

Marino Eccher, Published July 23 2011

## **Trade Talk: Renovation project hopes to bring new retail, office tenants to Broadway**



Downtown's latest renovation project is under way as the Kilbourne Group sets about refurbishing the Loretta Block on Broadway for a mix of new retail and office tenants.

The project, which falls in Fargo's Renaissance Zone, covers 208, 210 and 212 Broadway. It includes the space formerly occupied by the now-departed Billiards on Broadway. Boerth's Art Gallery, which is also part of the block, will not move.

The original plans filed with the city indicated the project would put about \$2.1 million of improvements into the building, which is currently valued at \$623,000. The plans called for space for two retail tenants on the first floor, a potential tenant in the basement, and office space on the second and third floors, which are currently unoccupied. The exterior of the block will also be updated.

Kilbourne Group general manager Mike Allmendinger told me this week that the final budget and design are still being tweaked, so those plans aren't yet set in stone. Look for more details on the renovation as they become available.

The Loretta Block is one of downtown Fargo's oldest surviving properties. It was built between 1909 and 1912 and was named for the youngest daughter of Fargo pioneer and early mayor Peter Elliot.