

The Mandan City Commission met in a working session at 5:00 p.m. on February 26, 2013 in the former Morton County Library room at City Hall, 205 2nd Ave NW, Mandan, ND. Commissioners present were Van Beek, Tibke, Rohr, Frank and Braun. City Department Heads present were City Administrator Neubauer, City Attorney Brown, and Business Development and Communications Huber and Assessing/Building Official Barta. Also in attendance were Nancy Deichert, Bismarck Mandan Board of Realtors and Mary Splichal, real estate agent.

Discussion Items:

1. Housing property tax exemption policy

Discussions took place regarding the multi-unit and single family home property tax exemptions. The possibility of a survey related to what factors weigh most in selecting where to live, how the exemption rates as a determining factor, price and location and other factors. The first \$75,000 exemption on new single family homes was more meaningful when the exemption as first created and new home prices were below \$100,000. It becomes less significant as the average new home construction price approaches \$250,000.

Commissioners discussed separating the discussion of new single family home exemptions from the multifamily exemption. If the commission were to step away from the single family exemption, an option would be to adopt as Burleigh County has that in order to get the exemption the buyer must qualify for first time homeowners program.

Discussion also occurred relative to Senate Bill 2314 which may put an end to all property tax exemptions other than for entities certified as primary sector businesses. Amendments to SB 2314 were made to include retail activities that meet certain objectives as outlined by the municipality, but excluded service sector businesses. Work will proceed to have service sector businesses included.

Commissioners asked that the Bismarck Mandan Board of Realtors weigh in on the discussion, and therefore, the discussion will be brought back at the March 19th Commission meeting.

ADJOURN

There being no further actions to come before the Board Commissioner Frank moved and Commissioner Rohr seconded to adjourn at 6:15 p.m. The motion received unanimous approval of the Board members present and the meeting adjourned.

/s/ James Neubauer

James Neubauer,
City Administrator

/s/ Arlyn Van Beek

Arlyn Van Beek
President, Board of City
Commissioners