

The Mandan Renaissance Zone Committee met at noon on Sept. 17, 2013, at City Hall. Committee members present were Bruce Strinden, Rob Knoll, Darren Haugen, Mike Braun, David Leingang and Bob Vayda. Pat Maddock was absent. Also present was City Business Development and Communications Director Ellen Huber.

Chairman Strinden called the meeting to order.

Knoll moved to approve the agenda. Braun seconded. Motion carried unanimously.

Minutes

Committee members reviewed minutes of the meeting held Aug. 6, 2013.

Vayda moved to approve the minutes. Leingang seconded. Motion approved unanimously.

New Business

Review project status. Huber provided a spreadsheet used in tracking projects. Project 26 by Larry Goetzfridt at 300 W Main Street was approved in December 2007, prior to adoption of a requirement that projects commence within 1 year of approval and be completed within 2 years. The project has not yet been completed.

Braun moved a deadline of Dec. 31, 2013 be established for the 300 W Main project and that the applicant be notified of such. Leingang seconded. Motion approved unanimously.

Huber provided an update on the Collins and Main project. The reason the project didn't begin by the original Sept. 1, 2013, deadline is a delay on the City's part in locating and updating the abstracts. The project is expected to begin this fall.

Review and consider changes to the Mandan Renaissance Zone Development Plan. Huber provided copies of the original plan submitted to the Department of Commerce in 2005 with draft mark-ups indicating potential updates. In reviewing files, she found a 2005 letter from the N.D. Department of Commerce Community Services Division indicating Mandan needed to obtain and provide condition ratings for all properties in its Renaissance Zone. This has not occurred. Condition ratings are still not indicated for many properties on assessing data sheets. Huber has requested that the Assessing and Building Inspection Department determine and input this information needed for a comprehensive plan update. The committee will undertake this more comprehensive review at a future meeting as the information becomes available.

Meanwhile, Huber explained that the N.D. Department of Commerce - Division of Community Services indicated during its review of Collins Place project that the limits placed on the amount and duration of the local property tax exemption were not consistent with Mandan's Renaissance Zone Development Plan. Renaissance Zone

Program Manager Andrea Holl Pfennig provided tentative approval for the project to begin without being considered in violation of zone policies while at the same time advising that the City of Mandan to amend its development plan to allow for flexibility in reducing local property tax exemption from 100% for five years.

Language in the proposed revisions to the summary of Available Tax Exemptions and Credits states, "The City reserves the right to limit the amount or duration of the local property tax exemption for projects receiving other local incentives as well for applications from recipients that have not had desired results with past projects."

Other changes to the document are updates based on HB1166 approved in the 2013 legislative session. The bill put a cap at \$500,000 on the amount of income per year that a taxpayer may exempt for business or investment locations. The bill also stipulated that the amount of income exempt from a project involving the expansion of an existing building be limited to the percentage by which the building was expanded.

Knoll moved to approve the proposed changes to the Available Tax Exemptions document. Leingang seconded. Motion passed unanimously.

Committee terms and re-appointment policy. The committee discussed whether there should be a limit on the number of three-year terms that a committee member can serve.

Braun moved to recommend to the City Commission that terms be limited to two, three-year terms with the option of reapplying thereafter for consideration with any other interested persons. Leingang seconded. Motion carried unanimously.

The committee also discussed three positions with terms expiring in 2013. Committee members whose terms expire in 2013 are:

- 1) Darren Haugen of Starion Financial representing the financial services sector. Haugen is also a citizen of Mandan.
- 2) David Leingang, citizen and at-large representative.
- 3) Bob Vayda, citizen and at-large representative. Vayda also serves on the Mandan Architectural Review Commission.

All are completing their first term of service and each expressed interest in continuing to serve on the Renaissance Zone Committee.

Braun moved to recommend reappointment of all three committee members. Vayda seconded. Motion carried unanimously.

There being no further business, the meeting adjourned.

Ellen Huber,
Business Development
& Communications Director

Bruce Strinden
Chairman
Renaissance Zone Committee