

MANDAN, NORTH DAKOTA

URBAN RENEWAL PLAN

AUGUST 1984

PREPARED BY:

TED RENNER

AND

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DBA ELECTRONIC MEDIA

CITY AUDITOR

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PART I - INTRODUCTION

A previous Mandan, North Dakota Board of City Commissioners in April, 1972 recognized that there existed in the City of Mandan certain slum and blighted areas which constituted a serious and growing menace which could affect the public health, safety, morals and welfare of the residents of said city.

The then created resolution further found, determined and declared that the city to the greatest extent feasible under North Dakota State Law 40-58 N.D.C.C. should afford maximum opportunities consistent with the sound needs of the city as a whole to rehabilitate or redevelop those areas of blight utilizing private enterprises and/or private enterprise resources.

It was further found, determined and declared that the rehabilitation, conservation or redevelopment or a combination thereof of such slum or blighted areas is necessary and to the best interest of all of the city's residents. In order to promote the rehabilitation, redevelopment, conservation or any combination thereof, the city declared to exercise its urban renewal powers to assist private enterprises in the renewal effort.

However, that Mandan North Dakota Board of City Commissioners did not proceed with the appointment of a five (5) member Urban Renewal Agency and consequently no Urban Renewal Plan was undertaken at that time.

The present Mandan, North Dakota Board of City Commissioners in July,

1984 has reviewed the past 1972 resolution and then unanimously voted to retain their own "Urban Renewal Agency" powers as is permitted under North Dakota State Law 40-58 N.D.C.C. In addition, that same Mandan, North Dakota Board of City Commissioners as is permissible under State Law 40-58 N.D.C.C. requested that a "General Urban Renewal Plan" be prepared setting forth specific geographic boundaries as well as other conditions relative to the rehabilitation, conservation or redevelopment or a combination thereof in order to eliminate the condition of slum and/or blighted areas and consequently improve the public health, safety, morals and welfare of all of Mandan's residents.

Additional specifics relative to this "General Urban Renewal Plan" will be further delineated via Parts II thru XII of this plan and the various attached exhibits.

#### PART II - STATUTORY AUTHORITY

The Mandan, North Dakota Board of City Commissioners is empowered to act as their own Urban Renewal Agency Commission as permitted by North Dakota State Law 40-58-15.1 N.D.C.C.

Evidence as to statutory authority and consequent delineation of proper Urban Renewal Agency Powers is attached as Exhibit #1 and Exhibit #2 of this "Urban Renewal Plan".

#### PART III - PLAN OBJECTIVES

The Mandan, North Dakota Board of City Commissioners utilizing its Urban Renewal Powers as set forth via North Dakota State Law 40-58 N.D.C.C.

seek to achieve the following objectives:

1. To acquire property containing structurally substandard buildings and remove structurally substandard buildings for which rehabilitation is not feasible.
2. To acquire property containing economically or functionally obsolete or underutilized buildings and remove said buildings or encourage the renovation and expansion of said buildings.
3. To acquire property of irregular form and shape or inadequate size which has prevented normal development.
4. To acquire open or undeveloped land which is determined to be blighted by virtue of conditions of unusual and difficult characteristics of the ground.
5. To acquire land or space which is vacant, unused, underused or inappropriately used.
6. To encourage the renovation and expansion of existing businesses and commercial uses.
7. To encourage the location and development and/or start-up of new businesses.
8. To provide land for expansion of existing businesses.
9. To eliminate blighting influences which impede potential development.
10. To provide adequate streets, utilities, storm and sanitary sewers and flood control devices in order to enhance the area for both new and existing development.
11. To achieve a high level of design and landscaping quality to enhance the physical environment.
12. To create effective buffers, screens and transitions between residential and non-residential uses to minimize the potential blighting effects of divergent land uses.
13. To attempt to improve the property tax base of the City and other local taxing jurisdictions.

14. To attempt to provide increased employment opportunities and improve the income tax base of the State.
15. To provide maximum opportunity, consistent with the needs of the City and other local jurisdictions, for development by private enterprise.
16. To enhance the business investment climate through the use of the Mandan, North Dakota Board of City Commissioner's Urban Renewal Powers to assist private enterprises in the expansion of present businesses and the development or redevelopment of new businesses in order to effectively achieve these stated objectives.

#### PART IV - PROPOSED ACTIVITIES

In order to achieve the objectives set forth in Part III of this "General Urban Renewal Plan" the Mandan, North Dakota Board of City Commissioners as is permissible under State Law 40-58 N.D.C.C. will undertake the following Urban Renewal activities:

1. clearance and redevelopment,
2. rehabilitation of buildings to remain,
3. relocation of buildings and the inhabitants of buildings,
4. vacation of rights-of-way,
5. dedication of new rights-of-way,
6. possible installation or replacement of public and private utilities and facilities,
7. land acquisition,
8. housing development.

PART V - BOUNDARY DESCRIPTION

The boundary description for this "General Urban Renewal Plan" is set forth via the attached Exhibit #3. The general boundary description outline is the same area as represented by the city's official and adopted zoning map and is the same area zoned (CB) Commercial (Heavy) (Central Business District) excepting that to the south of the continual line along all of Main Street, such area involving Burlington Northern properties, immediately to the south of said line to the point of trackage right-of-way or to a point where no structures can be accommodated either because of present city codes and/or because of Burlington Northern's real estate leasing policies.

The remaining boundaries of said "General Urban Renewal Plan" involve an east west line along the north edge of 1st Street from the Burlington Northern Railway Co. North Branch to the east edge of 6th Avenue Northeast. The boundary then proceeds north along this line to the north edge of 2nd Street. The "General Urban Renewal Plan" boundary then continues along an east west line along the north edge of 2nd Street from 6th Avenue Northeast to 6th Avenue Northwest. The boundary line then proceeds south along the west edge of 6th Avenue Northwest to 1st Street. The boundary line then proceeds along the north edge of 1st Street to 8th Avenue Northwest. The boundary line then proceeds south along the west edge of 8th Avenue Northwest to the east west line previously identified as the line which runs parallel but to the south of Main Street as was previously described to the point of beginning at the Burlington Northern Railway Co. North Branch. These boundaries are explicitly set forth via the attached Exhibit #3.

PART VI - LAND USE

The Mandan, North Dakota Board of City Commissioners have an adopted Land Use Plan outlining the types of businesses which may operate within its (CB) Commercial (Heavy)(Central Business District). Typically all of the following business enterprises can be accommodated under Mandan's Land Use Plan:

Animal Hospital

Church

Commercial Recreation Group

- a.) Bowling Alley
- b.) Dance Hall
- c.) Pool or Billiard Parlor
- d.) Roller Skating Rink
- e.) Sports Arena
- f.) Tavern, Saloon, Bar
- g.) Theater

Dwellings

- a.) Single-family
- b.) Two-family
- c.) Multi-family
- d.) Group Dwellings
  - 1.) Boarding House
  - 2.) Convent, Monastery
  - 3.) Fraternity, Sorority House
  - 4.) Private Club, Lodge Hall, Union Headquarters, but not including a club in which the principal activity is one normally conducted as a business
  - 5.) Rooming House

Education Group

- a.) College
- b.) Junior College

- c.) High School
- d.) Junior High School
- e.) Parochial Schools offering curriculum substantially equivalent to that offered by Public Schools
- f.) Private Schools offering curriculum substantially equivalent to that offered by Public Schools
- g.) Grade School
- h.) Kindergarten
- i.) Student or Faculty Dormitory on College Campus
- j.) Stadium, Gymnasium, Field House, as an accessory building on the same lot as the principal building.

Filling Station

Fire Station

Health-Medical Group

- a.) Hospital for Human Beings
- b.) Medical Clinic
- c.) Nursing, Convalescent Home
- d.) Old People's Home
- e.) Orphan's Home
- f.) Sanitarium

Hotel

Motel

Office-Bank Group

- a.) Bank
- b.) General Office
- c.) Governmental Office
- d.) Insurance Office
- e.) Personal Loan Agency
- f.) Professional Office
- g.) Real Estate Office
- h.) Taxi-Cab Office
- i.) Telephone Exchange
- j.) Utility Office

Public Recreation Group

- a.) Community Center
- b.) Municipal Golf Courses
- c.) Municipal Swimming Pool
- d.) Public Museum
- e.) Public Park
- f.) Public Playground

Railroad Line Trackage

Railroad or Bus Passenger Station

Railroad Spur Trackage

Retail Group A

- a.) Antique Store
- b.) Appliance, Radio, Television Store
- c.) Art Supply Store
- d.) Auto Accessory Store
- e.) Bakery, in which nothing is baked except for retail sale on the premises
- f.) Book, Magazine, Newspaper Store
- g.) Butcher Shop
- h.) Camera Shop
- i.) Candy Store
- j.) Clothing, Clothing Accessory Store
- k.) Delicatessen
- l.) Department Store
- m.) Drug Store
- n.) Five and Ten Cent Store
- o.) Flower Shop
- p.) Furniture Store
- q.) Gift Shop
- r.) Grocery Store
- s.) Hardware Store
- t.) Hobby, Toy Store
- u.) Ice Cream Parlor
- v.) Jewelry Store

- w.) Music Store
- x.) Notion, Variety Store
- y.) Office Equipment Store
- z.) Office Supply, Stationery Store
- aa.) Package Liquor Store
- bb.) Photographic Studio
- cc.) Shoe Store
- dd.) Sporting Goods Store

Retail Group B

- a.) Auto, Truck Sales
- b.) Farm Implement Store
- c.) Farm Supply Store
- d.) Feed, Grain Store

Service Group A

- a.) Barber Shop
- b.) Beauty Shop
- c.) Camera Repair
- d.) Cold Storage Lockers
- e.) Dressmaker
- f.) Dry Cleaning Pick-up Agency
- g.) Furniture Repair, Upholstering
- h.) Jewelry Repair
- i.) Laundry Pick-up Agency
- j.) Laundry, Self-Service
- k.) Milliner
- l.) Radio, Appliance Repair
- m.) Restaurant
- n.) Shoe Repair
- o.) Soda Fountain
- p.) Tailor
- q.) Watch Repair

Service Group B

- a.) Auto Laundry
- b.) Auto Repair Garage

- c.) Commercial School, including Business, Secretarial, Dancing, Music, Physical Culture, Technical, or Trade School
- d.) Garage, Commercial Parking Lot
- e.) Outdoor Advertising Sign
- f.) Steam Bath
- g.) Tire, Battery Repair
- h.) Undertaking Establishment

Utility Service Group

- a.) Electric Transformer Station, but not a steam generating plant
- b.) Electric Transmission Line
- c.) Sewage Treatment Station
- d.) Water Pumping Station
- e.) Water Reservoir

Wholesale Group

- a.) Newspaper, Magazine Distributor
- b.) Wholesale Drug Sales
- c.) Wholesale Food and Grocery

PART VII - ENVIRONMENTAL CONTROLS

The Mandan, North Dakota Board of City Commissioners will ensure that the redevelopment project is carried out in a manner that will preserve the environment. All necessary sanitary and storm water drainage systems will be completed in order to service the project area in accordance with state and local codes.

PART VIII - LAND ACQUISITION

From time to time in order to meet the objectives of this "General Urban Renewal Plan" it will be required for the Mandan, North Dakota Board of City Commissioners acting in its own behalf as an Urban Renewal Agency

to acquire property within certain areas identified via Exhibit #3.

Such action will need to be taken to accomplish one or more of the following:

- a) remove, prevent or reduce blight, blighting factors, causes of blight or the spread of blight and deterioration;
- b) eliminate unhealthful, unsafe and unsanitary structures and conditions;
- c) provide impetus for commercial development;
- d) provide impetus for other types of mixed use development;
- e) provide impetus for residential development.

Whenever the Mandan, North Dakota Board of City Commissioners acquires properties in order to meet the objectives of this "General Urban Renewal Plan" or to accomplish items a) thru e) above, its actions will be in accordance to North Dakota State Law 40-58 specifically as delineated via 40-58-08 and 40-58-09 N.D.C.C.

#### PART IX - RELOCATION OF DISPLACED PERSONS AND/OR BUSINESSES

The Mandan, North Dakota Board of City Commissioners recognize that according to North Dakota State Law, specifically Section 40-58-06.4a N.D.C.C., it must address a method by which to relocate businesses, families and persons who will be displaced and/or dislocated because of urban renewal rehabilitation, conservation or redevelopment and/or new development or a combination thereof.

Part X will address in greater detail some proposed methods of financing the type of urban renewal activities described above, however, it needs to be set forth in this Part IX of this "General Urban Renewal Plan" that the Mandan, North Dakota Board of City Commissioners intends to utilize tax increment bonds as permissible under North Dakota State Law 40-58-10 as its major revenue source to assist the dislocated businesses, families

and/or persons relocate from the urban renewal area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to either the businesses, families and/or persons involved.

PART X - METHODS OF FINANCING THE DEVELOPMENT AND/OR REHABILITATION

Several public financial resources have been identified to provide assistance to specific urban renewal areas where private enterprises as well as public bodies would propose to rehabilitate, conserve present structures, redevelop or develop new businesses and/or structures which would aid the Mandan, North Dakota Board of City Commissioners meet its urban renewal objectives as delineated throughout the various parts of this "General Urban Renewal Plan".

These major public financial resources are:

1. tax increment financing,
2. industrial development revenue bonds,
3. Federal community development block grant funds.

In addition, and on a continuing basis, the Mandan, North Dakota Board of City Commissioners will:

1. continue to actively seek out additional public financial resources as such resources become identified;
2. utilize its municipal as well as urban renewal powers relative to its creation of needed special assessment districts as well as make public improvements as permissible under North Dakota State Law, specifically 40-58-13 N.D.C.C.

In order to further assist in an adjacent manner the financing of the City of Mandan's urban renewal efforts, the Mandan, North Dakota Board of City Commissioners agrees to provide for the administration of its urban renewal funds, regardless of its source. The Mandan, North

Dakota Board of City Commissioners instructs all of its existing city administrative and support staff as well as its appointed bodies and authorities to become familiar with this "General Urban Renewal Plan" so that any assistance which might be provided will be provided so that this plan's objectives can be met and specific areas of slum and blight can be expeditiously corrected.

PART XI - PROCEDURES FOR CHANGES TO THE PLAN

The Mandan, North Dakota Board of City Commissioners recognizes that from time to time this "General Urban Renewal Plan" will require modifications in order to better meet its stated objectives. North Dakota State Law 40-58-06.5 N.D.G.C. sets forth the conditions under which this plan may be modified.

Specifically 40-58-06.5 states:

"An urban renewal plan may be modified at any time; provided, that if modified after the lease or sale by the municipality of real property in the urban renewal project area, such modification shall be subject to such rights at law or in equity as a lessee or purchaser, or his successor or successors in interest may be entitled to assert. Any proposed modification which will substantially change the urban renewal plan as previously approved by the local governing body shall be subject to the requirements of this section, including the requirement of a public hearing, before it may be approved."

PART XII - REVIEW BY PLANNING AND ZONING COMMISSION

North Dakota State Law 40-58-06.2 and 40-58-06.3 sets forth in detail the public review and input requirement relative to this "General Urban Renewal Plan".

Specifically, the above cited sections of N.D.C.C. provides for the following:

2. "The municipality may itself prepare or cause to be prepared an urban renewal plan, or any person or agency, public or private, may submit such a plan to a municipality. Prior to its approval of an urban renewal plan, the local governing body shall submit such plan to the planning commission of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole. The planning commission shall submit its written recommendations with respect to the proposed urban renewal plan to the local governing body within thirty days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission or, if no recommendations are received within said thirty days, then without such recommendations, the local governing body may proceed with the hearing on the proposed urban renewal plan prescribed by subsection 3."
3. "The local governing body shall hold a public hearing on an urban renewal plan or substantial modification of an approved urban plan, after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the municipality. The notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the plan, and shall outline the general scope of the urban renewal project under consideration."

The Mandan, North Dakota Board of City Commissioners herein states and sets forth within this plan its intent to follow in its entirety the review and public input procedures delineated above and as prescribed by North Dakota State Law 40-58-06.2 and 40-58-06.3 N.D.C.C.

RESOLUTION CREATING URBAN RENEWAL AGENCY OF THE  
CITY OF MANDAN, NORTH DAKOTA

BE IT RESOLVED By the Board of City Commissioners of the City of Mandan, North Dakota, as follows:

1) It is hereby found and declared that there exists in the City of Mandan slum and blighted areas which constitutes a serious and growing menace, injurious to public health, safety, morals and welfare of the residents of this City; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability, substantially impairs or arrests the sound growth of the City, retards the provisions of housing accommodations, aggregates traffic problems and substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the preventing and elimination of slums and blight is a matter of public policy and city concern in order that the City shall not continue to be indangered by areas which are focal centers of disease, promote juvenile delinquency, and, while contributing little to the tax income of the City, consume an excessive proportion of the City's revenues because of the extra services required for police, fire, accidents, hospitalization, and other forms of public protection, services and facilities.

2) It is further found and declared that certain slum and blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions as provided by the "Urban Renewal Law" (Chapter 40-58 of the North Dakota Century Code, as amended) since the prevailing conditions of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in the Urban Renewal Law be susceptible of conservation or rehabilitation in such a manner that the conditions and evils herein before enumerated may be eliminated, remedied or prevented; and that to the extent feasible, salvable slum and blighted areas should be conserved and rehabilitated through voluntary action in the regulatory process.

3) That it is further found, determined and declared that the City, to the greatest extent it deems to be feasible in carrying out the provisions of the Urban Renewal Law, shall afford maximum opportunity, consistent with the sound needs of the City as a whole, to the rehabilitation or redevelopment of any renewal areas by private enterprises.

4) It is further found, determined and declared that the rehabilitation, conservation or redevelopment, or a combination thereof of such slum or blighted areas is necessary in the interest of the public health, safety, morals and

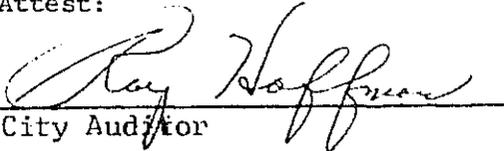
welfare of the resident of the City of Mandan.

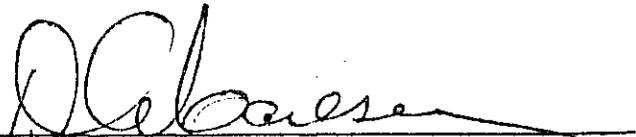
5) That it is hereby found, determined and declared that it is in the public interest that the City exercise the urban renewal project powers defined in the Urban Renewal Law through the urban renewal agency hereinafter created.

6) That there is hereby created in the City of Mandan for public body corporate and politic to be known as the "Urban Renewal Agency of the City of Mandan, North Dakota." The President of the Board of City Commissioners, by and with the advice and consent of this Board shall appoint a Board of Commissioners of the Urban Renewal Agency which shall consist of five (5) commissioners. The Board of Commissioners of the Urban Renewal Agency shall hold office for such term, at such compensation, and shall have all the rights, powers, functions and duties granted pursuant to the Urban Renewal Law of the State of North Dakota.

7) That this Resolution shall be effective from and after its adoption.

Attest:

  
City Auditor

  
President, Board of City Commissioners

Passed: May 1, 1972.

Commissioner Gerhardt introduced the following resolution and moved its adoption, seconded by Commissioner Dyk. Born.

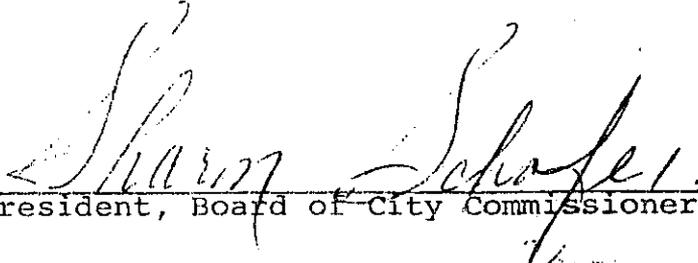
RESOLUTION TO AMEND PARAGRAPH NO. 6 OF THAT CERTAIN RESOLUTION ENTITLED " RESOLUTION CREATING URBAN RENEWAL AGENCY OF THE CITY OF MANDAN, NORTH DAKOTA" AS PASSED AND ADOPTED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF MANDAN, NORTH DAKOTA, ON MAY 1, 1972.

BE. IT RESOLVED By the Board of City Commissioners of the City of Mandan, North Dakota, as follows:

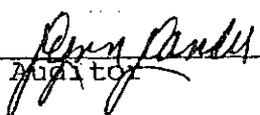
1. That Paragraph No. 6 of that certain resolution entitled "Resolution Creating Urban Renewal Agency of the City of Mandan, North Dakota" as passed and adopted on May 1, 1972, be and the same is hereby amended to read as follows:

"(6) It is hereby found, determined and declared that it is in the public interest that the governing body of the City of Mandan shall itself exercise the urban renewal project powers as defined and set forth in Chapter 40-58 of the North Dakota Century code, as amended. The members of the Board of City Commissioners shall have all the rights, powers, functions and duties granted pursuant to the Urban Renewal Law of the State of North Dakota during the term of their respective offices."

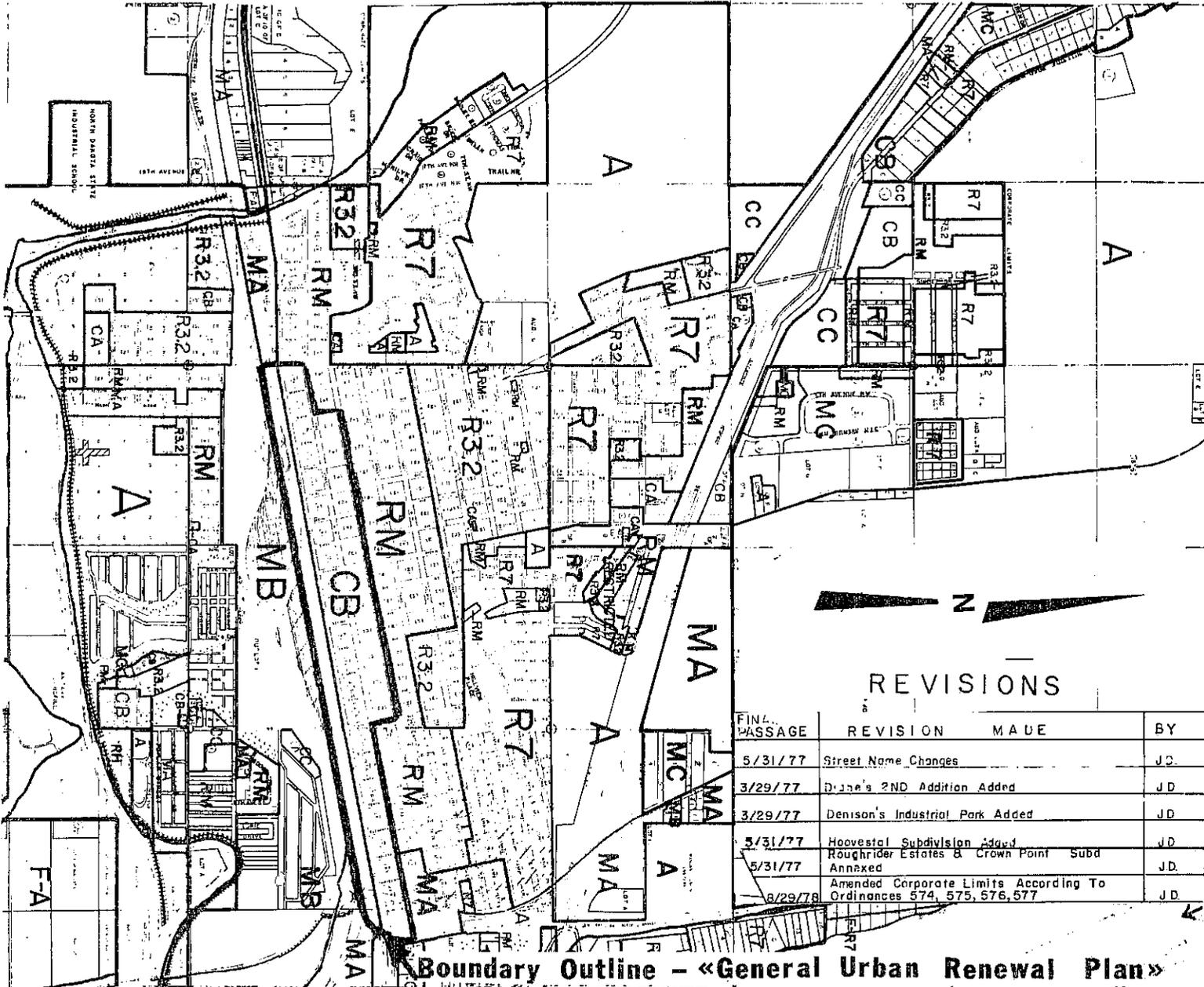
2. That the resolution shall be in effect from and after its adoption.

  
\_\_\_\_\_  
President, Board of City Commissioners

Attest:

  
\_\_\_\_\_  
City Auditor

Passed: August 7, 1984.



Boundary Outline - «General Urban Renewal Plan»

# ZONING MAP

# CITY OF MANDAN N.D.

23 MAY 1983

- R7 RESIDENTIAL (SINGLE FAMILY)
- R3.2 RESIDENTIAL (TWO FAMILY)
- RM RESIDENTIAL (MULTI FAMILY-30 UNITS / ACRES)
- RH RESIDENTIAL (MOBILE HOME)
- LSMHS RESIDENTIAL (MOBILE HOME SUBDIVISION)
- CA COMMERCIAL (LIGHT)
- CB COMMERCIAL (HEAVY) (CENTRAL BUSINESS DISTRICT)**
- CC COMMERCIAL (LIGHT-STRIP)
- MA INDUSTRIAL (LIGHT)
- MB INDUSTRIAL (HEAVY)
- MC INDUSTRIAL (LIGHT-STRIP)
- MD INDUSTRIAL (HEAVY-STRIP)
- LSD LARGE SCALE DEVELOPMENT
- A AGRICULTURAL
- F FLOODPLAIN

ADDENDUM #1

CHRONOLOGICAL RECORD OF ACTION

BY THE

MANDAN PLANNING AND ZONING COMMISSION

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_ 1984, we, the Mandan Planning and Zoning Commission, have received and proceeded to review the Mandan, North Dakota Board of City Commissioner's "General Urban Renewal Plan".

Under separate cover; we, the Mandan Planning and Zoning Commission, are providing; you, the Mandan, North Dakota Board of City Commissioners, with a summary of our review as well as a summary of our recommendations for your consideration.

We, the Mandan Planning and Zoning Commission, completed our review of the Mandan, North Dakota Board of City Commissioner's "General Urban Renewal Plan" this \_\_\_\_\_ day of \_\_\_\_\_ 1984.

Respectfully submitted by:

\_\_\_\_\_  
Mandan Planning and Zoning Commission  
President

\_\_\_\_\_  
Date

Attested to by:

\_\_\_\_\_  
Mandan Planning and Zoning Commission  
Secretary

\_\_\_\_\_  
Date

ADDENDUM #2

RECORD OF MANDAN, NORTH DAKOTA BOARD OF CITY COMMISSIONER'S  
ACTION OF ADOPTION OF THEIR "GENERAL URBAN RENEWAL PLAN"

We, the Mandan, North Dakota Board of City Commissioners have caused to be prepared a "General Urban Renewal Plan".

We, the Mandan, North Dakota Board of City Commissioners, in accordance to North Dakota State Law 40-58 N.D.C.C., have reserved unto ourselves all urban renewal powers as set forth specifically via North Dakota State Law 40-50-07.

Furthermore, acting in our capacity as an urban renewal agency and/or commission, we have submitted our "General Urban Renewal Plan" as set forth via North Dakota State Law 40-58 N.D.C.C. to the Mandan Planning and Zoning Commission for their review and input.

Likewise we have submitted this, our "General Urban Renewal Plan", to the public hearing process as required by North Dakota State Law 40-58-06.3 N.D.C.C.

Therefore; now, we, the Mandan, North Dakota Board of City Commissioners, acting within our capacity as an urban renewal agency and/or commission and after having submitted our "General Urban Renewal Plan" to the proper input as set forth by North Dakota State Law 40-58 N.D.C.C., have made the changes to said "General Urban Renewal Plan" so that our stated plan objectives can best meet all of our citizen's needs.

Consequently, we, the Mandan, North Dakota Board of City Commissioners formally acknowledge the review of said "General Urban Renewal Plan"

as adjusted because of previously described public input and likewise formally adopt said "General Urban Renewal Plan" this \_\_\_\_\_ day of \_\_\_\_\_ 1984 as the City of Mandan, North Dakota's "General Urban Renewal Plan".

Evidence of adoption is hereby acknowledged through certification by:

\_\_\_\_\_  
President, Board of City Commissioners  
Mandan, North Dakota Board of City  
Commissioners

\_\_\_\_\_  
Date

\_\_\_\_\_  
City Auditor  
Mandan City Hall  
Mandan, North Dakota

\_\_\_\_\_  
Date