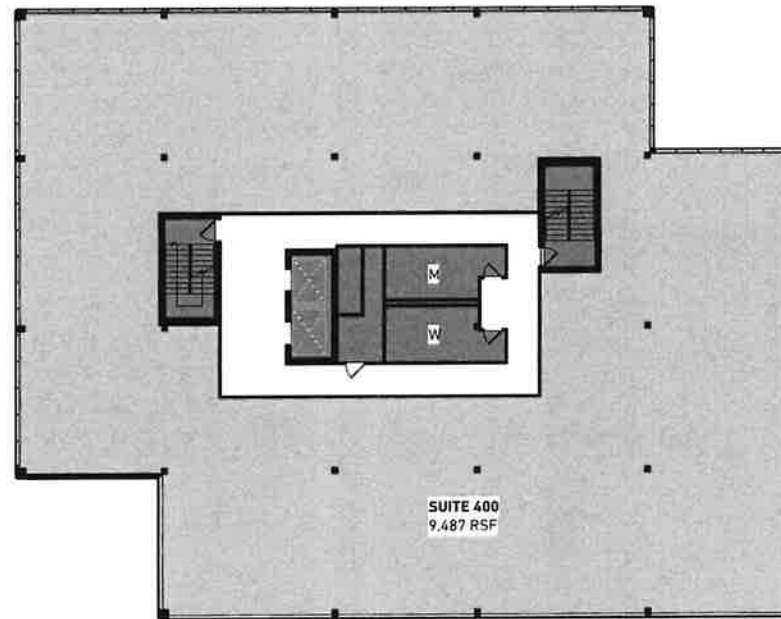


DAKOTA CENTER
RENOVATIONS
BY INTERIORSOURCE, P.A. (2014) 10/1/14

A3.03B
OVERALL THIRD LEVEL
FLOOR PLAN

2/27/2024 11:01:00 AM

Third Level - Current Floor Plan



① OVERALL FOURTH LEVEL FLOOR PLAN - TENANT SUITES
SCALE: 1/8" = 1'-0"

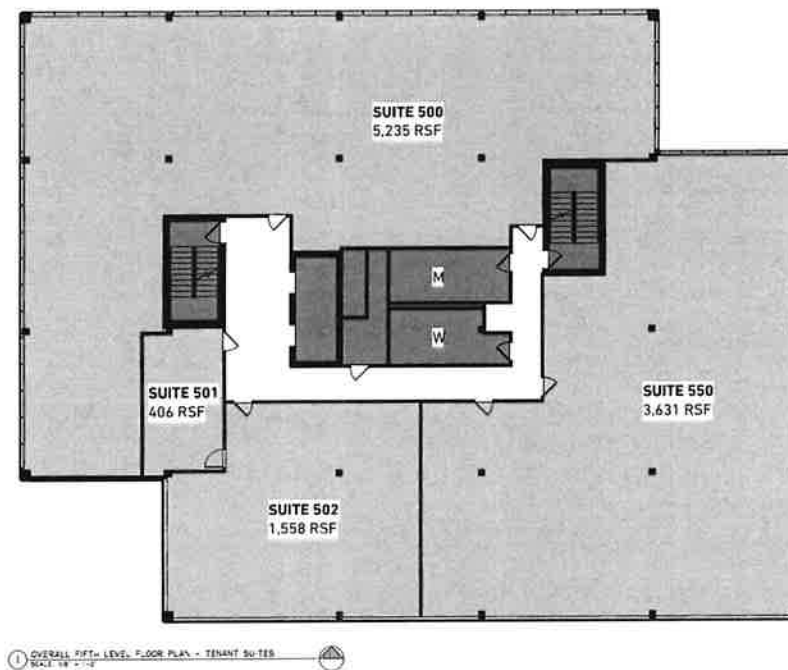


DAKOTA CENTER
RENOVATIONS
(3) RENOVATIONS TO PARKING GARAGE

A3.04B
OVERALL FOURTH
LEVEL FLOOR PLAN

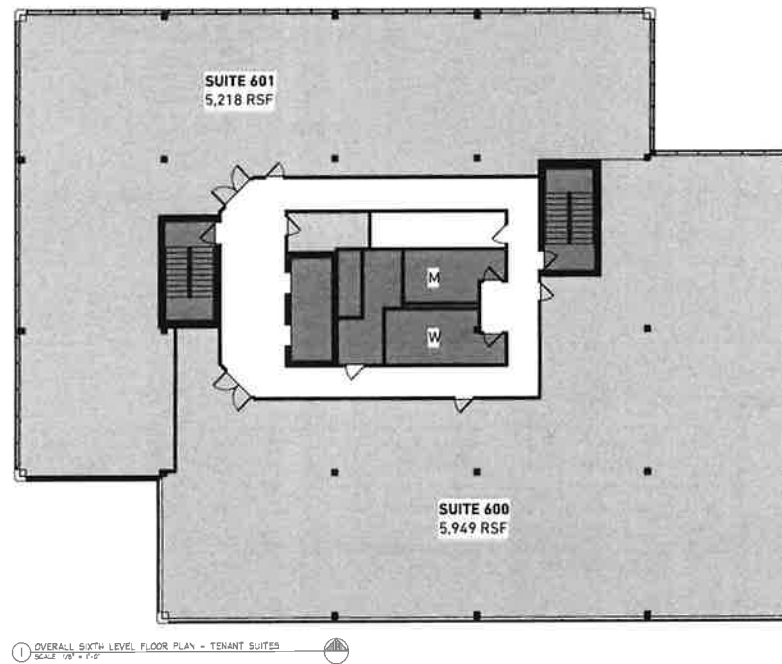
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Fourth Level - Current Floor Plan



DAKOTA CENTER
RENOVATIONS
31 SOUTH DAKOTA AVE. SUITE 500
A3.05B
OVERALL FIFTH LEVEL
FLOOR PLAN
02/12/2018 11:47 AM DW

Fifth Level - Current Floor Plan



Proposed 2nd Floor Layout

HDR 6984 SF
HDR ASSEMBLY 886 SF
-12.7%

FIGURE 10% ASSEMBLY

OPTION 1:

11316 SF BUSINESS
76 BUSINESS OCC.

1258 SF ASSEMBLY
84 OCC.



1 SECOND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



REVISION SCHEDULE

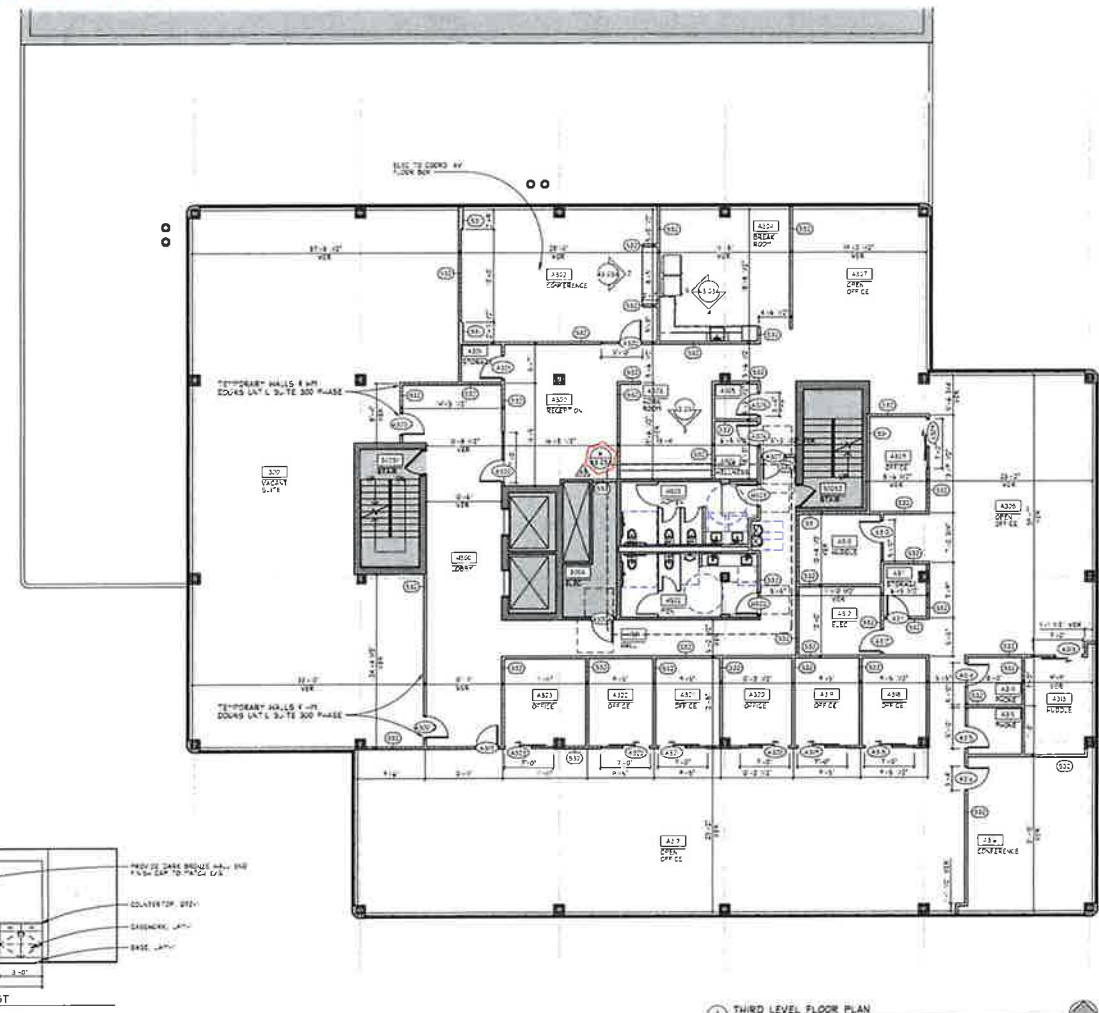
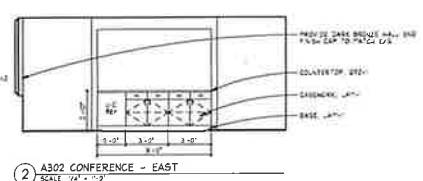
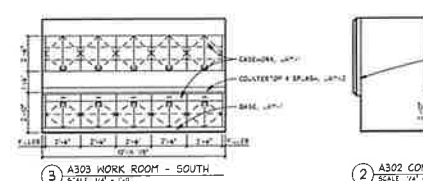
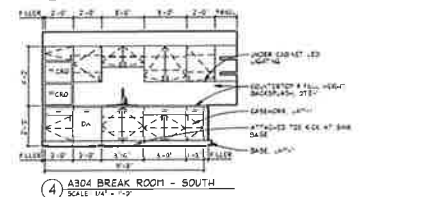
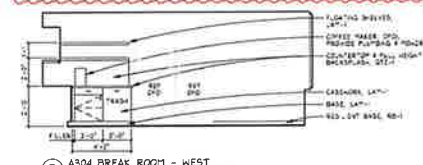
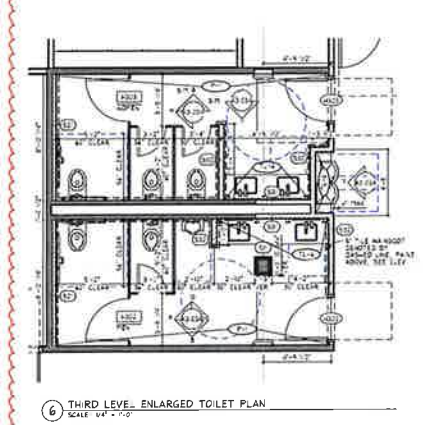
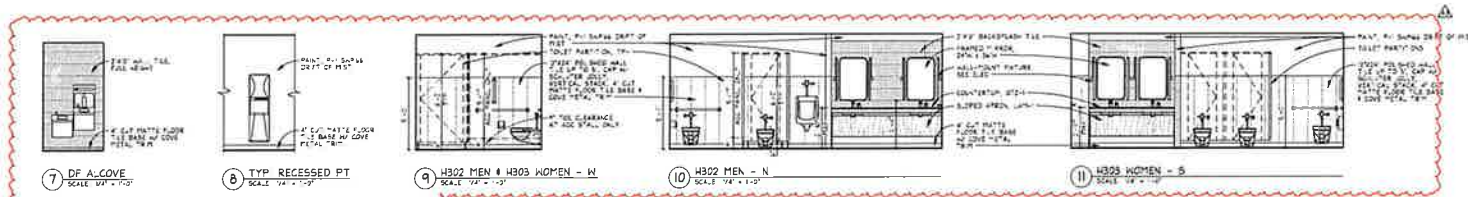
NUMBER	DESCRIPTION	DATE

Print Name: _____
FOR REFERENCE ONLY
Date: 05/12/2022 Registration No: _____

Edgewood
REAL ESTATE INVESTMENT TRUST
**DAKOTA CENTER
RENOVATIONS**
11 BROADWAY N, FARGO, ND 58102

SECOND LEVEL FLOOR PLAN

Z5-072B TENANT AMENITY LOUNGE
ZBA Project No.: Z5-072
Date: 05/12/2022 **A3.02B**



NUMBER	DESCRIPTION	DATE
01	NO. 11 CADDWORK ELEVATIONS	05/12/2024
02	NO. 11 CADDWORK ELEVATIONS	05/12/2024
03	NO. 11 PLUMBING FIXTURE ELEVATIONS	05/12/2024

CONSTRUCTION SET

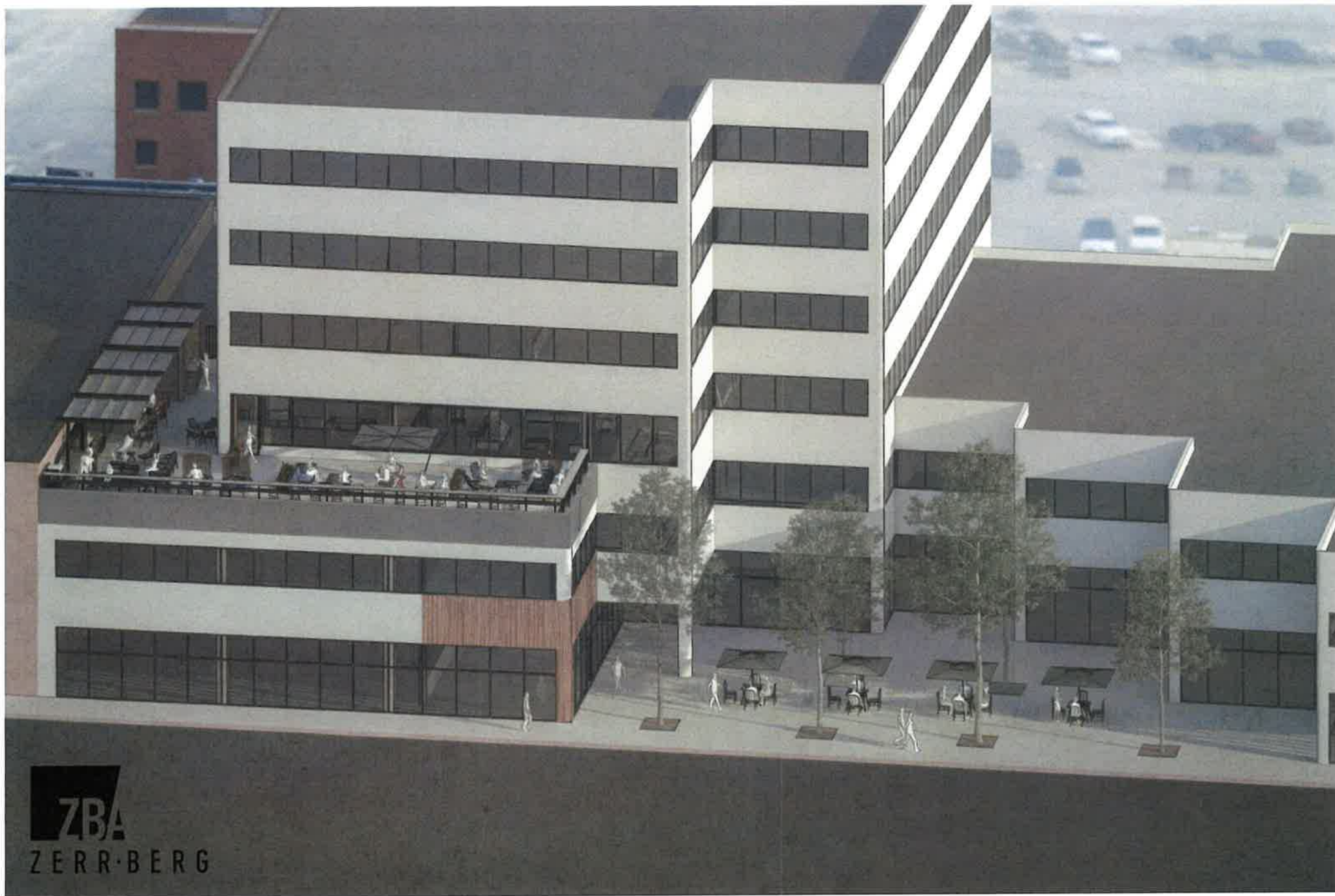
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the State of North Dakota.

Print Name: **Robert E. Berg**
Signature: *[Signature]*
Date: 05/12/2024 Registration No. 1178

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DAKOTA CENTER RENOVATIONS
BY BROOKLYN H. FARROW, ND 54102

THIRD LEVEL FLOOR PLAN
25-072A HDR SUITE FIT-UP
ZBA Project No.: 25-072
Date: 05/12/2024

A3.03A



ZB
ZERR·BERG

Rendering



Rendering



Interior Rendering



Interior Rendering



Interior Rendering



Interior Rendering



Interior Rendering



Amenity Space

Interior Rendering



New Elwater Lobbies

Interior Rendering



Amenity Space

Interior Rendering



Amenity Space

Interior Rendering



Amenity Space

Interior Rendering



Amerityx Space

Interior Rendering