

**Renaissance Zone
Committee Members:**

Financial Sector:
Darren Haugen, Starion
Bank (2020-2022) - Chair

Community At Large:
Rhonda Mahlum (2020-
2022) - Vice Chair

Real Estate Sector:
Darren Schmidt, Oaktree
Realtors (2019-2021)

City of Mandan:
Mayor Tim Helbling (2020-
2024)

Community At Large
Karmen Siirtola (2020-
2022)

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:
Communications &
Community Services
Coordinator,
Kari Moore

**Mandan Renaissance Zone Committee
Monday, July 27, 2020
Noon**

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

Or Join Zoom Meeting

MINUTES

1. **Introductions**
Haugen called the meeting to order. All those in attendance are marked with a . Also in attendance was City Assessor Kimberly Markley.

2. **Consider approval of agenda**
Helbling moved to approve the agenda as provided. Schmidt seconded. Motion passed unanimously.

3. **Consider approval of the following minutes:**
a) **July 7, 2020**
Schmidt moved to approve the July 7, 2020 minutes. Bohn seconded. Motion passed unanimously.

4. **Consider applications:**
a) **New construction at 700 W Main St. by Ulrich Properties LLP**
Huber stated the applicant, Clay Ulrich, was unable to attend the meeting due to a family member's funeral services. The applicant is planning to have an existing 2,064-square-foot building demolished to construct a building about double the size with a 3,200-square-foot main level and 1,200 square feet on a second level for office and storage space.

The general contractor's estimate for the project is \$1,104,500, putting the investment per square foot well above the current minimum requirement of \$55 psf for a Renaissance Zone project. The existing building is valued at \$235,200. The city assessor's estimated value of the new building is \$1,028,400. Using the current levy of 265 mills, the annual property tax on the new building is estimated at \$13,626 for a five-year total of \$68,132. The actual property tax exemption will be subject to prevailing market values and property tax rates in the five

subject years. The estimated state income tax exemption is \$3,132 annually for a five-year total of \$15,660.

The applicant's plan has received approval from the Mandan Architectural Review Commission contingent upon re-platting to join the separate lots, screening the

dumpster, providing a landscaping plan, meeting storm water requirements, and being sure there's no sanitary sewer issue.

The applicant plans to begin construction in September 2020 and complete the project by the spring or summer of 2021. A certificate of good standing from the N.D. Tax Department has been received.

Huber talked about the requirement for the value of a building demolished in a Renaissance Zone project to be taken off the exemption. There have been six properties in the Renaissance Zone that have had buildings demolished. Huber said to date, none of those have had the demolished buildings value deducted from those exemptions and she would look to the committee for guidance on the requirement for this project.

Mahlum moved to recommend approval of the new construction application for 700 W Main St. as a Renaissance Zone project to include the five-year 100% property tax exemption on the entire value of the new building and the 100% five-year state income tax exemption. Schmidt seconded. Motion passed unanimously. Strinden was no longer online at time of the vote.

b) Lease of 700 W Main Street by CR Oil, Inc.

Huber stated this is an application for lease of 700 W Main St. by CR Oil, operating as a Barney's with Arco branded fuel, a convenience store, tire shop and car wash. The business currently has three full-time and four part-time employees. Five year projections are to have eight full-time and seven part-time employees. Additionally, the business will benefit the community through a projected increase in sales and services. Huber noted this is an expansion of an existing business.

The applicant expects to occupy the new building the spring or summer of 2021. The estimated state income tax exemption is \$872 annually for a five-year total of \$4,360.

Bohn moved to recommend approval of lease of 700 W Main St., a building to be constructed as a Renaissance Zone project, to include a 100% five-year state income tax exemption for CR Oil, Inc. Mahlum seconded. Motion passed unanimously.

5. Receive and review input from property owners on blocks that could be added or deleted in Mandan's Renaissance Zone

Huber explained that two sets of letters were sent out to property owners in the Renaissance Zone and areas being considered as additional blocks as well as the Memorial Highway area that was discussed at the July 7 meeting. There were 14 responses received, mostly residential rental properties with the exception of Keller Wood Products and Keller Machining. Keller stated he didn't want to be included. Siirtola with TP Motel was interested in the program. No response was received from anyone in the area of Brady Auto Parts. There were four people in attendance at the public information meeting. Huber suggested that a lack of response doesn't necessarily mean a lack of interest in the program.

6. Consider recommendation for expansion of Mandan's Renaissance Zone
Huber reminded the committee that Mandan can have a net gain of 9 blocks.

Block 10 is the only block within the current zone that might be considered complete. It is the block with Runnings. Huber reviewed the survey input received from property owners in the existing boundaries. Eleven responses were received. Support for renewal was received from six commercial property owners. Five resident responses were received. Taco John's was the only commercial response that stated they didn't feel any other blocks needed to be added.

Committee members agreed the Renaissance Zone should be expanded. Discussion was held on what blocks to add. Huber said from a staff point of view, the west Main Street blocks should be added to make sure most if not all commercial areas along Main Street are included. The exception would be the east end with Burger King, Sanford East Clinic and Kupper's body shop areas. Blocks north of First Street are an option. Huber noted that one response did support adding blocks on the Strip. There was support during the public input meeting from Dot Frank with the Mandan Progress Organization and Nathan Schneider with the Bismarck Mandan Chamber EDC to add the two blocks identified on Memorial Highway. Most members felt that the two blocks on Memorial Highway should be added, as well as the two on the west end of Main Street. Some suggested the blocks closest to the east end of First Street had more of a priority for being added. Helbling didn't believe removing block 10 of the current zone was a good idea since there is still some potential with the Toman building and the former Thrifty White building being used by Runnings as a warehouse space for merchandise.

Bohn moved to recommend adding the two blocks on the west end of Main Street. Schmidt seconded. Motion passed unanimously 4-0 with no response from Mahlum and Siirtola abstaining from voting due to a conflict of interest with her owning a commercial property in the area being considered.

Schmidt moved to approve the two blocks on the strip and the five blocks on the east end of First Street north of Main. Bohn seconded. Motion passed unanimously.

7. Consider recommendation for renewal and update of Mandan's Renaissance Zone Development Plan

The committee reviewed proposed updates to the plan in detail at the last meeting. The only things that needed to be added to the plan yet is the new map(s), number of blocks, and general descriptions of those blocks, as well as the information on the City Commission having the public hearing and the outcome. Members didn't have anything else they wanted to circle back to. Mahlum moved to recommend approval of the renewal and update of Mandan's Renaissance Zone Development Plan. Bohn seconded. Motion passed unanimously.

8. Other business

There being no further business, the meeting adjourned.

9. Adjourn