

Growth Fund Members:

Chairman,
 Tim Spilman

Vice Chairman,
 Mark Weide

Annette Behm-Caldwell
 Don Boehm
 Jeff Erickson
 Dennis Friesz
 Rick Horn
 Michael J.B. Schaff
 Todd Steinwand

Liaisons:

City Commissioner, City of
Mandan
 Mike Braun

City Attorney, City of Mandan
 Malcolm Brown

City Administrator, City of
Mandan
 Jim Neubauer

Chief Building
Official/Assessor, City of
Mandan
 Douglas Lalim

Finance Director, City of
Mandan
 Greg Welch

Business Development
Director, City of Mandan
 Ellen Huber

Bismarck-Mandan
Development Association
 Brian Ritter

Lewis & Clark Regional
Development Council
 Brent Ekstrom

Mandan Growth Fund

August 1, 2013

Noon

Mandan City Hall

205 Second Avenue NW

Former Morton County Library Room

Minutes

1. Introductions

MGF members and liaisons were in attendance as indicated with an .

2. Consider the following minutes:

a) April 24, 2013

Dennis Friesz moved to approve the January 28, 2013 minutes. Michael Schaff seconded the motion. The motion passed unanimously.

3. Consider application for property tax incentive for new or expanding business:

a) Edgewood Management Group LLC

Rex Carlson, Edgewood Mgmt, gave an overview of the project. There will be 144 units in total, 72 in Phase I and 72 in Phase II. The project always anticipated 144 units; they did not apply for the Phase II at the time of the original exemption. Mr. Carlson is confident that they can meet the Feb. 1 2014 completion date for the B wing, which would be 30 of the planned 72 units. They are not sure they could get the C wing done due to the underground work. If they would not get the C wing done then would want the exemption for the B wing. The investment in the B wing is \$3,750,000. When all 144 units are completed there will be approximately 30-40 full time equivalent positions created. Edgewood creates life enrichment programs and gets the residents involved in the community. The facility would be open for community use.

Mr. Schaff indicated the application is only for Phase II numbers, to which Mr. Carlson said yes. Edgewood is looking at a soft opening on Sept. 15, and a Grand Opening October 15.

Mr. Carlson indicated the subcontractors will be the same utilized on Phase I and should be able to get it done as all the infrastructure is in place, meeting rooms, kitchen, etc and the addition would only be rooms.

Mr. Steinwand asked if the total investment in place now was \$13.5M and if the exemption is based on construction cost? Mr. Lalim responded the exemption was based on the value as determined by the city.

Mr. Carlson indicated they may need separate permits for the B and C Wing in case one wing were to be completed before the other.

Mr. Neubauer informed the committee the application was received in June. The City Commission has since amended its exemption policy and the current application would not meet one of the newly targeted areas.

Mr. Weide asked what services they provided as the most recent legislation regarding property tax exemptions removes service industries from exemptions. Mr. Carlson replied that 45% of their costs are in labor, food, utilities etc.

Mr. Schaff moved to approve the exemption if it were subject to prior exemption policy and to deny the request if the applicant were subject to the current guidelines. Mr. Steinwand seconded the motion. The motion passed unanimously.

4. Other Business

a) Update on amendments to Property Tax Exemption Policy

Mr. Neubauer reviewed with the committee the property tax exemption policy changes the City Commission adopted on July 16, 2013.

5. Adjourn

Michael Schaff moved to adjourn. Rick Horn seconded the motion. The motion passed unanimously. The meeting adjourned at 1:09 p.m.