

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

October 3, 2013

Noon

Mandan City Hall

205 Second Avenue NW

Former Morton County Library Room

1. Introductions

Those members indicated with were in attendance.

2. Consider the following minutes:

a) August 1, 2013

Rick Horn Motioned to approve the minutes, Michael Schaff seconded the motion. Motion passed unanimously.

3. Discuss potential changes to the Storefront Improvement Program.

Ellen Huber recapped the history of the program which was established in 2006. To date 26 properties have taken advantage of the program. Activity has slowed considerably since the requirement to add an automatic door was voted on and approved by citizens of Mandan. Ms. Huber was presented a copy of the similar program in Bismarck which has a higher match for their program and also does not have the automatic door requirement. The Bismarck program allows up to \$30,000 for a storefront and as much as \$60,000 for a corner lot. Considering the cost of construction has risen considerably since 2006, it may be time to up the dollar amount from our \$10,000 match to more closely resemble the Bismarck program.

One of the requirements that Bismarck has that we are not recommending is to have three written estimates. We are hearing from potential applicants that obtaining three estimates in today's economy is virtually impossible. We would suggest that if it is a do it yourself construction project that we have at least one outside estimate. We have just shy of \$88,000 in the program with no outstanding commitments. Part of our recommendation would be to simply pool the Growth Fund dollars together to ensure optimal flexibility.

After considerable discussion Chairman Spilman asked if there were a motion to consider changing the existing Storefront Improvement

Program. Jeff Erickson moved to change the current program. Michael Schaff seconded the motion. Motion passed unanimously.

Dennis Friesz motioned to accept the changes as proposed (document available upon request) major changes are outlined below:

Interested commercial property owners may apply for a forgivable loan, not to exceed \$30,000, for up to 50% of their investment in rehabilitating a building façade. Buildings located on a corner lot may be eligible for up to double the amount available for one façade depending upon the project and surface area. Rick Horn seconded the motion. Motion passed unanimously.

4. Discuss members terms expiring December 31, 2013

a) Todd Steinwand

Todd has indicated he is willing to step down provided there are other interested parties. Dennis Friesz also indicated he would be willing to step down to even out how the terms expire.

Chairman Spilman asked for a motion to solicit members for the MGF. Rick Horn motioned to solicit for members of the MGF. Don Boehm seconded the motion. Motion passed unanimously.

5. Other Business

Staff updated the MGF on issues related to legislation related to use of incentives for retail activity.

6. Adjourn

Meeting adjourned at approximately 1:05 p.m.