

# Application For Property Tax Incentives For New or Expanding Businesses

N.D.C.C. Chapter 40-57.1

Project Operator's Application To Grand Forks  
City or County

File with the City Auditor for a project located within a city; County Auditor for locations outside of city limits.

A representative of each affected school district and township is included as a non-voting member in the negotiations and deliberation of this application.

**This application is a public record**

## Identification Of Project Operator

1.	Name of project operator of new or expanding business	<u>Enclave Property Management</u>	
2.	Address of project	<u>3909 S 38th St</u>	
	City	<u>Grand Forks</u>	
	County	<u>Grand Forks</u>	
3.	Mailing address of project operator	<u>300 23rd Ave E, Suite: 300</u>	
	City	<u>West Fargo</u>	
	State	<u>ND</u>	
	Zip	<u>58078</u>	
4.	Type of ownership of project		
	<input type="checkbox"/> Partnership	<input type="checkbox"/> Subchapter S corporation	<input type="checkbox"/> Individual proprietorship
	<input type="checkbox"/> Corporation	<input type="checkbox"/> Cooperative	<input checked="" type="checkbox"/> Limited liability company
5.	Federal Identification No. or Social Security No.	<u>85-0831143</u>	
6.	North Dakota Sales and Use Tax Permit No.	<u>359361</u>	
7.	If a corporation, specify the state and date of incorporation	<u>North Dakota &amp; 4/28/2020</u>	
8.	Name and title of individual to contact	<u>Travis Nordgaard - Developer</u>	
	Mailing address	<u>300 23rd Ave E, Suite: 300</u>	
	City, State, Zip	<u>West Fargo, ND 58078</u>	
	Phone No.	<u>701-478-4300</u>	

## Project Operator's Application For Tax Incentives

9.	Indicate the tax incentives applied for and terms. Be specific.	
	<input type="checkbox"/> <b>Property Tax Exemption</b>	<input checked="" type="checkbox"/> <b>Payments In Lieu of Taxes</b>
	<u>5</u> Number of years	<u>2027</u> Beginning year <u>2032</u> Ending year
	<u>100%</u> Percent of exemption	Amount of annual payments (attach schedule if payments will vary)
10.	Which of the following would better describe the project for which this application is being made:	
	<input checked="" type="checkbox"/> New business project	<input type="checkbox"/> Expansion of a existing business project

**Description of Project Property**

11. Legal description of project real property

3909 S 38th St, Lot 1, Block 1, Kiwanis Park Resubdivision

12. Will the project property be owned or leased by the project operator?  Owned  Leased

If the answer to 12 is leased, will the benefit of any incentive granted accrue to the project operator?

Yes  No

If the property will be leased, attach a copy of the lease or other agreement establishing the project operator's benefits.

13. Will the project be located in a new structure or an existing facility?  New construction  Existing facility

If existing facility, when was it constructed? \_\_\_\_\_

If new construction, complete the following:

a. Estimated date of commencement of construction of the project covered by this application 8/1/2027

b. Description of project to be constructed including size, type and quality of construction  
101,680 Square Foot 4 Story Multifamily Building. High Quality Type 5 Construction.

c. Projected number of construction employees during the project construction 345

14. Approximate date of commencement of this project's operations 7/8/2026

15. Estimated market value of the property used for this project:

a. Land ..... \$ 681,174.00

b. Existing buildings and structures for which an exemption is claimed..... \$ 0

c. Newly constructed buildings and structures when completed ..... \$ 13,488,288.00

d. Total ..... \$ 14,169,462.00

e. Machinery and equipment ..... \$ 225,000.00

16. Estimate taxable valuation of the property eligible for exemption by multiplying the market values by 5 percent:

a. Land (not eligible) ..... 

b. Eligible existing buildings and structures ..... \$ 0

c. Newly constructed buildings and structures when completed..... \$ 13,488,288.00

d. Total taxable valuation of property eligible for exemption (Add lines b and c)..... \$ 674,414.40

e. Enter the consolidated mill rate for the appropriate taxing district ..... 346.54

f. Annual amount of the tax exemption (Line d multiplied by line e) ..... \$ 233,711.57



**Previous Business Activity**

- 22. Is the project operator succeeding someone else in this or a similar business?  Yes  No
- 23. Has the project operator conducted this business at this or any other location either in or outside of the state?  
 Yes  No
- 24. Has the project operator or any officers of the project received any prior property tax incentives?  Yes  No

If the answer to 22, 23, or 24 is yes, give details including locations, dates, and name of former business (attach additional sheets if necessary).

~~Wild Oak Apartments recieved a redevelopment TIF. Midtown Market Retail Center recieved a redevelopment TIF. 300 Lime Apartments recieved a 7 year PILOT. Mosaic Apartments recieved a 7 year PILOT.~~

**Business Competition**

- 25. Is any similar business being conducted by other operators in the municipality?  Yes  No

If YES, give name and location of competing business or businesses

~~Other market rate apartment projects in the city of Grand Forks.~~

**Property Tax Liability Disclosure Statement**

- 26. Does the project operator own real property in North Dakota which has delinquent property tax levied against it?  Yes  No
- 27. Does the project operator own a greater than 50% interest in a business that has delinquent property tax levied against any of its North Dakota real property?  Yes  No

If the answer to 26 or 27 is Yes, list and explain

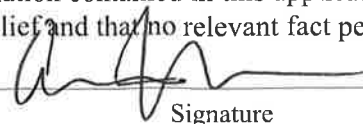
**Use Only When Reapplying**

- 28. The project operator is reapplying for property tax incentives for the following reason(s):
  - To present additional facts or circumstances which were not presented at the time of the original application
  - To request continuation of the present property tax incentives because the project has:
    - moved to a new location
    - had a change in project operation or additional capital investment of more than twenty percent
    - had a change in project operators
  - To request an additional annual exemption for the year of \_\_\_\_\_ on structures owned by a governmental entity and leased to the project operator. (See N.D.C.C. § 40-57.1-04.1)

**Notice to Competitors of Hearing**

Prior to the hearing, the applicant must present to the governing body of the county or city a copy of the affidavit of publication giving notice to competitors unless the municipality has otherwise determined there are no competitors.

I, Austin Morris, do hereby certify that the answers to the above questions and all of the information contained in this application, including attachments hereto, are true and correct to the best of my knowledge and belief and that no relevant fact pertaining to the ownership or operation of the project has been omitted.

  
Signature

Co-Founder & CEO of Development  
Title

1/23/2026  
Date

**PRIVACY ACT NOTIFICATION**

In compliance with the Privacy Act of 1974, disclosure of a social security number or Federal Employer Identification Number (FEIN) on this form is required under N.D.C.C. §§ 40-57.1-03, 40-57.1-07, and 57-01-15, and will be used for tax reporting, identification, and administration of North Dakota tax laws. Disclosure is mandatory. Failure to provide the social security number or FEIN may delay or prevent the processing of this form.

**Certification of Governing Body (To be completed by the Auditor of the City or County)**

The municipality shall, after granting any property tax incentives, certify the findings to the State Tax Commissioner and Director of Tax Equalization by submitting a copy of the project operator's application with the attachments. The governing body, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, granted the following:

**Property Tax Exemption**

\_\_\_\_\_ Number of years

\_\_\_\_\_ Percent of exemption

**Payments in lieu of taxes**

\_\_\_\_\_ Beginning year      \_\_\_\_\_ Ending year

\_\_\_\_\_ Amount of annual payments (Attach schedule if payments will vary)

\_\_\_\_\_  
Auditor

## Notice To Competitors Of Hearing On Application For Property Tax Incentives

Notice is hereby given that the \_\_\_\_\_  
(City or county governing body)

of \_\_\_\_\_, North Dakota, will meet at \_\_\_\_\_  
(City or county) (Time)

on \_\_\_\_\_ at \_\_\_\_\_ to consider the application of  
(Date) (Location)

\_\_\_\_\_  
(Project operator name and address)

for property tax relief on the project which the applicant will use in the operation of  
\_\_\_\_\_  
(Type of business)

at \_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Legal description)

Any competitor of that applicant may appear and be heard by the \_\_\_\_\_  
(City or county governing body)

at the time and place designated herein. A competitor may provide written comments to the governing body before the scheduled hearing.

This notice is given by the above-named applicant pursuant to the provisions of North Dakota Century Code § 40-57.1-03