

**Mandan Renaissance Zone Committee**  
**Wednesday, January 28, 2015**  
**Noon**  
**Dykshoorn Room, City Hall, 205 Second Avenue NW**  
**MINUTES**

**Renaissance Zone**

**Committee Members:**

Mandan Progress

Organization:

Bruce Strinden, Newman  
Signs (2012-2014) – Chair

Private Sector:

Rob Knoll, Knoll Appraisals  
(2012-2014) – Vice Chair

Financial Sector:

Darren Haugen, Starion  
Financial Services (2014-  
2017)

Real Estate Sector:

Vacant (2013-2015)

City of Mandan:

Commissioner Mike Braun  
(2012-2016)

Community At Large

David Leingang (2014-  
2017)

Community At Large

Robert Vayda (2014-2017)

**Liaisons:**

City of Mandan:

City Administrator, Jim  
Neubauer

City of Mandan:

Business Development  
Director, Ellen Huber

1. Consider approval of agenda

*Chairman Bruce Strinden called the meeting to order. Persons in attendance are indicated with an X at left. Others in attendance were City of Mandan Program Coordinator Krista Harju and committee candidate Pat Vannett. Rob Knoll moved to approve the agenda. Robert Vayda seconded. Motion passed unanimously.*

2. Consider approval of the following minutes:
  - a) Nov. 14, 2014

*Vayda moved to approve the minutes from the Nov. 14, 2014 meeting. Knoll seconded. Motion passed unanimously.*

3. Consider letters of interest for service on the Renaissance Zone Committee and recommendations to the City Commission
  - a) Real estate sector term (2013-2015)
    - i) Pat Vannett
  - b) MPO recommendation for representation (term 2015-2017) — Bruce Strinden
  - c) At-large (term 2015-2017)
    - i) Rob Knoll

*Pat Vannett is an applicant for the real estate sector. The position has been vacant since 2014. Vannett submitted a letter of interest one year ago. She affirmed her continued interest. Knoll moved to recommend Vannett to the City Commission for appointment to the Renaissance Zone Committee.*

*Vayda seconded. Motion passed unanimously.*

*The committee also considered the appointment of a Mandan Progress Organization representative. The Mandan Progress Organization reviewed letters*

*of interest from Todd Humphrey and Bruce Strinden at its December meeting. The MPO passed a unanimous vote to recommend that Strinden continue to represent the organization. Mike Braun moved to recommend Strinden to the City Commission for appointment as the MPO representative to the Renaissance Zone Committee. Darren Haugen seconded. Motion passed unanimously.*

*Rob Knoll submitted a letter of interest to continue serving as a committee member representing the community at large. Ellen Huber reported that she had asked Todd Humphrey if he was interested in being considered for the position, but he declined. Vayda moved to recommend to the City Commission the appointment of Knoll at the at-large community representative on the Renaissance Zone Committee. Braun seconded. Motion passed unanimously.*

*Recommendations will be forwarded onto the City Commission at its Feb. 3 meeting for consideration.*

4. Discuss Senate Bill 2329 relating to the size of a Renaissance Zone

*Strinden explained Senate Bill 2329, a bill introduced by Senators Flakell, Burckhard and Nelson and Representatives Keiser, Thoreson and Vigessaa. The bill would allow expansion of Renaissance Zones. The hearing has not been assigned. The bill has been assigned to the Political Subdivision Committee.*

*Huber said the bill would allow cities to increase their Renaissance Zone to a minimum of 34 blocks with the opportunity to add additional blocks based on population. The minimum is currently 23 blocks. Mandan was given additional blocks based on population. Currently, the Mandan Renaissance Zone is 28 blocks. If the bill is approved, the City could increase the zone to 34 blocks or more, depending on population. The bill also provides increased tax credits for participants in Renaissance Zone fund organizations, which wouldn't currently impact the City of Mandan. The Committee had previously considered forming a Renaissance Zone fund organization with assistance from the Mandan Tomorrow - Economic Opportunity and Prosperity Committee.*

*Huber sought a recommendation from the committee on whether to actively support Senate Bill 2329. Strinden noted the Renaissance Zone Program has been very successful and that is the reason behind the desire to expand the zone. Knoll said anytime you can make it more flexible, it makes it better. Haugen said he feels the program has been greatly successful and has helped beautify the community. Combined with the Storefront Improvement Program, the Renaissance Zone program has benefited 46 newly constructed or reconstructed properties. Huber added the City does receive calls from property owners interested in the program who are one or two blocks outside of the Renaissance Zone.*

*Knoll moved the committee recommend to the City Commission actively supporting the bill. Vadya seconded. Motion passed unanimously. Pending approval of the City Commission, Huber will offer testimony at the hearing in support of the bill.*

5. Renaissance Zone project status update

*Huber provided a project status update. One project came through for finalization since the committee last met. Crown Equity, LLC., more commonly referred to as Collin's Place, is located on the corner of Collins Avenue and Main Street. The construction cost was \$68.85 per square foot, which met the minimum to qualify under the policies set forth of \$55.00 per square foot. The total investment came in at \$3.17 million. Exemption periods have begun. The certificate of occupancy was issued on Aug. 28, 2014. The property has performance requirements to maintain the exemption. Commercial space needs to be leased or occupied by Aug. 28, 2016 to maintain the full commercial exemption. They have two years on the apartment portion of the exemption. A few people have looked at the commercial space, but nobody has signed a lease. Neither this property nor Mandan Place are under active real estate listing.*

*American Bank Center opened on Jan. 7. They are in the process of gathering their documentation of expenditures. A grand opening date has not been set.*

*Three related projects, Andra Miller, M3 Design Homes and N.D. Real Estate Brokers, are also in the process of finalizing. Andra Miller purchased and renovated the property across from the Moose and Ten Spot Lanes.*

*Sweet Beginnings never turned in a lease, so the exemption period never began. Huber has told the new owner of the bakery, now named Cake Dreams, she is eligible to apply for the Renaissance Zone.*

6. Other business

*No further business was discussed.*

7. Adjourn

*Having no other business, Strinden adjourned the meeting.*