

**Mandan Renaissance Zone Committee
Friday, May 3, 2019
8:00 a.m.**

Veterans' Conference Room, City Hall, 205 Second Avenue NW

MINUTES

Renaissance Zone

Committee Members:

Financial Sector:

Darren Haugen, Starion Bank (2017-2019) - Chair

Community At Large:

Rhonda Mahlum (2017-2019) - Vice Chair

Real Estate Sector:

Darren Schmidt, Oaktree Realty (2019-2021)

City of Mandan:

Mayor Tim Helbling (2016-2020)

Community At Large

Robert Vayda (2017-2019)

Private Sector:

Stephanie Bohn (2018-2020)

Mandan Progress

*Organization:
Bruce Strinden (2018-2020)*

Staff:

City of Mandan:

*City Administrator,
Jim Neubauer*

City of Mandan:

*Business Development
Director, Ellen Huber*

City of Mandan:

*Program Coordinator,
Kari Moore*

1. Introductions

Haugen called the meeting to order. Those present are marked with a . Also in attendance was applicant Garrett Hooker.

2. Consider approval of agenda

Strinden moved to approve the agenda as presented. Schmidt seconded. Motion passed unanimously.

3. Consider approval of the following minutes:

a) March 14, 2019

Strinden moved to approve the minutes from the March 14, 2019 meeting. Vayda seconded. Motion passed unanimously.

4. Consider application for lease of 200 W Main St, Suite 102 by G.D. Hooker LLC (dba Black Lions)

Huber explained Garrett Hooker's plans to lease the remaining commercial space of the building at 200 W Main Street, a 865-square-foot suite. This is a never-occupied, street-level commercial space in a mixed-use building constructed as Mandan's 36th Renaissance Zone project in 2010. The building was the first in-fill project on properties acquired for remediation of an underground downtown fuel spill.

Hooker explained Black Lions will be a start-up business operating as a beer pub, offering local beers and sports television as well as highlighting veterans, first responders, and service men and women who help the community. The applicant plans to serve pizza and offer options from local restaurants and food trucks. Hooker envisions a nice, quiet, cozy and relaxed atmosphere. He plans to provide local craft beers as well as domestic

brands. The name, Black Lions, was the name of the unit the applicant served with in the Army.

The applicant projects that the pub will create 3-4 jobs, with two full-time and one part-time position to begin with. This will be Hooker's full-time job. He has experience as a bartender during his time serving in the military.

He hopes to start the build-out of the space by the middle to end of May and have the business open by June's end. He has applied for a beer and wine retail-only liquor license.

Hooker stated he plans to be open Monday through Thursday from 3 p.m. to midnight, Friday from 3 p.m. to 1 a.m., and Saturday and Sunday from noon to 1 a.m. Huber reported the applicant has applied for a certificate of good standing with the North Dakota Tax Department, which is required before the state will approve the project.

Hooker provided the committee with a copy of his cost estimates for construction, equipment and start-up. Financing has been secured. Huber stated the estimated state income tax exemption is \$300 annually for a five-year total of \$1,500.

Vayda moved to recommend approval of the application for lease of 200 W Main St. by G.D. Hooker, LLC (dba Black Lions) as a Renaissance Zone project to include the 100% five-year state income tax exemption.

The recommendation will go before City Commission on Tuesday, May 7. If this application is approved, it will be Mandan's 79th Renaissance Zone project.

5. Other business

Huber hopes to soon get started on the process of seeking a five-year extension for the Renaissance Zone program. She would like to start the process in July.

She also invited the committee to the Downtown on Tap tour and social taking place on Thursday, May 9 at 4 p.m.

6. Adjourn

There being no further business, the meeting adjourned.