

Monday, November 17, 2025 5:30PM CST

Jobs Development Authority Meeting Agenda

Devils Lake City Hall Commission Chambers 423 6th St NE, Devils Lake, 58301

Meeting Items

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Approval of Minutes October 20, 2025
- 4) Pay Estimate #4 Single Family Housing Project
- 5) FlexPace Interest Buydown Enduring Properties, LLC
- 6) Lake Region Law Enforcement Letter of Interest Proposal for Acquisition of Land in Outlot #44-0002

City Commission Meeting Agenda

Devils Lake City Hall Commission Chambers 423 6th St NE, Devils Lake, 58301

Meeting Items

- 1) Call to Order
- 2) Approval of Minutes November 3, 2025

Awards and Proclamations

Public Hearings – 5:30 PM

- 1) Final Plat for Smith's Second Addition Located on 16th St SE, Devils Lake
- 2) Change in Zoning from Agricultural to Planned Unit Development Outlot #05-0172

Bid Openings - 5:30 PM

Visitors or Delegations

*Limited to five minutes per guest, unless extended by presiding officer

Commission Portfolios

1) Commissioner Pierce – Downtown Planning Meeting Summary

Old Business

Consent Agenda

New Business

- Second Reading Ordinance 1025 Section 1.07.010 Competitive Bidding Requirements
- 2) Second Reading Ordinance 1026 Section 1.07.020 Procedure
- 3) Second Reading Ordinance 1027 Section 1.07.060 Conveyance, Sale, Lease, or Disposal of Property
- 4) 5-year Exemption of Improvements to Residential Structure 502 12th Ave NE
- 5) Pay Estimate #3 2025 Curb, Gutter & Sidewalk
- 6) Maintenance Certification for the City's Urban Roads Project
- 7) 2026 City Calendar

Citizen Comment

Informational Items

1) October 2025 Financial Report

Executive Session

The Devils Lake City Commission will convene in Executive Session this meeting on November 17, 2025 to discuss pending legal matters related to the Mortgage between the City of Devils Lake Building Authority and CoJack Snack and Pack, LLC at the property with the legal description of: Outlot 39-0014 of Lot 1, Pasta Acres Subdivision, Block 2, Replat of Devils Lake Industrial Park, Devils Lake, Ramsey County, North Dakota.

The City Commission may convene into executive session for attorney consultation regarding this legal matter pursuant to NDCC §§ 44-04-19.1 and 44-04-19.2.

Motion to approve payment of the list of bills as submitted.

The City of Devils Lake may convene in an executive session as provided by NDCC 44-04-19.2 to consider and discuss closed or confidential records and information, negotiating strategy or negotiating instructions as provided by NDCC 44-04-19.1, 44-04-19.2, 44-04-18.4.

OUTLAY #4

Below is a summary of costs incurred relating to the JDA Single Family Housing Pilot Program for this pay application

1300 16th St SE	Gleason Companies	\$ 39,500.00	roofing, windows, door installation
1301 16th St SE	Gleason Companies	\$ 39,500.00	roofing, windows, door installation
1302 16th St SE	Gleason Companies	\$ 39,500.00	roofing, windows, door installation
1305 16th St SE	Gleason Companies	\$ 39,500.00	
		\$ 158,000.00	_

Certified this date, 11/7/2025 by: Spencer Halvorson, City Administrator

TO: FROM: FOR:	JDA of Devils Lake 423 6th St NE Devils Lake, ND 58301 Attn: Gleason Construction Inc PO Box 1080 Devils Lake ND 58301 Single Family Homes		PROJECT NAME AND LOCATION: ARCHITECT:	New S 1304 1 Gleasi PO Bo	HIF Homes Single Family Homes 2025 16th St SE Devils Lake ND 58301 on Companies ox 10545 ND 58106	APPLICATION # PERIOD THRU: PROJECT #s: DATE OF CONTRACT:	4 Distribution to: 11/01/2025
Applicatio Continuat	RACTOR'S SUMM on is made for payment as sh tion Page is attached. RACT AMOUNT		\$1,580,00	0 00	Contractor's signature below is his ass that: (1) the Work has been performed paid to Contractor under the Contract and other obligations under the Contra- entitled to this payment CONTRACTOR: Gleason Construction	d as required in the Contract D have been used to pay Contra act for Work previously paid fo	Occuments, (2) all sums previously actor's costs for labor, materials
3, CURR	OF ALL CHANGE ORDERS RENT CONTRACT AMOUNT IL COMPLETED AND STOR	(Line 1 +/- 2)	\$1,580,00 \$1,106,00		By: State of: North Dakota	D	ate: 11/.5/2025
5 RETA a (C b (C	mn G on Continuation Page)	on Page)	\$0.00	50 00	County of: Ramsey Subscribed and sworn to before me this 5 day of Notary Public: Marilyn Sogge My Commission Expires: June 21,	Notary State of No My Commission Ex	N SOGGE Public orth Dakota pires: June 21, 2027
6. TOTA	L COMPLETED AND STOR 4 minus Line 5 Total)	· .	\$1,106,00			-	UU '
	PREVIOUS PAYMENT API	PLICATIONS	\$948,00 \$158,0 0				
9 BALA	MENT DUE ANCE TO COMPLETION 3 minus Line 6)	\$474,000.0					
SUMMA	RY OF CHANGE ORDERS	ADDITIONS	DEDUCTION	VS	1		
previou	hanges approved in us months	\$0.00		\$0.00			
Total a	pproved this month TOTALS	\$0.00 \$0.00		\$0.00 \$0.00			
	NET CHANGES	\$0.00					

PROJECT: 25007 HIF Homes APPLICATION #:

New Single Family Homes 2025 DATE OF APPLICATION: 11/01/2025

Payment Application containing Contractor's signature is attached.

PERIOD THRU: 11/01/2025
PROJECT #s: 25007

Α	В	С	D	E	F	G		Н	1
ITEM#	WORK DESCRIPTION	SCHEDULED AMOUNT	AMOUNT PREVIOUS PERIODS	ED WORK AMOUNT THIS PERIOD	STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
1300 00	1300 16th St SE								
1300 01	Loan Closing/Mobilization/Material Ordering	\$39,500.00	\$39,500.00	\$0.00	\$0.00	\$39,500.00	100%	\$0.00	
1300 02	Excavation & Foundations Ongoing (Footings, Slab, Basement)	\$39,500.00	\$39,500.00	\$0.00	\$0.00	\$39,500.00	100%	\$0,00	
1300 03	Foundation Complete (Footings, Slab)	\$59,250.00	\$59,250,00	\$0.00	\$0.00	\$59,250.00	100%	\$0.00	
1300 04	Framing Ongoing (Walls, Roof Structure, Sheathing)	\$39,500.00	\$39,500.00	\$0.00	\$0.00	\$39,500.00	100%	\$0.00	
1300 05	Framing Complete (Walls, Roof Structure, Sheathing)	\$59,250.00	\$59,250.00	\$0.00	\$0.00	\$59,250.00	100%	\$0.00	
1300 06	Roofing, Windows, Exterior Doors Installed: Dried-In	\$39,500.00	\$0.00	\$39,500.00	\$0.00	\$39,500.00	100%	\$0.00	
1300 07	MEP Rough-Ins Complete (Electrical, Plumbing, HVAC)	\$39,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$39,500.00	
1300 08	Insulation/Drywall/Siding Complete (Insulation, Drywall Hung, Mudded)	\$39,500.00	\$0.00	\$0,00	\$0,00	\$0.00	0%	\$39,500.00	
1300 09	Interior Finishes Complete (Cabinets, Flooring, Painting, Trim)	\$19,750.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$19,750.00	
1300 10	Final Finishes & Certificate of Occupancy Issued	\$19,750.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$19,750.00	
	SUB-TOTALS	\$395,000.00	\$237,000.00	\$39,500.00	\$0.00	\$276,500.00	70%	\$118,500.00	

PROJECT:

25007 HIF Homes

New Single Family Homes 2025

APPLICATION #:

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Sw onigic ranning rionics 2025

DATE OF APPLICATION: PERIOD THRU:

11/01/2025 11/01/2025

PROJECT #s:

25007

Payment Application containing Contractor's signature is attached.

Α	В	С	D	E	F	G		Н	
ITEM#	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETI AMOUNT PREVIOUS PERIODS	ED WORK AMOUNT THIS PERIOD	STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
1301 00	1301 16th St SE								
1301 01	Loan Closing/Mobilization/Material Ordering	\$39,500.00	\$39,500.00	\$0.00	\$0.00	\$39,500,00	100%	\$0.00	
1301 02	Excavation & Foundations Ongoing (Footings, Slab, Basement)	\$39,500.00	\$39,500.00	\$0.00	\$0.00	\$39,500.00	100%	\$0.00	
1301 03	Foundations Complete (Footings, Slab)	\$59,250.00	\$59,250.00	\$0.00	\$0.00	\$59,250.00	100%	\$0.00	
1301 04	Framing: Ongoing (Walls, Roof Structure, Sheathing)	\$39,500.00	\$39,500.00	\$0.00	\$0.00	\$39,500.00	100%	\$0.00	
1301 05	Framing Complete (Walls, Roof Structure, Sheathing)	\$59,250.00	\$59,250.00	\$0.00	\$0.00	\$59,250.00	100%	\$0.00	
1301 06	Roofing, Windows, Exterior Doors Installed: Dried-In	\$39,500.00	\$0.00	\$39,500.00	\$0.00	\$39,500.00	100%	\$0.00	
1301 07	MEP Rough-Ins Complete (Electrical, Plumbing, HVAC)	\$39,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$39,500.00	
1301 08	Insulation/Drywall/Siding Complete (Insulation, Drywall Hung, Mudded)	\$39,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$39,500.00	
1301 09	Interior Finishes Complete (Cabinets, Flooring, Painting, Trim)	\$19,750.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$19,750.00	
1301 10	Final Finishes and Certificate of Occupancy Issued	\$19,750.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$19,750.00	
	SUB-TOTALS	\$790,000.00	\$474,000.00	\$79,000.00	\$0.00	\$553,000.00	70%	\$237,000.00	

PROJECT: 25007 HIF Homes APPLICATION #:

New Single Family Homes 2025 DATE OF APPLICATION: 11/01/2025

4

Payment Application containing Contractor's signature is attached.

PERIOD THRU: 11/01/2025
PROJECT #s: 25007

Α	В	С	D	E	F	G		Н	
		00115011150	COMPLET	ED WORK	STORED	TOTAL	%	BALANCE	DETAINAGE
ITEM#	WORK DESCRIPTION	SCHEDULED AMOUNT	AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD	MATERIALS (NOT IN D OR E)	COMPLETED AND STORED (D + E + F)	COMP (G / C)	TO COMPLETION (C-G)	RETAINAGE (If Variable)
1302 00	1302 16th St SE								
1302 01	Loan Closing/Mobilzation/Material Ordering	\$39,500.00	\$39,500.00	\$0.00	\$0.00	\$39,500.00	100%	\$0.00	
1302 02	Excavation & Foundations Ongoing (Footings, Slab, Basement)	\$39,500.00	\$39,500.00	\$0.00	\$0.00	\$39,500.00	100%	\$0.00	
1302 03	Foundation Complete (Footings, Slab)	\$59,250.00	\$59,250.00	\$0,00	\$0.00	\$59,250.00	100%	\$0.00	
1302 04	Framing Ongoing (Walls, Roof Structure, Sheathing)	\$39,500.00	\$39,500.00	\$0.00	\$0.00	\$39,500.00	100%	\$0.00	
1302 05	Framing Complete (Walls, Roof Structure, Sheathing)	\$59,250.00	\$59,250.00	\$0.00	\$0.00	\$59,250.00	100%	\$0.00	
1302 06	Roofing, Windows, Exterior Doors Installed: Dried-In	\$39,500.00	\$0.00	\$39,500.00	\$0.00	\$39,500.00	100%	\$0.00	
1302 07	MEP Rough-Ins Complete (Electrical, Plumbing, HVAC)	\$39,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$39,500.00	
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1302 09	Interior Finishes Complete (Cabinets, Flooring, Painting, Trim)	\$19,750.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$19,750.00	
1302 10	Final Finishes & Certificate of Occupancy Issued	\$19,750.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$19,750.00	
	SUB-TOTALS	\$1,185,000.00	\$711,000.00	\$118,500.00	\$0.00	\$829,500.00	70%	\$355,500.00	

PROJECT: 25007 HIF Homes

New Single Family Homes 2025

APPLICATION #:

DATE OF APPLICATION:

11/01/2025

Payment Applicat	ion containing Contractor's sign	nature is attached.		New Single Fami	ly Homes 2025		IOD THRU: ROJECT #s:	11/01/2025 11/01/2025 25007
A	В	С	D	E	F	G	Н	1

Α	В	С	D	E	F	G		Н	1
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLET AMOUNT PREVIOUS PERIODS	ED WORK AMOUNT THIS PERIOD	STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
1305 00	1305 16th St SE								
1305 01	Loan Closing/Mobilization/Material Ordering	\$39,500.00	\$39,500.00	\$0.00	\$0.00	\$39,500.00	100%	\$0.00	
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1305 04	Framing: Ongoing (Walls, Roof Structure, Sheathing)	\$39,500.00	\$39,500.00	\$0.00	\$0.00	\$39,500.00	100%	\$0.00	
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1305 10	Final Finishes & Certificate of Occupancy Issued	\$19,750.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$19,750.00	
		4							
	TOTALS	\$1,580,000.00	\$948,000.00	\$158,000.00	\$0.00	\$1,106,000.00	70%	\$474,000.00	

Forward Devils Lake 423 6th St NE PO Box 1048 Devils Lake, ND 58301 Forwardevilslakend.com



Brady Ash Executive Director

(701) 662-4933 bradya@dvlnd.com

To: Devils Lake Jobs Development Authority

From: **Brady Ash, Forward Devils Lake**

Date: **November 3, 2025**

Re: Enduring Properties, LLC

Enduring Properties, LLC is a real estate holding company in Devils Lake. They are purchasing a property that previously housed Lone Tree Designs. This property will now house three existing businesses: ServiceMaster of Devils Lake, M & N Properties, and Advanced Counseling for Change.

They are seeking assistance for the purchase of the building as an extensive remodel is in the works. The building is around 6,300 square feet. There will be four soundproof offices, a breakroom with a kitchen, a handicapped accessible bathroom, and additional upgrades on plumbing, electrical, heating, etc. An Executive Summary of the project has been attached for reference.

An amount of \$35,483.83 was approved by the Forward Devils Lake Board at its November 5, 2025 meeting. This amount will be counted towards the Community Portion of the interest buydown, participated with Bank of North Dakota. It is recommended that the request be approved at 0% with a 60-month amortization, upon completion of the interest buydown in its entirety (after 120 months).

Attached – Enduring Properties, LLC application & Executive Summary



Forward Devils Lake Project / Loan Application

PACE Loan FlexPACE Loan Small Bus Rev	olving Loan Façade Industrial Pa	ark
Business Name: Enduring Properties LLC	Project Title: Renovation @ 12	22
Address: 122 College Drive N., Dec	als Lake, ND 58301	
Contact Person: Lisa Hawley	Phone: 701-351-1182	
E-mail: <u>Lisahawley@gondtc.com</u>		
Amount Requested:	Total Project Cost: 435, 29.	2
Program Guidelines:	We have added more conc	rette and a bothroom
 The applicant must conform to all of Bank of North I http://banknd.nd.gov/lending_services/business_fin The amount of the incentive is limited to the approper Project must start within 6 months of FDL approval for Forward Devils Lake Executive Board of Directors reserved All costs associated with the closing will be paid by the Arequirement of all loans is for FDL to have a second all documents being recorded with the county. FDL will find this application is for industrial park property purchate the title will revert to the seller. Buyer cannot sell the property without first constructed All costs associated with any property / loan closing with the county. Forward Devils Lake Board of Directors reserves the server of the seller. 	ancing_programs/business_incentive_programs.htm riate loan program guidelines in place as of the date or the project. erves the right to review and change the guidelines in a applicant; i.e. legal review, recording fees, etc. of mortgage or lien if appropriate and a promissory now yould also have a personal guarantee on all loans because — if the buyer does not build within two years from the property and operating a busing a building on the property and operating a busing will be paid by the applicant, ie, Legal review, record	of this application. as needed. ote will be put in place with rrowed. rom the purchase agreement ness in the property.
Documents needed for approval:		
 Bank approval letter Estimated total cost of project 		
 Business Plan 		
 Additional documentation as needed if required or st 		
The undersigned states that he/she is duly authorized to verify statements contained herein and that the same are true in substruction forward Devils Lake, the funds will either be directly paid to the cancelled check(s) and appropriate receipts. Forward Devils Law Authorized (Repuse not the	stance and in fact. The undersigned further agrees the vendor listed in the hudget or reimbursed to the arg	hat if awarded funds from
Signature of Applieant Date	Signature of Co-Applicant	Date
Printed Name of Applicant Date	Printed Name of Co-Applicant	Date



Executive Summary

Requested acreage if Industrial Park Application: N/A

What types of infrastructure will be needed for your project?

City water, City Sewer, Electricity and Natural gas

Total Square Feet of the Building:

6,286 sq. ft defined as 1199 sq. ft. office space/break room/bathroom, 3443 sq. ft. garage/with work/laundry/bathroom/storage, and 1444 sq. ft. storage space.

Estimated completion date: 12/30/2026

What is the outlined of the proposed project?

Enduring Properties LLC has entered into a purchase agreement to buy the property at 122 College Dr., Devils Lake, ND. The intent is to remodel and upgrade the space to house a minimum of three different businesses/lessees. Currently, Advanced Counseling for Change PLLC, ServiceMaster of Devils Lake, and M and N Properties are committed to filling the space. In order to accommodate these businesses, we will need create four sound proof offices, one handicapped accessible bathroom, potentially two additional bathrooms, a kitchen in the breakroom, upgrade the plumbing, additional electrical work, two new entrance doors, several interior doors, concrete work, window tint, maintenance to existing garage doors, insulation in the attic, drywall and paint for the majority of the space.

In the long term, Enduring Properties LLC would like to purchase other properties in the community with the intent to manage, renovate, and sell or lease.

The primary purpose of the business are?

Enduring Properties LLC will purchase, renovate, manage, sell, or lease properties. Providing attractive, safe, secure, and well-maintained properties for commercial and residential use. Enduring Properties LLC has a specific plan for the property at 122 College Drive which would include leasing to two businesses wishing to expand. ServiceMaster of Devils Lake would be able to more than double their space which would give the potential to add at least one full time and possibly a couple part time workers by spring. Advanced Counseling for Change would be able to add an additional office which will be used as a play therapy room with the potential space to train new therapists in house. These expansions will significantly improve services to the Lake Region Community.

The products or services provided by the business are?

Enduring Properties LLC has access to many service providers that would have the talent to upgrade properties purchased. These properties will then be available for the lease or sale in the community. There are currently many properties that are in serious need of renovation in the Lake Region Community. Enduring Properties LLC's long-term goal is to be able to upgrade multiple properties.

The local competitors of your business are?

There are several businesses in the community who do renovation, management, and leasing however, there are not enough of them. Currently, M and N Properties is one of these competitors who will likely lease space from Enduring Properties LLC. Due to the lack of trained professionals, who can do renovations, management, and maintenance, there is a void which Enduring Properties intends to fill over time.

How does your business differ from your competitors?

Enduring Properties LLC intent is not just to make money. Its primary goal is to provide safe, well maintained properties for community members to utilize. Enduring Properties LLC has a vision for the future which includes constant improvements to any properties it owns.

What percentage of your business income is from Devils Lake?

Enduring Properties LLC's primary income would be from the committed potential leases and would incorporate 100% of the income coming from Devils Lake community businesses. However, Enduring Properties LLC would look in the future to provide space to others who may be from outside of the community, with the intent to bring others into the community.

How many new jobs will this create?

Enduring Properties LLC intends to utilize individuals from Devils Lake and the surrounding area to help with the renovations on the property. Currently these individuals would be hired as contracted services. However, in the future there is potential for staff to be added. Much of the supplies for the renovation would also be purchased in Devils Lake.

By Enduring Properties LLC providing this space to ServiceMaster of Devils Lake, they will be to add 1 full time employee (\$40,000 per year), and potentially 2 part-time employees (\$10,000 each per year). Advanced Counseling for Change PLLC will be able to add space to train new potential mental health therapist with the hopes they will stay in the community.

What are the loan terms in years? 25 years.

TO BE COMPLETED BY FDL DIRECTOR

Applicant's Name and Title (Print) _	132 Hawley, Androvized Kgrishland Date 10/23/25
FDL Board Approval	Date
Date project completed	Final cost of project
Date of loan closing	
Signed:	Forward Devils Lake – Executive Director

Exhibit A: Lisa Hawley

LOAN NUMBER	
LOAN TYPE	Flex PACE
LEAD BANK	

NOTE: The borrower and originating lender should be aware that the fund will provide a set stream of subsidy payments (interest buydown) based upon the payment schedule below. The amount of the borrower's payment, the amortization and all other terms of the loan shall be governed by the promissory note. The balances shown here, other than the specific buydown amounts, are intended for illustrative purposes only.

Buydown Account Details

INTEREST BUYDOWN AMOUNT	118279.45
BND BUYDOWN AMOUNT	82795.62
COMMUNITY BUYDOWN AMT	35483.83
PRESENT VALUE BND	70679.00
PRESENT VALUE COMMUNITY	30291.00
DISTRIBUTION DATE	10/6/2025
PRINCIPAL	\$348,234.00
YIELD RATE	5.9900
BORROWING RATE	2.2500
AMORTIZATION	300
PAYMENT	\$2,260.14

Loan w	oan without buydown							
#	Payment	Principal	Interest	Balance				
1	\$2,260.14	\$521.87	\$1,738.27	\$347,712.13				
2	\$2,260.14	\$466.62	\$1,793.52	\$347,245.51				
3	\$2,260.14	\$469.03	\$1,791.11	\$346,776.48				
4	\$2,260.14	\$644.55	\$1,615.59	\$346,131.93				
5	\$2,260.14	\$474.77	\$1,785.37	\$345,657.16				
6	\$2,260.14	\$534.73	\$1,725.41	\$345,122.43				
7	\$2,260.14	\$479.98	\$1,780.16	\$344,642.45				
8	\$2,260.14	\$539.80	\$1,720.34	\$344,102.65				
9	\$2,260.14	\$485.24	\$1,774.90	\$343,617.41				
10	\$2,260.14	\$487.74	\$1,772.40	\$343,129.67				
11	\$2,260.14	\$547.35	\$1,712.79	\$342,582.32				
12	\$2,260.14	\$493.08	\$1,767.06	\$342,089.24				
13	\$2,260.14	\$552.54	\$1,707.60	\$341,536.70				
14	\$2,260.14	\$498.47	\$1,761.67	\$341,038.23				
15	\$2,260.14	\$501.05	\$1,759.09	\$340,537.18				
16	\$2,260.14	\$673.62	\$1,586.52	\$339,863.56				
17	\$2,260.14	\$507.10	\$1,753.04	\$339,356.46				
18	\$2,260.14	\$566.19	\$1,693.95	\$338,790.27				
19	\$2,260.14	\$512.64	\$1,747.50	\$338,277.63				
20	\$2,260.14	\$571.57	\$1,688.57	\$337,706.06				

Loan with buydown								
#	Payment	Principal	Interest	Balance				
1	\$1,174.81	\$521.87	\$652.94	\$347,712.13				
2	\$1,140.31	\$466.62	\$673.69	\$347,245.51				
3	\$1,141.82	\$469.03	\$672.79	\$346,776.48				
4	\$1,251.41	\$644.55	\$606.86	\$346,131.93				
5	\$1,145.40	\$474.77	\$670.63	\$345,657.16				
6	\$1,182.84	\$534.73	\$648.11	\$345,122.43				
7	\$1,148.65	\$479.98	\$668.67	\$344,642.45				
8	\$1,186.00	\$539.80	\$646.20	\$344,102.65				
9	\$1,151.94	\$485.24	\$666.70	\$343,617.41				
10	\$1,153.50	\$487.74	\$665.76	\$343,129.67				
11	\$1,190.72	\$547.35	\$643.37	\$342,582.32				
12	\$1,156.83	\$493.08	\$663.75	\$342,089.24				
13	\$1,193.96	\$552.54	\$641.42	\$341,536.70				
14	\$1,160.20	\$498.47	\$661.73	\$341,038.23				
15	\$1,161.81	\$501.05	\$660.76	\$340,537.18				
16	\$1,269.56	\$673.62	\$595.94	\$339,863.56				
17	\$1,165.59	\$507.10	\$658.49	\$339,356.46				
18	\$1,202.48	\$566.19	\$636.29	\$338,790.27				
19	\$1,169.05	\$512.64	\$656.41	\$338,277.63				
20	\$1,205.84	\$571.57	\$634.27	\$337,706.06				

terest Buydown							
#	Int. Buydown	BND (70.00%)	Comm. (30.00%)				
1	\$1,085.33	\$759.73	\$325.60				
2	\$1,119.83	\$783.88	\$335.95				
3	\$1,118.32	\$782.82	\$335.50				
4	\$1,008.73	\$706.11	\$302.62				
5	\$1,114.74	\$780.32	\$334.42				
6	\$1,077.30	\$754.11	\$323.19				
7	\$1,111.49	\$778.04	\$333.45				
8	\$1,074.14	\$751.90	\$322.24				
9	\$1,108.20	\$775.74	\$332.46				
10	\$1,106.64	\$774.65	\$331.99				
11	\$1,069.42	\$748.59	\$320.83				
12	\$1,103.31	\$772.32	\$330.99				
13	\$1,066.18	\$746.33	\$319.8				
14	\$1,099.94	\$769.96	\$329.98				
15	\$1,098.33	\$768.83	\$329.5				
16	\$990.58	\$693.41	\$297.17				
17	\$1,094.55	\$766.18	\$328.3				
18	\$1,057.66	\$740.36	\$317.30				
19	\$1,091.09	\$763.76	\$327.33				
20	\$1,054.30	\$738.01	\$316.29				

21	\$2,260.14	\$518.23	\$1,741.91	\$337,187.83	21	\$1,172.54	\$518.23	\$654.31	\$337,187.83	21	\$1,087.60	\$761.32	\$326.28
22	\$2,260.14	\$520.91	\$1,739.23	\$336,666.92	22	\$1,174.21	\$520.91	\$653.30	\$336,666.92	22	\$1,085.93	\$760.15	\$325.78
23	\$2,260.14	\$579.61	\$1,680.53	\$336,087.31	23	\$1,210.86	\$579.61	\$631.25	\$336,087.31	23	\$1,049.28	\$734.50	\$314.78
24	\$2,260.14	\$526.58	\$1,733.56	\$335,560.73	24	\$1,177.75	\$526.58	\$651.17	\$335,560.73	24	\$1,082.39	\$757.67	\$324.72
25	\$2,260.14	\$585.13	\$1,675.01	\$334,975.60	25	\$1,214.31	\$585.13	\$629.18	\$334,975.60	25	\$1,045.83	\$732.08	\$313.75
26	\$2,260.14	\$532.32	\$1,727.82	\$334,443.28	26	\$1,181.33	\$532.32	\$649.01	\$334,443.28	26	\$1,078.81	\$755.17	\$323.64
27	\$2,260.14	\$535.06	\$1,725.08	\$333,908.22	27	\$1,183.04	\$535.06	\$647.98	\$333,908.22	27	\$1,077.10	\$753.97	\$323.13
28	\$2,260.14	\$648.94	\$1,611.20	\$333,259.28	28	\$1,254.15	\$648.94	\$605.21	\$333,259.28	28	\$1,005.99	\$704.19	\$301.80
29	\$2,260.14	\$541.17	\$1,718.97	\$332,718.11	29	\$1,186.86	\$541.17	\$645.69	\$332,718.11	29	\$1,073.28	\$751.30	\$321.98
30	\$2,260.14	\$599.32	\$1,660.82	\$332,118.79	30	\$1,223.17	\$599.32	\$623.85	\$332,118.79	30	\$1,036.97	\$725.88	\$311.09
31	\$2,260.14	\$547.05	\$1,713.09	\$331,571.74	31	\$1,190.53	\$547.05	\$643.48	\$331,571.74	31	\$1,069.61	\$748.73	\$320.88
32	\$2,260.14	\$605.04	\$1,655.10	\$330,966.70	32	\$1,226.74	\$605.04	\$621.70	\$330,966.70	32	\$1,033.40	\$723.38	\$310.02
33	\$2,260.14	\$553.00	\$1,707.14	\$330,413.70	33	\$1,194.25	\$553.00	\$641.25	\$330,413.70	33	\$1,065.89	\$746.12	\$319.77
34	\$2,260.14	\$555.85	\$1,704.29	\$329,857.85	34	\$1,196.03	\$555.85	\$640.18	\$329,857.85	34	\$1,064.11	\$744.88	\$319.23
35	\$2,260.14	\$613.60	\$1,646.54	\$329,244.25	35	\$1,232.08	\$613.60	\$618.48	\$329,244.25	35	\$1,028.06	\$719.64	\$308.42
36	\$2,260.14	\$561.88	\$1,698.26	\$328,682.37	36	\$1,199.79	\$561.88	\$637.91	\$328,682.37	36	\$1,060.35	\$742.24	\$318.11
37	\$2,260.14	\$619.47	\$1,640.67	\$328,062.90	37	\$1,235.75	\$619.47	\$616.28	\$328,062.90	37	\$1,024.39	\$717.07	\$307.32
38	\$2,260.14	\$567.97	\$1,692.17	\$327,494.93	38	\$1,203.59	\$567.97	\$635.62	\$327,494.93	38	\$1,056.55	\$739.58	\$316.97
39	\$2,260.14	\$570.90	\$1,689.24	\$326,924.03	39	\$1,205.42	\$570.90	\$634.52	\$326,924.03	39	\$1,054.72	\$738.30	\$316.42
40	\$2,260.14	\$737.04	\$1,523.10	\$326,186.99	40	\$1,309.16	\$737.04	\$572.12	\$326,186.99	40	\$950.98	\$665.69	\$285.29
41	\$2,260.14	\$577.65	\$1,682.49	\$325,609.34	41	\$1,209.64	\$577.65	\$631.99	\$325,609.34	41	\$1,050.50	\$735.35	\$315.15
42	\$2,260.14	\$634.81	\$1,625.33	\$324,974.53	42	\$1,245.33	\$634.81	\$610.52	\$324,974.53	42	\$1,014.81	\$710.37	\$304.44
43	\$2,260.14	\$583.90	\$1,676.24	\$324,390.63	43	\$1,213.54	\$583.90	\$629.64	\$324,390.63	43	\$1,046.60	\$732.62	\$313.98
44	\$2,260.14	\$640.89	\$1,619.25	\$323,749.74	44	\$1,249.12	\$640.89	\$608.23	\$323,749.74	44	\$1,011.02	\$707.71	\$303.31
45	\$2,260.14	\$590.22	\$1,669.92	\$323,159.52	45	\$1,217.49	\$590.22	\$627.27	\$323,159.52	45	\$1,042.65	\$729.86	\$312.79
46	\$2,260.14	\$593.27	\$1,666.87	\$322,566.25	46	\$1,219.39	\$593.27	\$626.12	\$322,566.25	46	\$1,040.75	\$728.52	\$312.23
47	\$2,260.14	\$650.00	\$1,610.14	\$321,916.25	47	\$1,254.81	\$650.00	\$604.81	\$321,916.25	47	\$1,005.33	\$703.73	\$301.60
48	\$2,260.14	\$599.68	\$1,660.46	\$321,316.57	48	\$1,223.39	\$599.68	\$623.71	\$321,316.57	48	\$1,036.75	\$725.72	\$311.03
49	\$2,260.14	\$656.23	\$1,603.91	\$320,660.34	49	\$1,258.70	\$656.23	\$602.47	\$320,660.34	49	\$1,001.44	\$701.01	\$300.43
50	\$2,260.14	\$606.16	\$1,653.98	\$320,054.18	50	\$1,227.44	\$606.16	\$621.28	\$320,054.18	50	\$1,032.70	\$722.89	\$309.81
51	\$2,260.14	\$609.28	\$1,650.86	\$319,444.90	51	\$1,229.39	\$609.28	\$620.11	\$319,444.90	51	\$1,030.75	\$721.52	\$309.23
52	\$2,260.14	\$771.88	\$1,488.26	\$318,673.02	52	\$1,330.91	\$771.88	\$559.03	\$318,673.02	52	\$929.23	\$650.46	\$278.77
53	\$2,260.14	\$616.41	\$1,643.73	\$318,056.61	53	\$1,233.84	\$616.41	\$617.43	\$318,056.61	53	\$1,026.30	\$718.41	\$307.89
54	\$2,260.14	\$672.51	\$1,587.63	\$317,384.10	54	\$1,268.87	\$672.51	\$596.36	\$317,384.10	54	\$991.27	\$693.89	\$297.38
55	\$2,260.14	\$623.06	\$1,637.08	\$316,761.04	55	\$1,237.99	\$623.06	\$614.93	\$316,761.04	55	\$1,022.15	\$715.50	\$306.65
56	\$2,260.14	\$678.97	\$1,581.17	\$316,082.07	56	\$1,272.90	\$678.97	\$593.93	\$316,082.07	56	\$987.24	\$691.07	\$296.17
57	\$2,260.14	\$629.77	\$1,630.37	\$315,452.30	57	\$1,242.18	\$629.77	\$612.41	\$315,452.30	57	\$1,017.96	\$712.57	\$305.39
58	\$2,260.14	\$633.02	\$1,627.12	\$314,819.28	58	\$1,244.21	\$633.02	\$611.19	\$314,819.28	58	\$1,015.93	\$711.15	\$304.78
59	\$2,260.14	\$688.67	\$1,571.47	\$314,130.61	59	\$1,278.96	\$688.67	\$590.29	\$314,130.61	59	\$981.18	\$686.83	\$294.35
60	\$2,260.14	\$639.84	\$1,620.30	\$313,490.77	60	\$1,248.47	\$639.84	\$608.63	\$313,490.77	60	\$1,011.67	\$708.17	\$303.50
61	\$2,260.14	\$695.30	\$1,564.84	\$312,795.47	61	\$1,283.09	\$695.30	\$587.79	\$312,795.47	61	\$977.05	\$683.94	\$293.11
62	\$2,260.14	\$646.72	\$1,613.42	\$312,148.75	62	\$1,252.76	\$646.72	\$606.04	\$312,148.75	62	\$1,007.38	\$705.17	\$302.21
63	\$2,260.14	\$650.06	\$1,610.08	\$311,498.69	63	\$1,254.85	\$650.06	\$604.79	\$311,498.69	63	\$1,005.29	\$703.70	\$301.59
64	\$2,260.14	\$808.90	\$1,451.24	\$310,689.79	64	\$1,354.02	\$808.90	\$545.12	\$310,689.79	64	\$906.12	\$634.28	\$271.84
65	\$2,260.14	\$657.58	\$1,602.56	\$310,032.21	65	\$1,259.54	\$657.58	\$601.96	\$310,032.21	65	\$1,000.60	\$700.42	\$300.18
66	\$2,260.14	\$712.56	\$1,547.58	\$309,319.65	66	\$1,293.87	\$712.56	\$581.31	\$309,319.65	66	\$966.27	\$676.39	\$289.88
67	\$2,260.14	\$664.65	\$1,595.49	\$308,655.00	67	\$1,263.96	\$664.65	\$599.31	\$308,655.00	67	\$996.18	\$697.33	\$298.85
68	\$2,260.14	\$719.44	\$1,540.70	\$307,935.56	68	\$1,298.17	\$719.44	\$578.73	\$307,935.56	68	\$961.97	\$673.38	\$288.59
69	\$2,260.14	\$671.79	\$1,588.35	\$307,263.77	69	\$1,268.42	\$671.79	\$596.63	\$307,263.77	69	\$991.72	\$694.20	\$297.52
70	\$2,260.14	\$675.26	\$1,584.88	\$306,588.51	70	\$1,270.58	\$675.26	\$595.32	\$306,588.51	70	\$989.56	\$692.69	\$296.87
71	\$2,260.14	\$729.75	\$1,530.39	\$305,858.76	71	\$1,304.60	\$729.75	\$574.85	\$305,858.76	71	\$955.54	\$668.88	\$286.66
	Ψ=,200.14	ψ120.10	ψ.,000.00	ψοσο,σσσσ		ψ.,50π.00	ψ120.10	Ψ01 -1.00	ψ000,000.70		Ψ300.0-1	\$550.00	4200.00

72	\$2,260.14	\$682.50	\$1,577.64	\$305,176.26	72	\$1,275.10	\$682.50	\$592.60	\$305,176.26	72	\$985.04	\$689.53	\$295.51
73	\$2,260.14	\$736.80	\$1,523.34	\$304,439.46	73	\$1,309.01	\$736.80	\$572.21	\$304,439.46	73	\$951.13	\$665.79	\$285.34
74	\$2,260.14	\$689.82	\$1,570.32	\$303,749.64	74	\$1,279.67	\$689.82	\$589.85	\$303,749.64	74	\$980.47	\$686.33	\$294.14
75	\$2,260.14	\$693.38	\$1,566.76	\$303,056.26	75	\$1,281.90	\$693.38	\$588.52	\$303,056.26	75	\$978.24	\$684.77	\$293.47
76	\$2,260.14	\$797.81	\$1,462.33	\$302,258.45	76	\$1,347.10	\$797.81	\$549.29	\$302,258.45	76	\$913.04	\$639.13	\$273.91
77	\$2,260.14	\$701.07	\$1,559.07	\$301,557.38	77	\$1,286.70	\$701.07	\$585.63	\$301,557.38	77	\$973.44	\$681.41	\$292.03
78	\$2,260.14	\$754.87	\$1,505.27	\$300,802.51	78	\$1,320.29	\$754.87	\$565.42	\$300,802.51	78	\$939.85	\$657.90	\$281.95
79	\$2,260.14	\$708.58	\$1,551.56	\$300,093.93	79	\$1,291.39	\$708.58	\$582.81	\$300,093.93	79	\$968.75	\$678.12	\$290.63
80	\$2,260.14	\$762.17	\$1,497.97	\$299,331.76	80	\$1,324.85	\$762.17	\$562.68	\$299,331.76	80	\$935.29	\$654.70	\$280.59
81	\$2,260.14	\$716.17	\$1,543.97	\$298,615.59	81	\$1,296.13	\$716.17	\$579.96	\$298,615.59	81	\$964.01	\$674.81	\$289.20
82	\$2,260.14	\$719.86	\$1,540.28	\$297,895.73	82	\$1,298.43	\$719.86	\$578.57	\$297,895.73	82	\$961.71	\$673.20	\$288.51
83	\$2,260.14	\$773.14	\$1,487.00	\$297,122.59	83	\$1,331.70	\$773.14	\$558.56	\$297,122.59	83	\$928.44	\$649.91	\$278.53
84	\$2,260.14	\$727.57	\$1,532.57	\$296,395.02	84	\$1,303.24	\$727.57	\$575.67	\$296,395.02	84	\$956.90	\$669.83	\$287.07
85	\$2,260.14	\$780.63	\$1,479.51	\$295,614.39	85	\$1,336.37	\$780.63	\$555.74	\$295,614.39	85	\$923.77	\$646.64	\$277.13
86	\$2,260.14	\$735.34	\$1,524.80	\$294,879.05	86	\$1,308.09	\$735.34	\$572.75	\$294,879.05	86	\$952.05	\$666.44	\$285.61
87	\$2,260.14	\$739.14	\$1,521.00	\$294,139.91	87	\$1,310.47	\$739.14	\$571.33	\$294,139.91	87	\$949.67	\$664.77	\$284.90
88	\$2,260.14	\$889.77	\$1,370.37	\$293,250.14	88	\$1,404.52	\$889.77	\$514.75	\$293,250.14	88	\$855.62	\$598.93	\$256.69
89	\$2,260.14	\$747.54	\$1,512.60	\$292,502.60	89	\$1,315.71	\$747.54	\$568.17	\$292,502.60	89	\$944.43	\$661.10	\$283.33
90	\$2,260.14	\$800.06	\$1,460.08	\$291,702.54	90	\$1,348.50	\$800.06	\$548.44	\$291,702.54	90	\$911.64	\$638.15	\$273.49
91	\$2,260.14	\$755.52	\$1,504.62	\$290,947.02	91	\$1,320.69	\$755.52	\$565.17	\$290,947.02	91	\$939.45	\$657.62	\$281.83
92	\$2,260.14	\$807.83	\$1,452.31	\$290,139.19	92	\$1,353.36	\$807.83	\$545.53	\$290,139.19	92	\$906.78	\$634.75	\$272.03
93	\$2,260.14	\$763.59	\$1,496.55	\$289,375.60	93	\$1,325.73	\$763.59	\$562.14	\$289,375.60	93	\$934.41	\$654.09	\$280.32
94	\$2,260.14	\$767.52	\$1,492.62	\$288,608.08	94	\$1,328.19	\$767.52	\$560.67	\$288,608.08	94	\$931.95	\$652.36	\$279.59
95	\$2,260.14	\$819.50	\$1,440.64	\$287,788.58	95	\$1,360.64	\$819.50	\$541.14	\$287,788.58	95	\$899.50	\$629.65	\$269.85
96	\$2,260.14	\$775.71	\$1,484.43	\$287,012.87	96	\$1,333.30	\$775.71	\$557.59	\$287,012.87	96	\$926.84	\$648.79	\$278.05
97	\$2,260.14	\$827.47	\$1,432.67	\$286,185.40	97	\$1,365.62	\$827.47	\$538.15	\$286,185.40	97	\$894.52	\$626.16	\$268.36
98	\$2,260.14	\$783.98	\$1,476.16	\$285,401.42	98	\$1,338.46	\$783.98	\$554.48	\$285,401.42	98	\$921.68	\$645.18	\$276.50
99	\$2,260.14	\$788.02	\$1,472.12	\$284,613.40	99	\$1,340.99	\$788.02	\$552.97	\$284,613.40	99	\$919.15	\$643.40	\$275.75
100	\$2,260.14	\$934.16	\$1,325.98	\$283,679.24	100	\$1,432.23	\$934.16	\$498.07	\$283,679.24	100	\$827.91	\$579.54	\$248.37
101	\$2,260.14	\$796.91	\$1,463.23	\$282,882.33	101	\$1,346.54	\$796.91	\$549.63	\$282,882.33	101	\$913.60	\$639.52	\$274.08
102	\$2,260.14	\$848.09	\$1,412.05	\$282,034.24	102	\$1,378.49	\$848.09	\$530.40	\$282,034.24	102	\$881.65	\$617.16	\$264.49
103	\$2,260.14	\$805.39	\$1,454.75	\$281,228.85	103	\$1,351.83	\$805.39	\$546.44	\$281,228.85	103	\$908.31	\$635.82	\$272.49
104	\$2,260.14	\$856.34	\$1,403.80	\$280,372.51	104	\$1,383.64	\$856.34	\$527.30	\$280,372.51	104	\$876.50	\$613.55	\$262.95
105	\$2,260.14	\$813.96	\$1,446.18	\$279,558.55	105	\$1,357.18	\$813.96	\$543.22	\$279,558.55	105	\$902.96	\$632.07	\$270.89
106	\$2,260.14	\$818.16	\$1,441.98	\$278,740.39	106	\$1,359.81	\$818.16	\$541.65	\$278,740.39	106	\$900.33	\$630.23	\$270.10
107	\$2,260.14	\$868.76	\$1,391.38	\$277,871.63	107	\$1,391.40	\$868.76	\$522.64	\$277,871.63	107	\$868.74	\$608.12	\$260.62
108	\$2,260.14	\$826.86	\$1,433.28	\$277,044.77	108	\$1,365.24	\$826.86	\$538.38	\$277,044.77	108	\$894.90	\$626.43	\$268.47
109	\$2,260.14	\$877.22	\$1,382.92	\$276,167.55	109	\$1,396.68	\$877.22	\$519.46	\$276,167.55	109	\$863.46	\$604.42	\$259.04
110	\$2,260.14	\$835.65	\$1,424.49	\$275,331.90	110	\$1,370.73	\$835.65	\$535.08	\$275,331.90	110	\$889.41	\$622.59	\$266.82
111	\$2,260.14	\$839.96	\$1,420.18	\$274,491.94	111	\$1,373.42	\$839.96	\$533.46	\$274,491.94	111	\$886.72	\$620.70	\$266.02
112	\$2,260.14	\$981.31	\$1,278.83	\$273,510.63	112	\$1,461.67	\$981.31	\$480.36	\$273,510.63	112	\$798.47	\$558.93	\$239.54
113	\$2,260.14	\$849.36	\$1,410.78	\$272,661.27	113	\$1,379.29	\$849.36	\$529.93	\$272,661.27	113	\$880.85	\$616.60	\$264.25
114	\$2,260.14	\$899.11	\$1,361.03	\$271,762.16	114	\$1,410.35	\$899.11	\$511.24	\$271,762.16	114	\$849.79	\$594.85	\$254.94
115	\$2,260.14	\$858.38	\$1,401.76	\$270,903.78	115	\$1,384.92	\$858.38	\$526.54	\$270,903.78	115	\$875.22	\$612.65	\$262.57
116	\$2,260.14	\$907.88	\$1,352.26	\$269,995.90	116	\$1,415.82	\$907.88	\$507.94	\$269,995.90	116	\$844.32	\$591.02	\$253.30
117	\$2,260.14	\$867.49	\$1,392.65	\$269,128.41	117	\$1,390.61	\$867.49	\$523.12	\$269,128.41	117	\$869.53	\$608.67	\$260.86
118	\$2,260.14	\$871.96	\$1,388.18	\$268,256.45	118	\$1,393.40	\$871.96	\$521.44	\$268,256.45	118	\$866.74	\$606.72	\$260.02
119	\$2,260.14	\$921.09	\$1,339.05	\$267,335.36	119	\$1,424.07	\$921.09	\$502.98	\$267,335.36	119	\$836.07	\$585.25	\$250.82
120	\$2,260.14	\$881.21	\$1,378.93	\$266,454.15	120	\$1,399.17	\$881.21	\$517.96	\$266,454.15	120	\$860.97	\$602.68	\$258.29
	\$271,216.80	\$81,779.85	\$189,436.95			152937.35	81779.85	71157.50			118279.45	82795.62	35483.83

Brady Ash



Executive Director Forward Devils Lake Corporation

O: (701) 662-4933



C: (701) 381-9401

November 5, 2025

Jim Moe, President Devils Lake Jobs Development Authority Devils Lake, ND 58301

RE: Response to Request from Lake Region Law Enforcement Center – Acquisition of Parcel in Outlot #44-0002, Industrial Park Addition

Dear Members of the Devils Lake Jobs Development Authority,

On behalf of the Forward Devils Lake Board, we appreciate the opportunity to review the request submitted by the Lake Region Law Enforcement Center regarding the potential acquisition of a twenty-acre parcel located in Outlot #44-0002 within the Industrial Park Addition.

After thorough consideration and discussion, the Forward Devils Lake Board has decided not to recommend that this parcel be transferred at this time. This decision reflects the Board's responsibility to safeguard the long-term strategic value of the industrial park and the opportunity costs associated with the use of its land. The industrial park remains a critical community asset in advancing future industrial and economic development opportunities for the Devils Lake area. The FDL Board views it is important to maintain the flexibility necessary to support future growth and investment.

We want to emphasize that this decision is not a reflection on the importance of the Lake Region Law Enforcement Center or the services it provides to our community. While we do not support this specific land transfer, we remain open to continued conversations about how Forward Devils Lake can support the Lake Region Law Enforcement Center's needs in other ways.

Thank you for the opportunity to provide input on this matter, and for your continued partnership in promoting growth and development within Devils Lake and the surrounding region.



Sincerely,

Brady Ash

Executive Director

Forward Devils Lake Corporation

cc: Ryan Hanson, Forward Devils Lake Board President

Attached: Letter from LEC Board to Forward Devils Lake



Lake Region Law Enforcement Center Board of Directors

October 15th, 2025

Brady Ash, Executive Director Devils Lake Job Development Devils Lake, ND 58301

Proposal for Acquisition of Land in Outlot #44-0002

Introduction:

On behalf of the Lake Region Law Enforcement Center Board of Directors, we are pleased to submit this proposal for the acquisition of twenty (20) acres of land located in Outlot #44-0002. This initiative is a critical step in our ongoing efforts to enhance the safety and security of our community by constructing a new Law Enforcement Center.

Purpose of Acquisition:

The primary purpose of acquiring the land in Outlot #44-0002 is to establish a modern, state-of-the-art Adult Correctional Facility/Law Enforcement Center that will serve the needs of our growing region. The proposed facility will provide a new, safe environment for correctional officers, dispatch, and multiple law enforcement agencies. This investment will not only benefit current residents but will also support future growth and development in the area.

Community Impact:

The construction of a new Law Enforcement Center will have a lasting positive impact on the community. It will:

- Enhance public safety by providing updated facilities and resources for law enforcement and correctional officers.
- Increase operational efficiency through improved infrastructure and technology.
- Serve as a hub for community engagement, training, outreach, and crime prevention programs.
- Support local employment during and after the construction phase. Currently, the Law Enforcement Center employs over fifty individuals in various capacities.

Site Selection: Outlot #44-0002:

Outlot #44-0002 has been identified as an ideal location for the new Law Enforcement Center due to its size, accessibility, and proximity to major transportation routes. The twenty-acre parcel offers ample space for the construction of the facility, parking, and

potential future expansion. Selecting this site demonstrates our commitment to thoughtful planning and responsible stewardship of community resources.

Request for Approval:

We respectfully request consideration and approval for the acquisition of the aforementioned twenty-acre parcel in Outlot #44-0002. This project represents a significant investment in the long-term safety and well-being of the Lake Region community. We are prepared to work collaboratively with relevant stakeholders, local government, and community members to ensure the successful completion of this initiative.

Conclusion:

Thank you for your attention to this proposal. The Lake Region Law Enforcement Center Board of Directors is dedicated to enhancing public safety and fostering a secure environment for all residents. We look forward to your support in making this vision a reality and are available to provide any additional information or answer questions regarding this project.

Best regards,

Jeff W. Frith, Chairman

-ake Region Law-Enforcement Center Board of Directors

701-739-7344



Date: November 13, 2025

To: President Moe and City Commissioners

From: Devils Lake Planning Commission

Re: Final Subdivision Plat for Smith's Second Addition

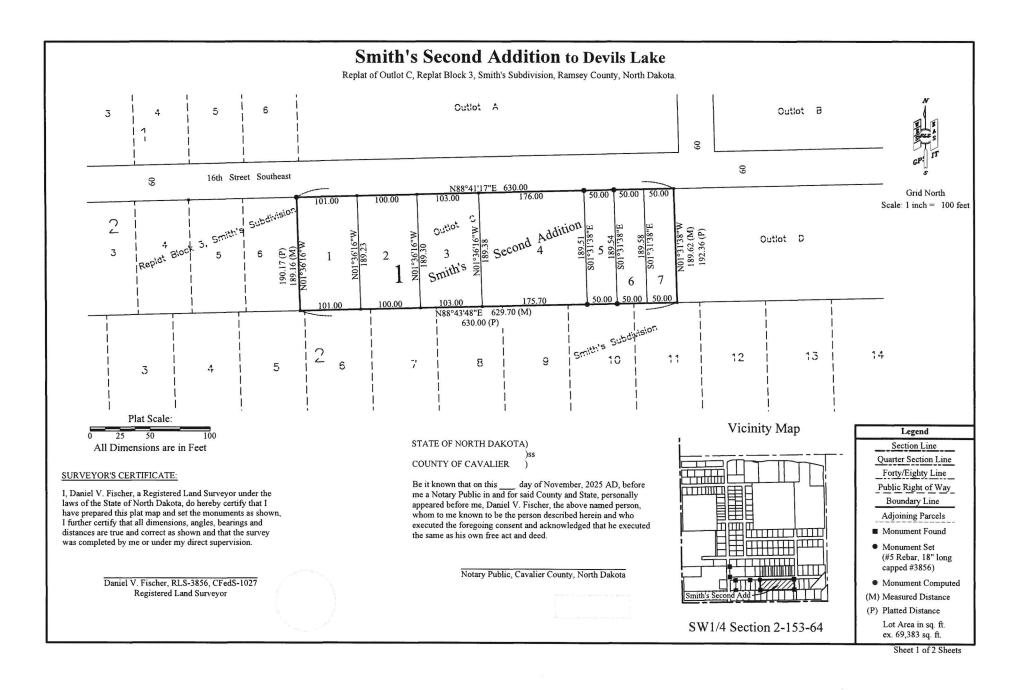
The Devils Lake Planning Commission reviewed at their November 13, 2025 meeting a request for approval of Smith's Second Addition to Devils Lake with zoning as single family. The application and plat are attached.

Action was taken to recommend approval of the Final Subdivision plat for Smith's Second Addition.



Application for Planning Commission Hearing

Name of Applicant Mark Gesters, Ls
Applicant Fischer Land Surveying & Engineering
Address PoBox 66, 5/3 3rd st, Langdon, NO 58249
Phone # 701-256-5728 Applicant Email maesfers at ma, com
Name of Property Owner (if needed) La Mothe Properties General Partnership
Property Address 1202 16th St. SE, Devils Lake, NO 58301
Legal Description Outlot C, Replat Block 3, Smith's Subdivision
to it take Demser (O M)
Project Description (attach sketch) Replat of Outlot C. This 7 lots
Type of Action Requested Conditional Use Permit Subdivision Approval Right-of-Way Vacation
Explanation for Necessity of Request Replates Outlet C
Certify that the above information is, to the best of my knowledge, accurate and complete. Understand that any false or inaccurate statements may constitute grounds for revocation of any action taken on the basis of this information. Applicant's Signature MO
Comments



Smith's Second Addition to Devils Lake

Replat of Outlot C, Replat Block 3, Smith's Subdivision, Ramsey County, North Dakota.

OWNER'S CERTIFICATE:

DEVILS LAKE CITY COMMISSION APPROVAL: I. LaMotte Properties, a General Partnership operating in North Dakota, by Thomas L. LaMotte, General Partner of LaMotte By virtue of Resolution passed on this day of Properties, the undersigned, being all the owners of the lands described below, have caused the same to be Platted hereby known 20 AD, the Devils Lake City Commission, Ramsey County, North Dakota as Smith's Second Addition to Devils Lake, located in the Replat of Outlot C, Replat Block 3, Smith's Subdivision, Ramsey has approved the subdivision Smith's Second Addition to Devils Lake as County, North Dakota, and do hereby voluntarily consent to the execution of said Plat. We further certify that we caused said shown hereon. Smith's Second Addition to Devils Lake to be surveyed and a plat made by Daniel V. Fischer, North Dakota Registered Land Surveyor Number LS-3856, and the same is correct and true to the best of our knowledge and belief and is our plat thereof made for the purpose of having the same recorded pursuant to statute. James Moe, President Devils Lake City Commission Legal Description of Area Platted Outlot C, Replat Block 3, Smith's Subdivision, Ramsey County, North Dakota. STATE OF NORTH DAKOTA) STATE OF NORTH DAKOTA) OWNER'S SIGNATURES COUNTY OF COUNTY OF I, LaMotte Properties, a General Partnership, by Thomas L. LaMotte, General Partner of LaMotte _day of Be it known that on this Properties the land owner of said Outlot C, Replat Block 3, Smith's Subdivision, Ramsey County, 20 AD, before me a Notary Public in and for said County and State. Be it known that on this day of North Dakota, do hereby acknowledge and approve this plat of Smith's Second Addition to 20 AD, before me a Notary Public in and for said County and personally appeared, James Moe, known to me to be the person described Devils Lake. State, personally appeared, Thomas L. LaMotte, known to me to be herein, and who executed the foregoing instrument and acknowledged that the person described herein, and who executed the foregoing he executed the same as his own free act and deed. LaMotte Properties instrument and acknowledged that he executed the same as his own free act and deed. Notary Public, County, North Dakota Thomas L. LaMotte, General Partner Notary Public. County, North Dakota PLANNING COMMISSION APPROVAL: ; President, and ; Secretary of the Devils Lake City Planning Commission, within and for the City of Devils Lake, Ramsey County, North Dakota do hereby certify that the City Planning Commission has approved the subdivision plat of Smith's Second Addition to Devils Lake as shown hereon on this day of , 20 AD. STATE OF NORTH DAKOTA) Be it known that on this day of City of Devils Lake Planning 20_ AD, before me a Notary Public in and for said County and State, personally appeared, known to me to be the described herein, and who executed the foregoing instrument and known to me to be the person STATE OF NORTH DAKOTA) acknowledged that he/she executed the same as his/her own free act and deed. COUNTY OF , 20 AD, before me a Notary Notary Public County, North Dakota known to me to be the person described herein, and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her own free act and deed. Notary Public, County, North Dakota



Date: November 13, 2025

To: President Moe and City Commissioners

From: Devils Lake Planning Commission

Re: Change in Zoning from Agricultural to Planned Unit Development

The Devils Lake Planning Commission reviewed at their November 13, 2025 meeting a request for change in zoning from Agricultural to Planned Unit Development for a parcel of land located on Walleye Drive and described as Outlot #05-0172. The application and plans are attached.

Action was taken to table the request until further information is received.



Application for Planning Commission Hearing

Name of Applicant Caleb Kjetland						
Address 4340 18th Ave. S. Suite 120, Fargo, ND 58103						
Phone # 701-200-4982 Applicant Email <u>Caleb. Kietland @ burian associates.</u>						
Name of Property Owner (if needed) K & O Properties LLC						
Property Address TBD Hong Walley Dr.						
Property Address TBD Hlong Walley Dr. Legal Description Outlot #05-0172 CONT 11.99A 4' 153 64 (DL/DL)						
Project Description (attach sketch) See Attached Civil Plans and						
available building plans						
Type of Action Requested Conditional Use Permit Subdivision Approval						
Zoning Change Right-of-Way Vacation						
Annexation Other						
Explanation for Necessity of Request Sethacks / Usage						
I certify that the above information is, to the best of my knowledge, accurate and complete. I understand that any false or inaccurate statements may constitute grounds for revocation of any action taken on the basis of this information. Applicant's Signature.						
Applicant's Signature Date 07/11/25 Owner's Signature (if needed) Date						
Owner's Signature (if needed) Date						
(for office use only)						
Date of Hearing Fee Paid						
Request Approved Denied Tabled Withdrawn Other						
Comments						

S-CD SHOP CONDO DEVELOPMENT DISTRICT

Purpose.

The S-CD shop condo development district is intended to accommodate flexible, small-scale commercial and light industrial uses in a condominium-style setting. The district provides opportunities for individually owned or leased bays that support trades, storage, business operations, and small-scale fabrication while maintaining a cohesive, orderly, and visually appealing development.

Limited residential accommodations, such as bedroom and kitchenette spaces, may be permitted within individual units as an accessory use to a primary business or shop operation. The intent is to support owner-operators and enhance functionality without converting the district to residential or mixed-use character.

Permitted uses.

- A. Light manufacturing or assembly operations conducted entirely within enclosed buildings.
- B. Contractor shops, including plumbing, electrical, HVAC, and building trades.
- C. Warehousing, storage, and distribution uses not involving hazardous materials.
- D. Office or showroom spaces accessory to permitted uses.
- E. Vehicle, equipment, or recreational vehicle storage within enclosed buildings.
- F. Fabrication, welding, woodworking, or repair shops with all operations conducted indoors.
- G. Wholesale and service establishments.
- H. Small-scale e-commerce fulfillment or product assembly.
- I. Self-storage units integrated within a condominium or multi-bay building.
- J. Printing, packaging, and similar light industrial uses.
- K. Artist or craftsman studios.
- L. Accessory bedroom and kitchenette spaces located within individual bays, provided they:
 - 1. Are secondary to the primary business or shop use;
 - 2. Are not rented or occupied as a separate dwelling unit; and
 - 3. Comply with applicable building and fire codes.
- M. Accessory uses customarily incidental to the above.

Conditional uses.

None

Yard requirements.

- A. Minimum 15' Rear Setback
- B. Minimum 15' Side Setbacks for Single Units
- C. Minimum O' For Combined Units
- D. Minimum 20' Front Setbacks
- E. Minimum lot size: 2,880 Square Feet

Building height.

Building sidewalks shall not exceed eighteen (18) feet, except where additional height is required for cranes, vehicle lifts, or trade operations and approved by the planning commission. (Ord. 827 (part), 1999: Ord. 788 (part), 1994)

Parking.

Parking will be in front of shop condos for each unit.

Signs.

- A. Purpose. The purpose of regulating signs in the city is to provide for a visually-pleasant urban environment and minimize potentially unsafe street, highway and sidewalk conditions for all age groups, but yet offer many opportunities for public and private information and advertising.
- B. General Requirements.
- 1. No sign shall be located, erected, moved, reconstructed, extended, enlarged or structurally altered without obtaining a permit from the code administrator. Nonconforming signs shall be subject to the provisions of Section 17.76.010 of these regulations.
- 2. All signs, canopies, awnings and marquees shall be structurally safe and securely anchored, fastened or supported in order to protect the safety of persons or property.
- 3. No revolving beacon or fountain signs are permitted in any district, except such signs connected with the operation of the airport or public facilities.
- 4. No sign, canopy, awning or marquee in any district shall conflict in any manner with public devices controlling public traffic.
- 5. Publicly owned and maintained ground signs shall not be erected on the public right-of-way until reviewed by the planning commission and approved by the city commission.
- 6. Signs, canopies, awnings and marquees projecting over a street, public way or other public space shall project not more than two feet. Clearance below such signs shall be a minimum of nine feet.
- 7. Awnings that are collapsible, retractable or capable of being folded against the face of the supporting building, may in fully open position extend over public way no more than seven feet from the face of the supporting buildings, but no portion shall extend nearer than two feet to the face of the nearest curb line measured horizontally. In no case shall the awning extend over a public way greater than two-thirds of the distance from the property line to the nearest curb in front of the building site.
- 8. Signs may be wall, pedestal, ground or projection type but shall not project into the public right-of-way or public property.

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4340 18th Avenue South, Suite 120 Fargo, ND 58103 (701) 478-7999

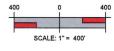
ALLEN OLSON

OLSON SHOP CONDOS

DEVILS LAKE RAMSEY COUNTY NORTH DAKOTA

PRELIMINARY NOT FOR CONSTRUCTION





REV#	DESCRIPTION	DATE			
1	FINAL DEVELOPMENT PLAN	_/_/_			
2	BID SET #1	_/_/_			
3	90% CONSTRUCTION DOCS	_/_/_			
4	CONSTRUCTION DOCUMENTS	_/_/_			
JOB N	JMBER:	2023-043			
PROJE	CT MANAGER: C	KJETLAND			
DRAW	TAO				
CHECK	KJETLAND				
DATE:		10/13/2025			
SHEET TITLE:					

OLSON **DEVELOPEMENT PLAN**

SHEET NUMBER:

1 OF 2





Burian & Associates, LLC 4340 18th Avenue South, Suite 120 Fargo, ND 58103 (701) 478-7999

ALLEN OLSON

PROJECT:

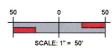
OLSON SHOP CONDOS

LOCATION:

DEVILS LAKE RAMSEY COUNTY NORTH DAKOTA

PRELIMINARY NOT FOR CONSTRUCTION





REV#	DESCRIPTION	DATE
1	FINAL DEVELOPMENT PLAN	_/_/_
2	BID SET #1	_/_/_
3	90% CONSTRUCTION DOCS	_/_/_
4	CONSTRUCTION DOCUMENTS	_/_/_
JOB N	UMBER:	2023-04
PROJE	CT MANAGER: C	. KJETLANI
DRAW	ING BY:	TAC
CHEC	. KJETLANI	
DATE:		10/13/202
SHEET	TITLE:	

OLSON DEVELOPEMENT PLAN

SHEET NUMBER:

2 OF 2

Downtown Planning Agenda Meeting

Wednesday, November 12, 2025

Upcoming Event Dates: (dates may change, this is still planning stage)

- 1. Holiday Showcase Tuesday, November 18, 2025 4:30pm 7:30pm
- 2. Christmas Tree Lighting Friday, November 21, 2026 5:00pm 6:00pm
- Santa @ Art Center Every Saturday Starting Saturday, November 22, 2025 11:00am –
 1:00 pm
 - a. Will have crafts to do for free and Scouts will be selling pictures of child with Santa.
- 4. Chamber Holiday Cheer Mixer @ Art Center Wednesday, December 3, 2025 4:00pm
 6:00pm
 - a. Will have lots of wine
- 5. Cookie Crawl Saturday December 6, 2025
- 6. Golf Tourney Friday, July 31, 2026
- 7. Crazy Days/National Night Out Thursday, August 6th, 2026
 - a. Date changed due to Homecoming scheduled for Friday of Labor Day weekend.
- 8. Wine Walk Thursday September 10, 2026
- 9. Fall Festival/Art Fest Saturday, September 19, 2026
- 10. Planning for Shiverfest for Saturday, February 21, 2026 More info to come

Suggestions for City:

- 1. Downtown Speaker System
- 2. Large Planters to be placed where Picnic Benches were
- 3. New pole banners for downtown

ORDINANCE 1025

1.07.010 Competitive bidding requirements.

All purchase of and contracts for supplies and contractual services for the city and all sales of property therewith which has become obsolete or unusable shall, except as otherwise provided herein, be based, whenever possible, on competitive bids <u>unless determined otherwise</u> <u>under the terms depicted in this chapter.</u>

(Ord. 708 (part), 1987; Ord. No. 991, 10-16-23)

ORDINANCE 1026

1.07.020 Procedure.

- A. All supplies of a singular or common item contracts for singular services or the total amount of all costs of one project for the city except as otherwise provided herein and in Section 1.07.030, when the estimated cost thereof shall exceed thirty thousand dollars shall be purchased from the lowest responsible bidder after due notice inviting bids or procurement through a cooperative purchasing agreement with other political subdivisions as permissible under North Dakota Century Code 11-11-14.4 and 40-05-01.52 unless otherwise determined under the terms depicted in Section 1.07.060(A)(3).
- B. All sales or disposition of obsolete or unusable property when the estimated value shall exceed two thousand five hundred five thousand dollars shall be sold to the highest responsible bidder under the procedure(s) defined in Section 1.07.060.
- C. The lowest responsible bidder, or the highest responsible bidder shall be the bidder who in addition to price, has the best ability, capacity and skill to perform the contract or provide the service required promptly or within the specified time without delay or interference. There shall also be considered character, integrity, reputation, judgment, experience and efficiency of the bidder, the quality of performance of previous contract, sufficiency of financial resources, and previous and existing compliance with state laws and city ordinances.
- D. Any plans for improvement, alteration, or construction on any city-owned building must be submitted, for consideration and approval, to the board of city commissioners prior to the commencement of any such improvement, alteration, or construction.
- E. Any acquisition of property by the city through gift, devise, bequest, or gratuitous consideration, which may subject the city to liability or financial obligation must have prior approval of the board of city commissioners.
- F. No city commissioner or city employee may obligate the city to pay or approve a voucher in any amount, which would cause the line item authorized budget, as amended, of the appropriate account to be exceeded, without prior approval of the board of city commissioners.
- G. The guidelines of subsections A through F of this section are inapplicable to the following circumstances:
 - 1. Projects which are bid or built pursuant to a call for proposals or general contractor construction, and commission-approved change orders;
 - 2. Items or contractual services which are under annual bid to the city;
 - 3. Items of finance pursuant to a bond repayment, or contractual repayment schedule and annual audit;
 - 4. Payment of insurance premiums;

ORDINANCE 1027

1.07.060 Conveyance, sale, lease or disposal of property.

Real property belonging to the city shall be conveyed, sold, leased, or disposed of only as approved of by a two-thirds vote of all members of the board of city commissioners. Instruments affecting such conveyance, sale, lease or disposal shall be valid only when duly executed by the president of the board of city commissioners and attested by the city auditor.

- A. <u>In all cases where the Board of City Commissioners contemplates conveyance, sale, lease or disposal of real property owned by the City and estimated by the governing body of the municipality to be of value greater than \$5,000, the Board shall by resolution or motion take one of the following actions:</u>
 - 1. Authorize the public sale of said property and give notice thereof by publishing the same in the official newspaper of the City containing a description of the property, the place and time of sale, and whether the bids are to be received at auction or as sealed bids. A majority of the Board may cause the highest bid or any bid to be rejected if deemed insufficient. Said notice to be published once each week for two consecutive weeks at least 10 days in advance of the date set for sale;
 - 2. The governing body of the municipality may by resolution describe the real property of the City which is to be sold; provide a maximum rate of fee, compensation, or commission; and provide that the City reserves the right to reject any and all offers determined to be insufficient. After adoption of the resolution, the governing body of a City may engage licensed real estate brokers to attempt to sell the described property by way of nonexclusive listing agreements; or
 - 3. Upon the finding that it is in the best interests of the City of Devils Lake or that a substantial justification exists, the governing body of the municipality may by resolution enter into such purchase, sale, exchange or other agreements for the purchase, acquisition, sale, lease, dedication, or conveyance of any real property as the governing body of the municipality deems appropriate, and may waive and circumvent any formal bidding requirements for the sale or purchase of real property required under state law or local ordinances, so long as the transaction terms of the subject property are reasonable under the market conditions at the time of the contemplated real property transaction.
 - 4. The provisions of Sections 40-11-04.1 and 40-11-04.2, North Dakota Century Code, and subsequent amendments thereto shall be followed in conveying,

- selling, leasing, or disposing of property, real or personal, of the municipality.
- 5. If the prospective buyer is not the Mayor, a member of the City Commission, an employee of the City, or a contractor for the City, or a spouse, parent or child of those individuals, or any business entity or Trust in which any of the above-named individuals are entitled to at least fifty (50) percent of the proceeds, the City Commission may convey, sell, lease, or dispose of real property to the prospective buyer without requiring the provisions of Sections 40-11-04.1 and 40-11-04.2 be followed if the City Council finds the consideration offered by the prospective buyer is at least equal to fair market value for the real property.
- 6. If the prospective buyer is the Mayor, a member of the City Commission, an employee of the City, or a contractor for the City, or a spouse, parent or child of those individuals, or a business entity or Trust in which any of the above-named individuals are entitled to at least fifty (50) percent of the proceeds, the City Commission may convey, sell, lease, or dispose of real property to the prospective buyer without requiring the provisions of Sections 40-11-04.1 and 40-11-04.2 be followed if unanimously approved be the entire City Commission, and if the City Commission finds the consideration offered by the prospective buyer is at least equal to fair market value for the real property.

Personal property shall be conveyed by a majority vote of all members of the board of city commissioners. When the property to be disposed of, whether real property or personal property is estimated, by the board of city commissioners to be of a value of less than two thousand five hundred dollars such property may be sold at private sale upon the proper resolution of the board of city commissioners. In all other cases, such property may be sold only at public sale. Bids for the purchase or lease of real property belonging to the municipality, whether or not advertisement therefore has been made, shall be made directly to the board of city commissioners and submitted to the city auditor, who shall present any and all such bids to the board of city commissioners at its next regularly scheduled meeting. When specific statutory provisions contained in the North Dakota Century Code provide for a procedure which is in conflict with this section, governing the conveyance, sale, lease or disposal of real property, the section shall not apply insofar as it is in conflict with such state law. Said statutory procedures are as follows:

- A. Lease of airports or landing fields, or portions thereof shall be under authority granted in Section 2-01-16, NDCC. Said lease shall further be in compliance with regulations and directives of appropriate federal agencies;
- B. Conveyance of right-of-way for any state highway shall be as provided in Section 24-01-46, NDCC;
- C. Leasing of oil and gas lands shall be as provided in Sections 38-09-02 through 39-09-04 and Sections 38-09-14 through 38-09-20, NDCC;

- D. Conveyance of property to a municipal parking authority shall be provided in Section 40-61-05, NDCC;
- E. Lease of public buildings or portions thereof shall be as provided in Chapter 48-08, NDCC;
- F. Granting of concessions for cafes, restaurants, and confectioneries in public buildings or on public grounds shall be as provided in Chapter 48-09, NDCC;
- G. Granting of right-of-way for a railway, telephone lines, electric light system, or a gas or oil pipeline system shall be as provided in Section 49-09-16, NDCC.

(Ord. 708 (part), 1987)



To: President Moe and City Commissioners

From: Rob Johnson, City Assessor

Date: November 6, 2025

Re: 5-Year Exemption of Improvements to Residential Structure – 502 12th Ave NE

ND Century Code Chapter 57-02.2 allows for municipalities to encourage investment of capital improvements by providing a five-year exemption from taxation for improvements made to commercial and residential structures.

The methods of assessment and taxation of real property discourages the investment of private capital in the rehabilitation and remodeling of commercial and residential structures. This often results in owners allowing their properties to decay, become in need of repair, modernization and replacement, and in the end, those conditions have resulted in a decreased tax base. The five-year exemption on the increased value from improvements encourages the investment of private capital in improvements to commercial and residential structures, thereby encouraging the production of wealth, improving the volume of employment, enhancing living conditions and preserving and increasing the property tax base.

Before tax exemption on improvements become effective, it must be approved by the City Commission.

The exemption of improvements in the enclosed application qualify under NDCC Chapter 57-02.2 and approval of the 5-year exemption is recommended for tax years 2026 through 2030. For clarification, this exemption is for the value of the improvements made to the dwelling only and will not be applied to the newly constructed detached garage.

Application For Property Tax Exemption For Improvements To Commercial And Residential Buildings

N.D.C.C. ch. 57-02.2

(File with the city assessor or county director of tax equalization)

Property Identification
1. Legal description of the property for which exemption is claimed Lots 19. 22 22 Block 11
Park Add less Outlet 39-0013+ Plus Outlet 39-0012
2. Address of Property 502 12th fre NE, DENIS LAKE MO SE301
3. Parcel Number 39-1601-00001-001
4. Name of Property Owner This + Amiber Storie Phone No. 101-720-8450
5. Mailing Address of Property Owner 101 Mller Ro DL, MO S830)
Description Of Improvements For Exemption
6. Describe type of renovating, remodeling, alteration or addition made to the building for which exemption is claimed (attach additional sheets if necessary). Putting Jutter House Walk together.
Bought house listers with only I faished buthrown
7. Building permit No. 2025032 8. Year built (residential property) 1904
9. Date of commencement of making the improvements April 27h 2075
10. Estimated market value of property before the improvements \$
11. Cost of making the improvement (all labor, material and overhead) \$86,000
12. Estimated market value of property after the improvements \$ 240,000
Applicant's Certification And Signature
13. I certify that the information contained in this application is correct to the best of my knowledge.
Applicant Jens & Amber Stokke Date 1//3/25
Assessor's Determination And Signature
14. The assessor/county director of tax equalization finds that the improvements described in this application
do do not meet the qualifications for exemption for the following reason(s):
do on do not meet the qualifications for exemption for the following reason(s): Extensive remodel completed. Exemption does not include New Delacted Garage
Assessor/Director of Tax Equalization ////////////////////////////////////
Action Of Governing Body
15. Action taken on this application by the governing board of the county or city: Approved Denied Denied
Approval is subject to the following conditions:
Exemption is allowed for years 20, 20, 20, 20
Chairperson Date

11/14/2025

To: President Moe and City Commissioners

From: Michael Grafsgaard, City Engineer
Re: 2025 Curb, Gutter & Sidewalk - 4354-000-56600

Contract Amount: \$54,295.25



I hereby certify the work listed below has been completed and inspected and has been done in conformity with the plans and specifications for the above mentioned project. All work was completed by Lakeview Construction, 1439 Bay View Dr, Devils Lake ND 58301

Estimate No 3

							QUANTITIES			AMOUNT		
Item Description	Quantity	Unit	U	nit price	Ві	d Amount	Current	Total to Date		Current	To	tal to Date
Saw Bituminous Surfacing	50.00	LF	\$	3.25	\$	162.50	0.00	37.50	\$	-	\$	121.88
Saw Concrete	100.00	LF	\$	5.50	\$	550.00	0.00	0.00	\$	-	\$	-
Removal of Concrete	360.00	SY	\$	28.00	\$	10,080.00	8.00	122.72	\$	224.00	\$	3,436.16
Removal of Block Sidewalk	20.00	SY	\$	25.00	\$	500.00	0.00	0.00	\$	-	\$	-
Removal of Curb & Gutter	120.00	LF	\$	12.25	\$	1,470.00	33.00	70.50	\$	404.25	\$	863.63
Removal of Retaining Wall	10.00	LF	\$	13.00	\$	130.00	0.00	0.00	\$	-	\$	-
Curb & Gutter - Type I	20.00	LF	\$	72.00	\$	1,440.00	7.00	7.00	\$	504.00	\$	504.00
Over 10'	100.00	LF	\$	68.00	\$	6,800.00	33.00	70.50	\$	2,244.00	\$	4,794.00
Valley Gutter - 8" Reinforced	5.00	SY	\$	94.00	\$	470.00	0.00	0.00	\$	-	\$	-
Over 3 SY	20.00	SY	\$	93.00	\$	1,860.00	0.00	0.00	\$	-	\$	-
4" Sidewalk Concrete	275.00	SY	\$	66.25	\$	18,218.75	8.00	73.00	\$	530.00	\$	4,836.25
4" Sidewalk Concrete - Reinforced	5.00	SY	\$	63.50	\$	317.50	0.00	0.00	\$	-	\$	-
6" Sidewalk/Driveway Concrete	60.00	SY	\$	76.75	\$	4,605.00	0.00	59.22	\$	-	\$	4,545.14
6" Sidewalk/Driveway Concrete - Rein	5.00	SY	\$	78.75	\$	393.75	0.00	0.00	\$	-	\$	-
8" Concrete	10.00	SY	\$	90.00	\$	900.00	11.28	11.28	\$	1,015.20	\$	1,015.20
8" Concrete - Reinforced	5.00	SY	\$	95.00	\$	475.00	0.00	0.00	\$	-	\$	-
Detectable Warning Panel (Cast Iron)	32.00	SF	\$	94.50	\$	3,024.00	0.00	0.00	\$	-	\$	-
Earthen Excavation	5.00	CY	\$	29.75	\$	148.75	2.51	5.68	\$	74.67	\$	168.98
Earthen Embankment	5.00	CY	\$	30.00	\$	150.00	0.00	0.00	\$	-	\$	-
Gravel Base	10.00	CY	\$	40.00	\$	400.00	0.00	0.00	\$	-	\$	~
Topsoil and Seeding	10.00	SY	\$	30.00	\$	300.00	0.00	0.00	\$	-	\$	-
Concrete Full Depth Street Repair	10.00	SY	\$	190.00	\$	1,900.00	0.00	0.00	\$	-	\$	-
	Т	otal E	id /	Amount:	\$	54,295.25			\$	4,996.12	\$	20,285.23

Total Work Completed: \$ 20,285.23 Retainage @ 4% \$ 811.41 Previous Payments: \$ 14,677.54
Total Due This Estimate \$ 4,796.28 Mike Grafsgaard – City Engineer Devin Gathman – Assistant City Engineer Helen Carlson – Engineering Admin



To: President Moe and City Commissioners

From: Mike Grafsgaard, City Engineer MFG

Date: November 12, 2025

Re: Certification of annual maintenance

Street projects completed under the Urban Roads Program require a cost participation and maintenance agreement with the ND Department of Transportation. Annually, the City is requested to certify the completed Urban Roads projects are being properly maintained.

I recommend approval of the Maintenance Certification for the City's Urban Roads projects.

MAINTENANCE CERTIFICATION URBAN FEDERAL AID PROJECT

North Dakota Department of Transportation, Local Government SFN 51027 (8-2017)

All federal aid street projects have been inspected and are being maintained in a good and safe condition for general public use. Maintenance is in accordance with the North Dakota Department of Transportation "Cost Participation and Maintenance Agreements".

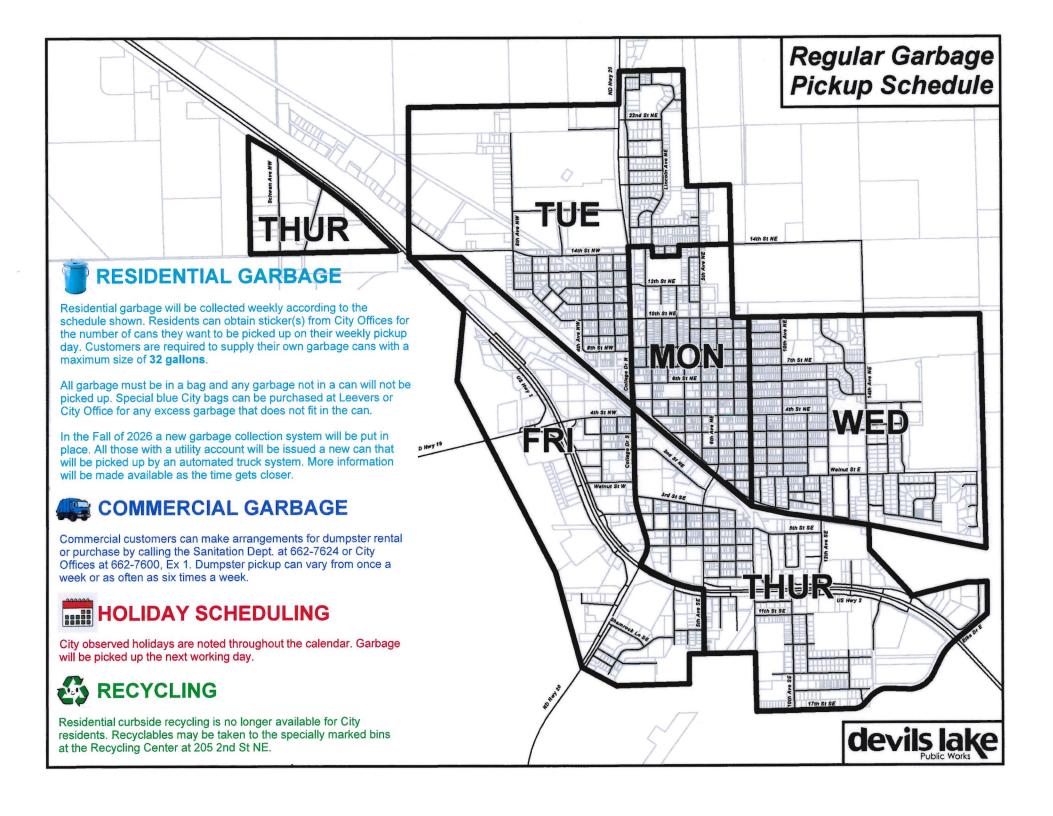
Approved as to form:	
City Attorney (Type or print) Jason Sayler	City of Devils Lake
Signature	Date November 17, 2025
	_
City Auditor (Type or print) Spencer Halvorson	Mayor or President City Commission (Type or print) Jim Moe
Signature	Signature

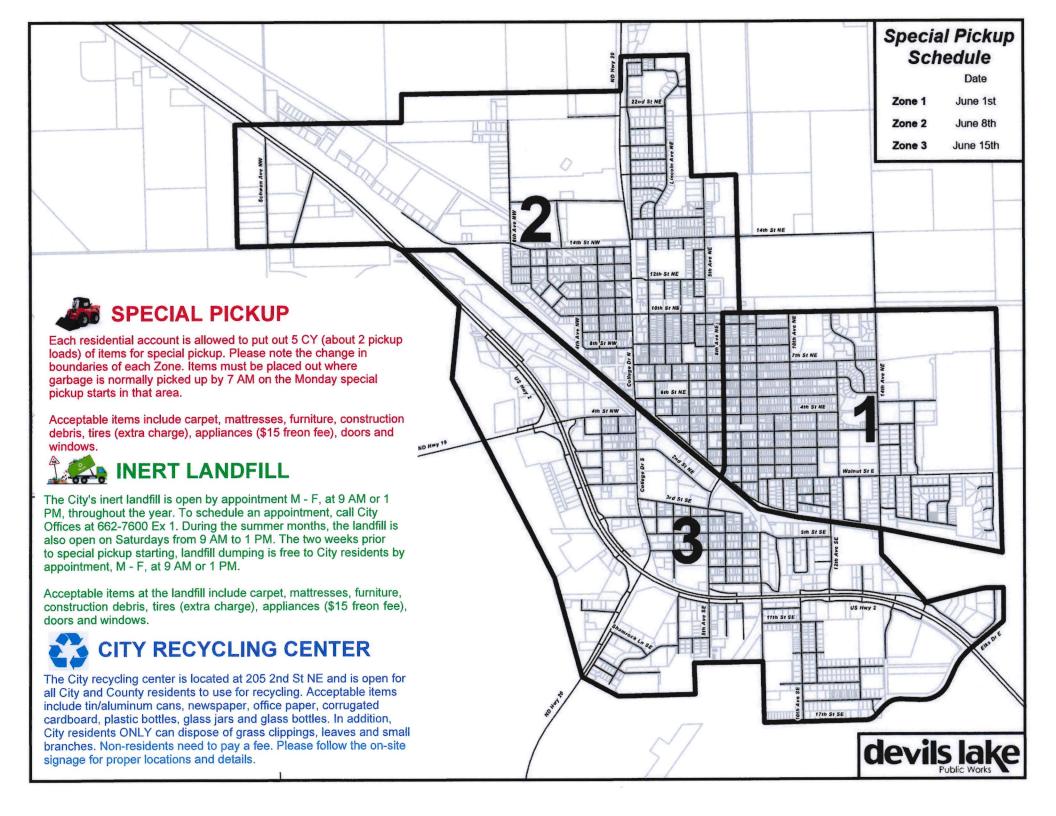
Recommended for approval

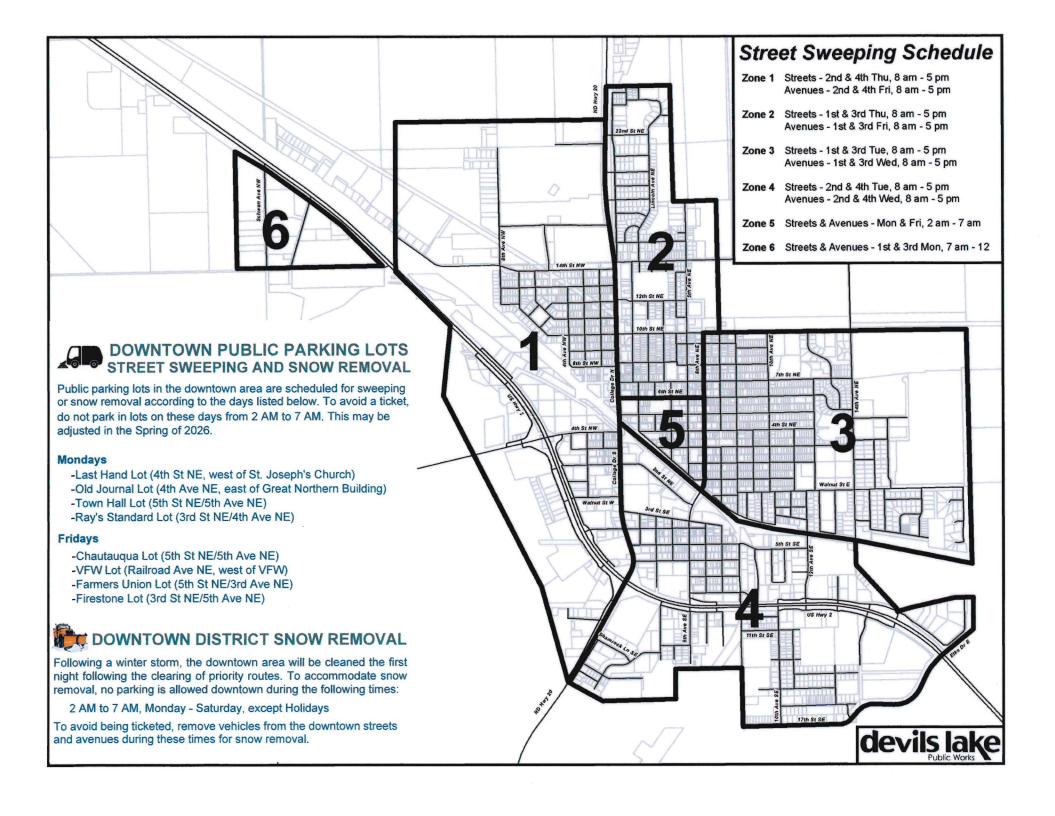
City Engineer (Type or print) Michael Grafsgaard

Signature .

CITY OF DEVILS LAKE 2026







CITY SNOW REMOVAL OPERATIONS

The City of Devils Lake snow removal operations are done in two modes: Storm Operation and Routine Maintenance Mode.

STORM OPERATION MODE

- -Limited city crews may work during storm to keep priority routes passable.
- -Full city crews work after storm clearing priority routes and then residential areas.
- -Downtown area will be cleaned the first night following clearing of priority roads.
- -When priority roads are open, crews will begin plowing in residential areas, generally in daylight hours due to safety concerns.
- -If residential streets are impassable, crews will work to open residential streets PRIOR to cleaning downtown.
- -Alleys cleaned based on garbage pickup routes; downtown cleaned first.
- -Snow gates are not effective with deep snow and may not be used.
- -Residents asked to not park on streets/avenues where they will hinder City snow removal efforts.
- -Motorists asked to limit travel so snow removal can progress.

FIRE HYDRANTS AND MAILBOXES

- -Resident's responsibility to remove snow around mailboxes.
- -Residents are asked to clear snow from fire hydrants in their area.
- -City crews will work to clear these areas as time allows during maintenance periods.

SIDEWALK

- -Residents are required to clear their sidewalk of snow or ice within 24 hours of a snow event; if not cleared, the City or its contractor may remove the snow and bill the property owner.
- -Residents should notify the City of uncleared sidewalks so problems can be corrected.

ROUTINE MAINTENANCE MODE

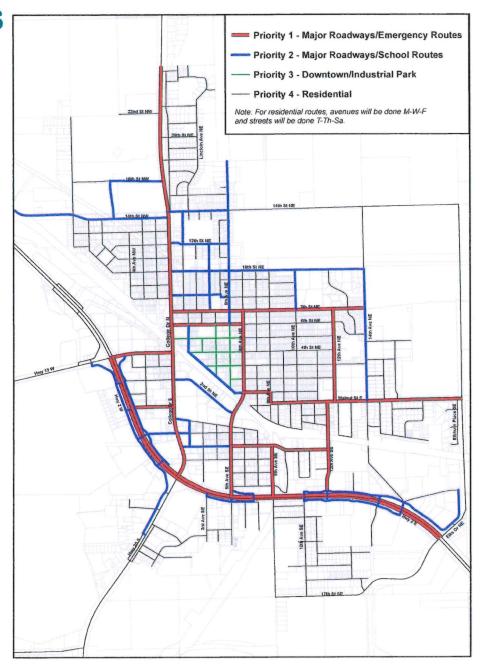
- -Remove compacted snow, widening of roads, scheduled snow removal.
- -Residential streets: NO PARKING 8 AM
- -5 PM Tue, Thu, Sat.
- -Residential avenues: NO PARKING 8 AM
- -5 PM Mon, Wed, Fri.
- -Downtown district: NO PARKING 2 AM
- -7 AM except Sundays and holidays.
- -Downtown parking lots: NO PARKING Mondays or Friday, 2 AM - 7 AM, on the appropriate day for each parking lot.

PARKING TICKET

Ticketing will occur for failure to remove your vehicle from streets, avenues and parking lots for snow removal maintenance.

PROPERTY OWNER AND CONTRACTOR SNOW REMOVAL

- -All snow removed from sidewalks or driveways in residential areas must be stored on the boulevard, homeowner's property or hauled away.
- -Residents, business owners and contractors are reminded it is illegal to deposit, place, move or push snow and leave on streets, alleys or highway rights of way within the City.
- -Violations may result in the City removing snow and billing property owner according to the City's Rates and Fees.
- -Be courteous and do not push snow onto your neighbor's property or boulevard without their permission.





INFORMATION FOR PROPER DISPOSAL OF MISCELLANEOUS ITEMS

APPLIANCES may be disposed of at the landfill or during special pickup for residential accounts. Call 662-7600, ext 1, to schedule an appointment to go to the landfill. Check the Special Pickup map in this calendar to see when it takes place in your area. There is an additional \$15 charge for appliances with freon.

ASBESTOS siding, flooring, or insulation products can be disposed of by making special arrangements with the Sanitation Department at 662-7624.

BATTERIES in small household quantities may be placed in your regular garbage. Auto batteries may be recycled by taking to HE Everson on College Dr S or where you buy your new battery.

CELL PHONES need to be disposed of in your regular garbage.

COMPUTER MONITORS are not allowed with special pickups and need to be discarded with your regular garbage. If the monitor does not fit in your garbage can, tape a special blue City bag around it and put out with your regular garbage.

CONSTRUCTION DEBRIS from household projects may be taken to the landfill by calling 662-7600, ext 1, to make an appointment for 9:00 am or 1:00 pm, Monday-Friday.

ELECTRONIC ITEMS such as games, tablets, or iPads are not allowed in the special pickups and must be disposed of in your regular garbage.

LIGHT BULBS may be put in your regular garbage, but please put in a container to prevent injury from broken glass. If you have large amounts to dispose of, please contact the Sanitation Department at 662-7624.

MICROWAVES are not allowed in special pickups but can be disposed of in your regular garbage. If the microwave does not fit in your garbage can, tape a special blue City bag around it and set out with your regular garbage.

MOTOR OIL can be recycled by dumping in the specially marked tank at the recycling center at 205 2^{nd} St NE during regular working hours.

PAINT cans are allowed in your regular garbage as long as cans are empty or paint is dried out. Use sand or kitty litter to soak up the paint and dry it out. To empty a spray can, spray contents into a cardboard box.

PRESCRIPTIONS left over or outdated may be taken to a pharmacy for disposal or dropped in the specially marked box in the lobby of the Law Enforcement Center.

TELEVISIONS need to be disposed of with your regular garbage. Tape a special blue City garbage bag around the TV and place it out for pickup with your regular garbage.

TIRES can be taken to the landfill for disposal or put out for pickup during the spring or fall special pickup. There is a charge for tire disposal: \$1.50 for car tires, \$5.00 for truck tires and \$10.00 for tractor tires.

PERMITS REQUIRED



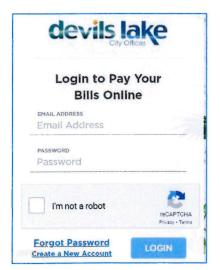
Anyone wishing to temporarily block a public right of way such as a street, alley or parking spaces needs to contact the City Engineering Office at 662-7600, ext 2, to secure a no-cost permit.

Permits are required prior to replacement of sidewalks or curb and gutter. Call the Engineering Department at 662-7600, ext 2, to get more information on sidewalk permits.





Call City Office at 662-7600, ext 3, to get a building permit for your construction project. Permits are required for fences or decks, siding or egress windows, structural changes or remodeling, new construction, additions or demolitions.





Sign up today to set up an online account to pay your utility bill each month. Go to xpressbillpay.com to create an account or call City Office at 662-7600, ext 1, to get more information.

CITY PHONE NUMBERS....

Accounting	662-7600, ext 1
Addressing	662-7600, ext 3
Airport	662-5833
Assessing	662-7600, ext 3
Auditing	662-7600, ext 1
Building inspections	662-7600, ext 3
Building permits	662-7600, ext 3
Cemetery	662-7600, ext 1
Chamber of Commerce	662-4903
City Commission	662-7600, ext 1
Economic Development	662-4933
Engineering	662-7600, ext 2
Fire Department	662-3913
Garbage collection	662-7600, ext 1
Lake Region Ambulance	662-8832
Landfill appointment	662-7600, ext 1
Law Enforcement	662-0700
Library	662-2220
Mapping	662-7600, ext 2
Park Board	662-8243
Planning/Zoning	662-7600, ext 2
Police Department	662-0712
Property information	662-7600, ext 3
Property value	662-7600, ext 3
Sewer service	662-7623
Sidewalks	662-7600, ext 2
Snow removal	662-7605
Special assessments	662-7600, ext 1
Street repair	662-7605
Subdivisions	662-7600, ext 2
Tourism	662-4957
Utility billing	662-7600, ext 1
Water service	662-7623

		JAN	NUARY 2	026		
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
came in to play an Recyclable materia	mstances including lack d resulted in the end of als can still be dropped enter at 205 2 nd St NE.	the City's curbside red		No gbg pickup	Thu & Fri gbg picked up	3
The Coloning of	d w	Y W	No	HOLIDAY NEW YEAR'S DAY		10
4	5:30 pm City Co mtg	6	7	8	9	10
11			ANUARY 5 AND CON JP SEPARATELY FRO		RE PICKED UP.	17
. 11	12	13	14	19	10	17
18	No gbg pickup HOLIDAY M L KING DAY	5:30 pm City Co mtg Mon & Tue gbg picked up	21	22	23	24
25		27	28	29	30	Like us on Facebook at City of Devils Lake- Public Works

FEBRUARY 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1		3	4	5	6	7
	5:30 pm City Co mtg					
8	9	10	11	12	13	14
15	16	17	18	19	20	21
	No gbg pick up HOLIDAY PRESIDENT'S DAY	5:30 pm City Co mtg Mon & Tues gbg picked up				
22		24	25	26	27	28

PERSONS 65 OR OLDER, DISABLED, OR DISABLED VETERANS

Submit applications for real estate tax credit to City Office by March 31. Call Rob Johnson at 662-7600, ext 2 to get more information on qualifications for the credit.



Garbage not placed in your can will not be picked up. If you have extra garbage, special blue City bags are available at Leevers, Wal Mart or CityOffice. Place beside your regular garbage can.

AAA	DC	· LI	2026
MA	NC	Γ	2020

		20		MA		
SATURDAY	FRIDAY	THURSDAY	WEDNESDAY	TUESDAY	MONDAY	SUNDAY
	6	5	4	3	5:30 pm City Co mtg	1
1	13	12	11	10	9	8
2	20	19	18	17	16 5:30 pm City Co mtg	15
2	27	26	25	24	23	22
l local purchase h the condition	ers are available from t to be used toward r the boulevard with mers agree to mainta	Department of a tree for		31	30	29

Λ	D	D	ı	2	1	2	1
A	Γ	K	L	Z	U	Z	D

			AI KIL ZUZ			
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
YOUR SIDE	76 int	City Office at 662- 00, ext 2 for more formation on City naring in the cost of your sidewalk replacement.	1	2	No gbg pick up HOLIDAY GOOD FRIDAY	
5	6		8	9	10	11
EASTER DAY	5:30 pm City Co mtg Fri & Mon gbg picked up					
12	13	14	15	16	17	1
	·					
19			22	23	24	2
	5:30 pm City Co mtg					
26	27	28	29	30	www.dvlnd.com	
					Check the City's web page for updates on City projects, fees and rates, job openings, meeting dates, permits and more!!!	

AA	A	V	1	1	1	1
M	A		Z	U	Z	0

		MA	Y 2026			
SUNDAY	MONDAY	TUESDAY WEI	ONESDAY THU		RIDAY SAT	TURDAY
are not allowed Flowers may be pla 5 days prior to Men be removed by	77 am to 11 pm. Pets in the cemetery. In the cemetery morial Day and must the 2nd Monday demorial Day.	28	Cemetery in regarding spingrave location questions directed 662-7600	aces, costs, ns or other s can be ed to		2
3	3 4	5	6	7	8	9
	5:30 pm City Co mtg					am-1:00 pm dfill open
10	11	12	13	14	15	16
HAPPY'S MOTHER'S						
17		19	20	21	22	23
	5:30 pm City Co mtg					
	SAME LANGE OF THE PARTY OF THE	Free landfill dumping for	City residents by ap	pointment		
	SHEET SEE		0 pm, Monday-Friday			
24	25	26	27	28	29	30
31	No gbg pick up	Mon & Tue gbg picked up	2,	20	2,	
		Free landfill du	imping for City reside	ents by appointment		
	HOLIDAY MEMORIAL DAY		am or 1:00 pm, Tues			

-		N	F	2	n	2	4
J	U	1			V		U

		J	UNE ZUZO			
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
31	1	2	3	4	5	6
	5:30 pm City Co mtg					
	ZONE 1 SPECIAL PICKUP					
7	8	9	10	11	12	13
	Remove cemetery flowers by today					9:00 am-1:00 pm Landfill open
	ZONE 2 SPECIAL PICKUP					
14	15	16	17	18	19	20
	5:30 pm City Co mtg ZONE 3 SPECIAL PICKUP					
21	22	23	24	25	26	27
HAPPY FATHERS DAY						
28	29	30	1	2	3	4
			Labor Day. The when weather	squito counts, the (around the 4th of Jo City ground sprays conditions allow a priquettes at breed	uly holiday and for mosquitos nd dispenses	

U	L	Y	2	0	2	6

JULI ZUZO								
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY		
28	29	30	1	2	3	4		
	ORRUGATED CARDBOAR the only type of cardbo				No gbg pick up			
or fi	ber board that is recycle				HOLIDAY 4TH OF JULY			
5		7	8	9	10	11		
	5:30 pm City Co mtg Fri & Mon gbg picked up					9:00 am-1:00 pm Landfill open		
12	13	14	15	16	17	18		
19		21	22	23	24	25		
	5:30 pm City Co mtg							
26	27	28	29	30	31	1		
_								

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A00001 2020								
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY		
2	3	4	5	6	7			
	5:30 pm City Co mtg							
						9:00 am-1:00 pm		
						Landfill open		
						_		
9	10	11	12	13	14	1		
16		18	19	20	21	2		
	5:30 pm City Co mtg							
			4					
23	24	25	26	27	28	2		
					ė.			
					The state of the s			
30	31					_		
30	31	A CANAL	AR	E YOU THINKING A	ABOUT PLANTIN	<u>G</u>		

ARE YOU THINKING ABOUT PLANTING A GARDEN NEXT YEAR???

The City has an annual program for gardeners to lease a garden spot for the summer. Call 662-7600, ext 2 for more information on reserving a garden spot.

SEPTEMBER	2026
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		SEFI	CINIDER Z			
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	Don't pour fat, oil or grease in your drain!! It will plug it up!!!	1	2	3	4	5
6	7	8	9	10	11	12
	No gbg pickup HOLIDAY LABOR DAY	5:30 pm City Co mtg Mon & Tues gbg picked up				9:00 am-1:00 pm Landfill open
13		15	16	17	18	19
20		22	23	24	25	26
	5:30 pm City Co mtg					
27	28	29	30	011 11 1	WIV	3
2.	20	2,		clippings to the R for no charge. Pl boxes. This site is City	NLY may take lead ecycling Center at ease do not leave p s available to cont residents FOR A FI D, ext 1 for more in	ves and grass 205 2nd St NE clastic bags or ractors or non EE.

		OC	TOBER 2	026		
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	Sum yard: obst	p pumps may be d s or gutters as lon ruct pedestrian to discharge into so during the wi	g as they don't raffic. Pumps Initary sewers	1	2	3
4	5:30 pm City Co mtg	6	7	8	9	10
11	12	13	14	15	16	.17
18	19 5:30 pm City Co mtg	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER 2026

		1101	LINDLK A	2020		
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1		3	4	5	6	7
	5:30 pm City Co mtg					
8	9	10	11	12	13	14
			No gbg pick up HOLIDAY	Wed & Thu gbg picked up		
15	16	17	VETERAN'S DAY 18	19	20	21
	5:30 pm City Co mtg	• *				
22	23	24	25	26 No gbg pick up	Thu & Fri gbg picked up	28
		-		HOLIDAY THANKSGIVING		
29	30	1	2		ing mailboxes clear mail delivery. Any s is also the	

	DECEMBER 2026									
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY				
hydrant other house t	part to keep fire is clear of snow or obstacles. The they save may be your own!!!	1	2	3	4	5				
6	5:30 pm City Co mtg	8	9	10	11	12				
13	14	15	16	17	18	19				
20	5:30 pm City Co mtg	22	23	1/2 DAY HOLIDAY CHRISTMAS EVE	No gbg pick up HOLIDAY CHRISTMAS	26				
27	Fri & Mon gbg picked up	29	30	HAPPY NEW SEAR!	20 20 Wishing you a st New	nooth ride in the Year!				

CHANGES COMING TO THE CITY'S GARBAGE AND RECYCLING PROGRAMS

WEEKLY GARBAGE PICKUP



In the Fall of 2026 a new method of picking up garbage will be implemented using an automated garbage pickup system.

Each household with a City utility account will be issued a new garbage can that will be picked up by a garbage truck equipped with arms that reach out, pick up the can and then dump it in the truck.

The new garbage cans will need to be placed in an accessible location three feet away from obstacles so that the arms of the truck have room to wrap around the can for dumping.

Prior to converting to this garbage collection system, there will be considerable information made available to all residents.

ANNUAL SPECIAL PICKUP

The City's special pickup policy has changed for the new year. In 2026, there will be only one special pickup, not two as in past years. The special pickup will be during the month of June. Each residential account may put out 5 CY (about 2 pickup loads) of items for special pickup during the



month of June – see calendar for the date for your special pickup. Put items out at 7:00 am where your garbage is normally picked up. Acceptable items include carpet, mattresses, furniture, construction debris, appliances (\$15 freon fee), doors and windows.

The landfill will be open by appointment at 9:00 am or 1:00 pm for free dumping the two weeks prior to special pickup. Call 662-7600, ext 1 to make an appointment.

RECYCLING



Curbside recycling pickup was discontinued in July of 2025. Currently, recyclable materials such as tin/aluminum cans, newspaper/paper, corrugated cardboard, plastic bottles, and glass jars can be dropped off at the Recycling Center at 205 2nd St NE.

GRASS AND LEAVES

Grass, leaves and small branches will continue to be acceptable at the Recycling Center AT 205 2^{ND} St NE for those who are city residents. Non residents or contractors may dump grass and leaves for a FEE. Call 662-7600, ext 1 for more information.