



"WHERE THE WEST BEGINS"

mandan messenger

FEBRUARY 2017 • VOLUME 11 • ISSUE 2

March meetings

City Commission, March 7 and 21 at 5:30 p.m.

School Board, March 6 and 20, 5:30 p.m., City Hall

Park Board, March 13, 5:30 p.m., City Hall

County Commission, March 9 and 28, 5:30 p.m., Morton County Courthouse

City Planning and Zoning Commission, March 27, 5:15 p.m., City Hall

'Mayor for a Day' essay contest

Each spring, the North Dakota League of Cities sponsors a statewide Mayor for a Day essay contest for third and seventh grade students. The contest encourages young people to think about public service and future community leadership. Students write about why their community is great and what they would do to improve their city if they were mayor for a day.

Essay contest winners receive a \$150 cash prize and have their essays featured in the League's publication, *CITYScan*. They will also be invited to an award presentation at the capitol on March 3 during the League's Celebrate Cities Day event.

For more information, visit www.ndlc.org/essay or contact Carissa at 701-223-3518 or carissa@ndlc.org.

Clean sidewalks of snow & ice

Property owners are required to remove snow and ice from their sidewalk within 24 hours after its deposit. Please also clear areas around mailboxes and fire hydrants.

If not removed, the City may do so and charge the property owner. Report problems to the code enforcement officer at (701) 667-3250.

Mandan property taxes compare favorably to other cities

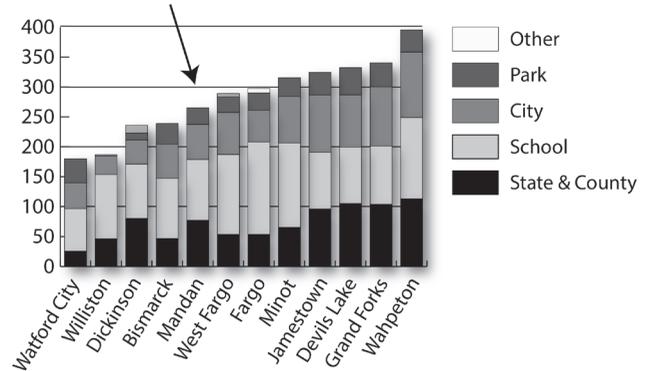
A North Dakota League of Cities report indicates Mandan's consolidated mill levy, at 268 mills, ranks the fifth lowest among the state's 12 largest cities for the third consecutive year.

Mandan's levy for 2016 is 1.20 percent of value on a residential property or 1.34 percent for a commercial property. These percentages of value are down from 2015's share of 1.26 percent and 1.40 percent, respectively.

See **Property tax** page 2

2016 PROPERTY TAX RANKINGS

Mandan in lower half of state's 12 largest cities



Mandan seeks to maintain Renaissance Zone program



A \$2.7 million rehab of a historic railroad grocery warehouse, now American Square, brought American Bank Center to Mandan. The bank employs 16 people at the location and will add another 20 employees after a second floor build-out is finished in February. The third floor remains available for lease to another new or expanding business.

City officials have been testifying in opposition to legislation proposed during the 2017 session that could dilute or eliminate the Renaissance Zone program, including House Bill 1182, House Bill 1326 and Senate Bill 2166.

The Renaissance Zone Program was established in the 1999 legislative session as a tool to stimulate the rebirth or revival of Main Streets and downtowns. It uses local property tax and state income tax incentives to entice investment in commercial and residential properties within a specific area as determined by each city.

Mandan highlights. Mandan established its Renaissance Zone in 2005. To date, the City Commission and N.D. Commerce Department have approved 63 projects for Mandan. Projects have resulted in 14 new businesses, 16 expansions of existing businesses and retention of seven businesses in the zone. The program has also helped add 28 market rate housing units and 29 affordable housing units in the downtown area.

The program has helped attract \$17.2 million in private investment in new construction, rehabilitation and expansion of 31 commercial buildings and two single family homes in downtown Mandan. The increase in the value of completed projects is four-fold from an initial base value of \$3.7 million. The average payback period for taxes after the five-year exemption period is 2.2 years.

The status of projects breaks down as follows: 37 are back on tax rolls after a previous five-year exemption period, 17 are completed and under exemption, three are pending completion, and six were withdrawn after application approval but prior to completion.

See **Renaissance Zone** page 2





"WHERE THE WEST BEGINS"

City works to clear snow

Mandan leaders thank community members for their patience as crews work to clear snow from 115 miles of city streets, an increase of 20 miles since 2006. More than 50 inches of snow has fallen since November, hindering snow removal efforts.

Since November, 10 full-time snow removal operators have been working 8- to 12-hour shifts, including shifts on weekends and some holidays. In December and January, the City hired private contractors to assist in snow removal efforts, almost doubling the number of equipment and operators on the streets. Other city departments are assisting when possible, allowing the Public Works Department to reduce contractor costs while clearing snow from the streets.

Snow removal updates are shared on the Mandan, North Dakota - City Government Facebook page and in the Announcements section at www.cityofmandan.com. To sign up to receive e-mail updates, visit www.cityofmandan.com and click on Email Updates. To report areas of concern, e-mail publicworks@cityofmandan.com or call 667-3240.

Renaissance Zone

from page 1

Program requirements. A minimum requirement to qualify in Mandan is a re-investment of 50 percent of the value of a commercial building or 20 percent of the value of a primary residence. The benefits are a 100 percent, five-year property tax exemption on the value of the building as improved or constructed (not on the land) and a 100 percent, five-year state income tax exemption. Slightly lower minimal requirements and lesser benefits are an option for purchase with improvement applications approved prior to the acquisition of real estate.

The state income tax exemption is capped with a limit of \$500,000 of taxable income for business or investment interests and \$10,000 in tax credit for a single-family residential property. The Renaissance Zone program functions as a business retention and recruitment tool in that tenants leasing space in commercial buildings constructed or improved as Renaissance Zone projects also may apply for a state income tax exemption.

Projects must be approved before the eligible purchase, lease, construction or remodeling project begins. For more information about the program and available properties in Mandan, call the City's business development office at 701-667-3485.

Property tax

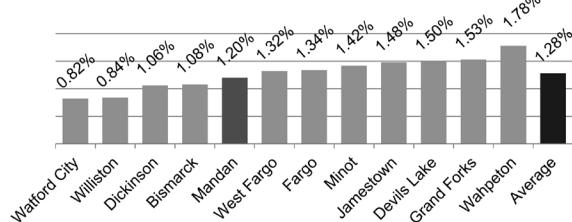
from page 1

The City Commission, County Commission, and Mandan Park District lowered levies for 2016 to help offset a valuation increase of 13 percent in total residential property and 31 percent in total commercial property. Increased state legislative funding for education and a state credit equal to 12 percent of property taxes provide further property tax relief.

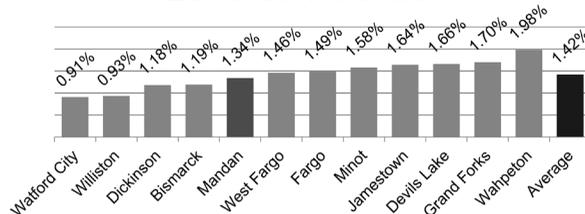
Factors behind differences in mill levies include sales tax base and whether it benefits from natural resources such as oil, gas and coal. Market values also vary by city.

PROPERTY TAX RATES AS A % OF VALUE

2016 Residential



2016 Commercial



City Contacts

Mandan City Hall
205 Second Avenue NW
Phone 701-667-3215
Fax 701-667-3223
www.cityofmandan.com

Mandan City Commission

Mayor Tim Helbling
Mike Braun
Scott Davis
Shauna Laber
Dennis Rohr

City Departments

Administration 667-3215
Airport Authority 663-0669
Assessing 667-3232
Building Inspection 667-3230
Business Development
& Communications 667-3485
Cemetery 751-7893
Engineering, Planning
& Zoning 667-3225
Finance 667-3213
Fire 667-3288
Forestry 751-7894
Grounds
Maintenance 751-7895
Human Resources 667-3217
Landfill 667-0184
Library 667-5365
Municipal Court 667-3270
Police 667-3250
Public Works 667-3240
Special Assessments 667-3271
Utility Billing 667-3219
Waste Water
Treatment 667-3278
Water Treatment 667-3275

Receive E-mail Notices

Sign up to receive notice of city meetings and news in the "E-mail Updates" section of www.cityofmandan.com. Meeting dates and agendas are available.