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INTRODUCTION

The City of Minot is the Ward County seat and the fourth largest community in North Dakota. Minot was founded in 1887 as a stop along the Great Northern Railway and early on garnered the nickname “Magic City” due to its rapid growth. The City of Minot today serves as a regional trade center for northwest North Dakota, areas of eastern Montana and some communities in the Canadian Provinces of Manitoba and Saskatchewan.

The City of Minot is served by three US highways, two major freight railroads, passenger rail, bus lines, the largest commercial airport in North Dakota and several smaller freight and charter services. In addition, Minot serves as an agricultural and fossil fuels hub and is home to Minot Air Force Base.

The City of Minot is approximately 27.741 square miles in size and according to City-data.com had a population of 47,997 in 2014 which is up from the 2010 figure of 40,888.

I DESCRIPTION OF THE PROPOSED RENAISSANCE ZONE

1. *Provide a map that identifies the boundaries of the proposed zone and provide a narrative explaining why this area was selected. Include a discussion of the conditions to be rectified. Also, number the blocks up to 34; identify vacant lots and/or undeveloped lots proposed to be included; and identify and describe each government tax exempt building if half blocks are to be claimed.*

The Proposed Renaissance Zone consists of: Phase I; (2001), twenty-three blocks (six qualifying as half blocks) generally located in the old downtown commercial and residential area of Minot, Phase II; (2006), seven blocks located in areas north and south of the original zone, and Phase III; (2010), six blocks (two qualifying as half blocks), which include a three block island north of the original zone and an area west of the original zone and two deleted blocks known as #12 & #13. Phase IV; two blocks, one to the north of the downtown district along 3rd St SE, and south of the downtown district, at the corner of Main St and 2nd Ave SE. The property is fully outlined on the map within this plan and is specifically identified by parcel number and address. Phase V; (2015), two blocks located north and south of Burdick Expressway West.

The purpose for selecting the proposed area is to revitalize the once bustling economic and social activity center of the city, which had generally been deteriorating since commercial relocation began over thirty years ago. Much of the area consists of older housing, commercial buildings and some industrial uses. Although, there are still housing that need exterior improvements, there is evidence of new housing construction and investment. There are also indications of investment in retail and office buildings. With the advent of streetscape improvements and new streets within much of the downtown area, more investment in terms of cosmetic exterior façade improvements would help to complete the revitalization of the area. The flood of 2011 affected many of the properties within the Renaissance Zone and for this reason, the Board is looking to the future making revisions.

The determination of the Zone Boundary was given to the Renaissance Zone Advisory Committee, which was appointed by Mayor Carroll Erickson. The Committee held meetings from July, 2000 through January, 2001 and held a public hearing on December 5, 2000 to receive citizen input regarding the proposed zone. A final proposed zone was determined by the Committee after considering comments made at the public hearing and recommended to the Minot City Council. The City Council approved the recommendation at its regularly scheduled meeting on February 5, 2001.

A description of each government tax-exempt building for the half blocks claimed is included with the attached inventory of properties. Subsequent hearings to accept new blocks were held on November 6, 2006 and April 12, 2010. The City Council approved these changes to the Renaissance Zone on November 6, 2006 and May 3, 2010.

Meetings were held to make adjustments to the original blocks on January 29, 2014, and close out. New blocks were assigned on May 27th, 2015. [The former limit of 23 blocks was raised to 34 blocks Pursuant to the Century code, the total number of blocks available to the city of Minot is 34 blocks plus one block for 5,000 population increments above an initial 5,000 which based on the 2016 ACS population for](#)

Minot of 48,000 means total blocks brings total blocks for Renaissance Zone in Minto to 42 due to an increase in population. In September 2015, seven (7) blocks were added and six (6) were relocated. In December 2015, two (2) more blocks were placed and 11 held in reserve.

2. *Provide a complete inventory of the properties, by address and block number, within the zone and identify those properties the city intends to consider for projects. Include a description of the current use or status and condition of the potential project properties.*

There are a total of 407 eligible properties within the Minot Renaissance Zone. A complete inventory of properties indicating condition is attached. Initial properties, for example, identified for development or redevelopment include the following:

- A former bread factory located at 200 Broadway South in block 12- **Complete** ◦ **Now Restaurant and Bar** ◦ **Tax exempt 2003 – 2007**
 - **Assessed: in 2003 at \$234,800; in 2016 \$1,464,000**
- A former warehouse located at 7 3rd St SE in block 16 - **Complete** ◦ **Now mixed use office and multi family**
 - **Tax Exempt 2003 – 2008**
 - **Assessed: in 2002 at \$43,000; in 2016 \$2,032,000**
- Former AJ Automotive building site located at 120 11th Ave NW in block 1B - **Complete**
 - **Now Beaver Ridge Mixed Use, first floor is retail above is student housing.**
 - **Tax Exempt: in 2011 at \$129,000; in 2016 \$1,466,000**
- A former warehouse and commercial building located at 30 1st St. NE in block 3 - **Complete** ◦ **Now The Starving Rooster Restaurant and Bar with apartments above.** ◦ **Tax Exempt 2014 - 2018**
- Former Midwest Federal Building located at 123 1st St SW in block 9 - **In Progress**
- City owned parking lots for parking ramp expansion - **In Progress**
- Development or redevelopment of blocks 1C and 2C - **Near Completion** ◦ **Block 2C is currently under construction for use as a retail mattress store.**
- Minot Family YMCA building located at 105 1st St. SE in block 11 - **In Progress**

The proposed development or redevelopment of properties within the Renaissance Zone consisted of or will consist of property improvements and rehabilitation, associated with commercial or residential redevelopments. The development or redevelopment of these properties, which include apartment buildings, retail, and office, will consist of **new construction**, rehabilitation and improvements in an effort to increase the overall value and appearance of the area **sustainability and vitality of the**

downtown through a balance of multi-income residential presence with a strategic mix of professional office/commercial uses and combination local/destination retail to be measured both in increased property value as well as jobs created/retained.

3. *Provide a list of the natural and historical assets/sites in the zone, the location of each, and a description of how they will fit into and be enhanced by the zone.*

A historical resource assessment of properties located within the Minot Original Town site was conducted circa 1985 and is attached as part of this Development Plan. The majority of the proposed zone lies within the original town site of the City of Minot and subsequently contains many older buildings with unique construction and design characteristics. Much of the area lends itself to redevelopment as it relates to the historical characteristics contained therein. It is the intent of the City of Minot to preserve those historical characteristics to the best of its ability. Where applicable and practical, the City of Minot, in cooperation with respective developers, may consult with the State Historical Society of North Dakota, the Ward County Historical Society and/or area architects for guidance in preserving the historical assets within the proposed zone.

4. *Provide a description of any local regulatory burdens that may affect renovation of historic properties and the incorporation of mixed-use development, and how these burdens will be eased for developers and investors.*

The local regulatory burden which may affect renovation of historic properties and the incorporation of mixed-use development is zoning. New downtown zoning districts are contemplated that will invite more innovation and mixed uses. New districts will encourage renovation that is consistent with architectural preservation where practicable. Another potential burden will be the advent of new flood maps in 2018 which ~~may contain the downtown area within 100-500 year flood areas~~ likely will contain portions of the downtown as to be determined by FEMA in the new 100 year flood plain map.

II MANAGEMENT OF THE RENAISSANCE ZONE

1. *Describe how the jurisdiction will administer all zone activities, to include a description of the promotion, development and management strategies to maximize investment in the zone; how it will monitor all activities and projects; and how it will gather and maintain all reportable information.*

The City of Minot will administer all zone activities through the City's Planning Department. The Planning Department will conduct a visual survey periodically to monitor the physical conditions of buildings within the Zone and will work with the local Downtown Business Association to survey customers about their perception of the businesses located within the Zone.

Individual files will be kept for each project/activity taking place in the zone and will include, but not limited to: applicant information; project proposals and costs; financial assistance provided; tax

incentives, exemptions and credits requested and/or received; and an analysis of potential impact on state and local taxes.

Information dissemination, application and eligibility determination will be the responsibility of the Planning Department. The Planning Department will market the Zone through its website, the Downtown Business Association and through the city's Public Information Officer. Promotional, development and management strategies to maximize investment in the zone will include the following:

- Direct mailings to owners of property in the zone
- Direct mailings to the Minot Area Board of Realtors
- Direct mailings to the Minot Area Builders Association
- Public Information Notices in the City's official newspaper
- Posting on the City's Facebook Page
- Weekly City updates (Radio show)

The City of Minot contracts with Minot Area Development Corporation (MADC) to market the region for business and economic growth [to promote uses of the MAGIC Fund dedicated to creating new investment and job growth](#). ~~An approved~~ [The Renaissance Zone administration and Board will provide](#) ~~MADC with additional incentives to offer businesses expanding or relocating in the Zone will coordinate its efforts with MADDC to assure mutual support as well as consistency in strategy of promoting growth in Minot-~~

A Renaissance Zone Review Board will be instituted to develop and review all applications and/or proposals. The Board shall be composed of nine members appointed by the Mayor and approved by the Minot City Council. Board appointments shall be considered from the following areas of interest:

- Two at-large representatives from the private sector
- Two representatives from the financial sector
- One representative from the Minot Housing Authority
- One representative from the Minot Area Council of the Arts
- One representative from the Minot Board of Realtors
- One representative from the Downtown Merchants Association
- One representative from the Minot Association of Builders

Applications will be reviewed by the Renaissance Zone Review Board and recommendations forwarded to the Minot City Council for final authorization. The Renaissance Zone Review Board will set regularly scheduled meetings, which will be open to the public. The agenda for each meeting will be made available according to the City of Minot's public notification policies.

2. *Describe what measures the city will take to assure that it does not actively recruit businesses for its zone from other North Dakota cities.*

While promotion, development and recruiting efforts will include many strategies yet to be determined, they will not actively recruit businesses for the approved zone from other North Dakota cities. In an effort to provide some level of assurance this does not occur, the Planning Department will be responsible for the completion of a review of each application for zone incentives, including due diligence, to determine project feasibility and, where applicable, a historical overview of a particular business. The Renaissance Zone Review Board and the Minot City Council will adopt a policy that will not include active recruitment of businesses to be located in the zone from other North Dakota cities.

3. *Describe how the jurisdiction will assure that all construction, renovation, and remodeling will comply with the State Building Code, Energy Code, and ADAAG.*

The City of Minot will assure that all construction, renovation and remodeling projects receiving zone incentives will comply with the State and Locally Adopted Building Codes, State Energy Code, and the Americans with Disabilities Act Accessibility Guidelines (ADAAG) through their existing building permitting and inspection office. Construction, renovation and remodeling projects receiving zone assistance will, where applicable, require a certification from the project architect that construction, renovation and/or remodeling taking place will conform to ADAAG.

4. *Describe how the jurisdiction will assure that approved projects don't involve the restructuring of ownership of existing zone buildings, simply to make a taxpayer eligible for tax exemptions and/or credits, without real benefit to the jurisdiction.*

The City of Minot makes this assurance through its review and due diligence process outlined. The Planning Department will offer a critical review of each application to the Renaissance Zone Review Board, who then has the opportunity to research project benefits to the City. Recommendations for approval of Zone projects will then be forwarded to the City Council, where again Council members will have the opportunity to research project benefits to the City. All Renaissance Zone Review Board and City Council meetings are open to the public for project review and public comment. It is not the intent of the City of Minot to generously offer Zone incentives without comparable return on investment from proposed projects.

Project Completion of Blocks 18, 19, 20, 21, 22, and 23

Due to the proposed flood wall and buyout of properties within blocks 18-23, these blocks are deemed complete. It is the intent that the transfer of these blocks will promote development and redevelopment of other adjacent blocks to increase the overall value and appearance of the area.

III VISION, GOALS AND OBJECTIVES OF THE ZONE

1. Describe the jurisdiction's vision, goals and objectives, and proposed outcomes for the zone. Describe the relationship of the goals and objectives to the current overall plans for the jurisdiction. Attach a copy of the jurisdiction's comprehensive plan or strategic plan.

The vision, goals and objectives established in this Plan are consistent with the City of Minot Comprehensive Plan, last updated in 2012. Section 5.5 of the Plan lists the goals and objectives for the Central Business District (CBD), which encompasses a majority of the Renaissance Zone and are consistent with the goals below.

VISION

The City of Minot's vision for the Zone is that of a ~~transformed district~~ **resilient and sustainable growing downtown serving as a cultural, social, residential and economic foundation of the city of Minot** where utilization of commercial, residential and industrial resources are maximized while maintaining the historic attractiveness of the area and quality of life attributes of the entire City.

GOALS and OBJECTIVES

The City of Minot's goal for this Plan is to develop and structure a Renaissance Zone that will:

- i. Facilitate development, redevelopment and rehabilitation of the area.
 - a. ~~Make provisions for~~ **Assure balance** of adequate parking for current and future businesses, employees and visitors by **ongoing, periodic** assessing the demand and supply of all parking spaces downtown ~~by the end of 2017.~~
 - b. Encourage all building owners in the Zone to maintain their buildings in a suitable manner **that will attract commerce and visitors as well as be in full compliance with the local codes.** ~~bringing all 91 buildings into code compliance by the end of 2017.~~
 - c. Encourage the preservation and if necessary, the restoration of at least 10 historic buildings in the CBD by 2020.
 - d. ~~Offer~~ **Utilize** financial incentives, various tax exemptions and credits to ~~at least 20 establishments to induce investment~~ in order to enhance desirable economic, residential and recreational ~~cultural opportunities through capital investment~~ **balance to anchor sustainable downtown growth with a goal of beneficially impacting at least 10 projects annually.**
- ii. Encourage mixed use development.
 - a. Encourage a **mix balance** of office, retail, services, government and residential uses in the CBD **which creates a 24/7/365 vitality to be the city's commercial,**

residential and cultural center through innovative measures such as targeted zoning districts ~~by the end of 2017.~~ to encourage more residential units.

- iii. Promote the return of economic vitality to the area to address adverse impacts from the 2011 flood and resulting migration of investment to other areas of Minot outside the downtown district.
 - a. Develop a program that will result in 10 new businesses locating in the CBD by the end of 2017.
- iv. Create a thriving city center which will become a commercial, residential and recreational destination for residents and visitors to the City.
 - a. ~~Identify three alternative areas for a downtown public gathering space by the end of 2016.~~ Incorporate federal National Disaster Resilience grant funding and projects into downtown revitalization efforts leveraging public funding investments with private sector investments such as The Gathering Place and multi-family housing rehabilitation
 - b. Integrate ~~findings of the~~ applicable and relevant components of city policies, plans, and strategies such as the Riverfront and Center Plan, the downtown Brownfields Plan and the Minot Comprehensive Plan ~~into a cohesive strategy for downtown by mid-2017.~~ as part of a long term, sustainable growth strategy for the downtown.

2. *Describe the intended duration of the Zone and describe why that amount of time is needed.*

The City of Minot believes that, due to the extensive capital investment necessary to transform the area combined with the stigma of the area by business and residential interests, up to fifteen years may be necessary to achieve the City's vision for the area. More time will be needed due to the ~~economic outlook~~ adverse impact caused by the 2011 flood which affected the entire downtown both commercial and residential with full recovery anticipated to take years.

3. *Describe the milestones and benchmarks for managing and monitoring the progress of the zone.*

The City of Minot plans to track activity and progress through building permits issued and their improvement value, the number of projects approved and value of assistance/incentives granted, and the property values of the area. Other outputs ~~to be monitored will~~ include the ~~number of parking spaces supplied,~~ the number of new businesses ~~reducing vacancies and vacancy rates,~~ the number of customers whose perception of the downtown is good to very good ~~consumer "foot traffic" growth patronizing retail, commercial, and professional businesses,~~ the number of historic buildings preserved, ~~the number of mixed uses in the downtown~~ creating and maintaining a balance between residential (mixed income) and commercial reflected in increased population measured in the downtown census tract and increased commercial enterprises operating in the downtown, and use of public and private owned off street parking and use of on street parking within the downtown district. ~~sales increases exceeding increases in taxes paid in the CBD.~~ Ultimately, the property value assessment may prove to be the best outcome indicator regarding zone progress. ~~a combination of diminished commercial and~~

residential vacancy rates and increases in tax revenues both from sales and increased assessed value will be the most telling outcome measures for zone progress.

Additionally, planned development/redevelopment of single-family homes and the river corridor area should consist of at least five approved or pending projects by year 20.

Thereafter, the City hopes to approve projects at an average rate of four per year through year twenty of the zone authorization.

Specific benchmarks in pursuit of these outcomes will include:

- Annual target of processing a minimum of five residential related projects among multi-family, single family, and/or mixed use buildings
- Annual target of processing a minimum of six retail/commercial/professional related projects
- Target completing one block a year added to the Renaissance Zone
- Based on approved projects, target increased assessed value of 10 per cent annually within the Zone

It is hoped that the value of property in the zone will increase at a rate greater than that of the City as a whole and the City will, if practical, annually conduct an assessment of the zone to determine growth of property values.

IV SELECTION OF NON-RESIDENTIAL PROJECTS IN THE ZONE

1. *For properties other than single-family primary residences, describe the selection process and criteria the jurisdiction will use to select projects within the zone to qualify for tax exemptions and credits, and describe how the process and criteria support the jurisdiction's goals and objectives for the zone.*

Project proposals will be submitted to the Planning Department for eligibility screening.

Eligibility criteria for all potential projects are established as follows:

- Consistency with the Renaissance Zone Development Plan
- Consistency with the City of Minot Comprehensive Plan
- Conformance with applicable City Ordinances
- Taxpayer may not have been the beneficiary of a previous zone project for the same purpose
- Property must be zoned according to its actual use or secure necessary approved change prior to start of the project
- Purchases, leases or improvements may not be made prior to application approval
- Conversion of a residential use to a commercial use must include evidence that the project does not dislocate any tenants or homeowners and results in a measurable added benefit to the downtown (i.e. added jobs, increased sales tax revenue)
- Measure demonstration and commitment of job retention and/or job creation

Additional eligibility criteria for commercial rehabilitation:

Rehabilitation of property must be at least fifty percent of the current true and full value. At least eighty percent of the investment made must consist of capital improvements such as structural, weatherization, electrical, plumbing, heating, ventilation, central air conditioning system improvements and exterior improvements to cornices, roof gables, window sills, awnings, entryways, removal of non-historic materials, exterior painting, brick masonry cleaning and the reduction of incompatible signage. Capital improvements do not include cosmetic repairs such as floor coverings, furnishings, and interior painting or cabinetry improvements/replacement. See Rehabilitation Criteria for Commercial Property, page 26 & Renaissance Renovation/Purchasing, page 30.

Additional eligibility criteria for new commercial construction:

- ~~None~~ Provides measurable job creation projections
- Use or uses does not pose threat to counter-productive competition to exist downtown commerce
- Consistent with the goals of the Renaissance Zone
- Is not a speculative project (i.e. demonstrate to be owner occupied or if tenant(s), signed leases)
- Provides sufficient details for planned use to demonstrate contribution to goal of maintaining mixed use balance within the downtown

Additional eligibility criteria for newly purchased buildings:

- Purchase price shall not be an eligible factor or included in eligible calculations
- Capital Improvements will have to demonstrate measurable benefit to the Renaissance Zone (i.e. business retention, business expansion, increased and/or retained jobs)
- See Tax Exemption Chart in Appendix A of Renaissance Zone Application Packet.

Level of Re-investment* as a Percentage of the City's Assessed Building Value	Percentage of Property Tax Exemption
Less than 10%	0%
10% to 24%	40%
25% to 34%	60%
35% to 49%	80%
50% and More**	100%

*Includes ONLY capital improvements cost, not the purchase of the property and must adhere to the criteria listed on page 26.

**Projects meeting or exceeding the 50% re-investment level required for commercial investment rehabilitation project will be classified as a purchase with major improvements project and will be eligible for the same incentives as a rehabilitation project as stated on page 26

Additional eligibility criteria for commercial leases:

- Proposed lease must not be executed prior to application approval and must be minimally as long as exemption being requested.
- Tenant must be a use consistent with city zoning and code statutes
- Lease meets all applicable criteria set for new commercial construction

Property Tax Exemptions for Approved Projects:

- Property tax exemptions may be granted up to 100% of the current true and full value, excluding land, to any property for a business or investment purpose.

- Property tax exemptions may be granted up to 100% of the value of newly constructed buildings, less the value of any buildings on the same site demolished after Zone approval [unless Applicant can demonstrate that building\(s\) demolished was in a deteriorated condition not suitable for rehabilitation.](#)
- All property tax exemptions may be granted for a period up to five years and are exclusive of the land on which buildings are situated.

If the proposal is determined to be eligible, it will be presented at the next regularly scheduled Renaissance Zone Review Board meeting. The Board will further review the application using the following criteria:

- Historic significance and aesthetic value of the existing building (or building to be constructed) and the extent to which necessary exterior and surrounding grounds improvements are made to eliminate visibly deteriorated conditions.
- The condition of the property and the extent to which life expectancy is increased. Life expectancy of the property is, within reason, expected to be increased by at least twenty years.
- The project’s ability to demonstrate a positive return on investment to the City and State in terms of economic, recreational and/or aesthetic value. ~~Economic value should be determined in real dollars.~~ [Economic value shall be determined by such measures as job retention/creation, increase revenues from such sources as sales tax, and stimulating additional investment/expenditures in the downtown such as increasing consumer activity.](#) To establish recreational and/or aesthetic value, the project proposal must demonstrate such value(s) outweigh the investment of credits and/or exemptions requested, either in terms of real dollars or some other measurable criteria.
- Public comments prior to and at the meeting.

The Board, at its option, may deny the proposal as submitted, request additional information or approve the proposal and forward its recommendation to the Minot City Council. The Minot City Council, at its option, may deny the proposal as submitted, send the proposal back to the Renaissance Zone Review Board for additional information or approve the proposal. Upon approval of a proposal by the City Council, the proposal will be forward to the North Dakota Division of Community Services for final consideration.

Ineligible project proposals include the following:

- Proposals determined non-compatible with the City’s Comprehensive Plan
- Businesses whose primary income is derived from selling adult entertainment
- Businesses whose primary income is derived from leasing space for storage or warehousing
- [Franchises unless can be demonstrated that it is individually owned](#)

IV.1 SELECTION OF RESIDENTIAL PROJECTS IN THE ZONE

2. For purchases and rehabilitation of single-family homes, the selection process needs to describe how potential homeowners will be identified and how the zone authority will verify primary residence.

Homeowners and potential homeowners located within the zone will be notified by the Planning Department as such and available incentives, credits and exemptions that are available. Primary residence determination will be concluded according to North Dakota State Law as contained in the North Dakota Century Code. In order to verify primary residence, the City may review and/or request the following:

- City utility billings
- Federal and State income tax returns
- Physical occupancy of the home
- Deed
- Documentation from the City of Minot Assessor's Office

Eligibility criteria for all potential projects are established as follows:

- Consistency with the Renaissance Zone Development Plan
- Consistency with the City of Minot Comprehensive Plan and applicable City Ordinances
- Property owner must maintain the property as his/her primary place of residence
- Property must be zoned according to its actual use
- Taxpayer may not have been the beneficiary of a previous zone project for the same purpose
- Purchases, leases or improvements may not be made prior to application approval

Additional eligibility criteria for residential rehabilitation:

- Rehabilitation of property must be at least twenty percent of the current true and full value of the building for residential use. At least eighty percent of the investment made must consist of capital improvements such as structural, weatherization, electrical, plumbing, heating, ventilation, central air conditioning system improvements, exterior improvements to cornices, roof gables, window sills, doors, porches, stairwells, dormers, removal of non-historic materials and exterior painting. See Rehabilitation Criteria for Residential Property, page 28 & Renaissance Renovation/Purchasing, page 30.
- Not more than twenty percent of the total investment may consist of capital improvements to detached outbuildings [providing that it is demonstrated that detached building\(s\) is consistent with zoning and code requirements, and is compatible with the residence \(i.e. a garage\).](#)

Additional eligibility criteria for new residential construction:

- Must be a fixed structure on a foundation consistent with applicable zoning and code requirements

Property Tax Exemptions for Approved Projects:

- Property tax exemptions may be granted up to 100% of the current true and full value, excluding land, to any property for a business or investment purpose.
- Property tax exemptions may be granted up to 100% of the value of newly constructed buildings, less the value of any buildings on the same site demolished after Zone approval.
- All property tax exemptions are granted for a period up to five years and are exclusive of the land on which buildings are situated.
- If residential property is not to be used as the applicant’s primary residence, the 50% commercial requirement for rehabilitation is required.

If the proposal is determined to be eligible, it will be presented at the next regularly scheduled Renaissance Zone Review Board meeting. The Board will further review the application using the following criteria:

- Historic significance and aesthetic value of the existing residence (or residence to be constructed) and the extent to which the visible exterior and surrounding grounds are improved.
- The exterior of the property must, at a minimum, have all deteriorated conditions removed and replaced with appropriate materials and architectural features that match existing style.
- The extent to which the life expectancy of the residence is extended. Life expectancy of the residence should reasonably be expected to be increased by twenty years or more as a result of the improvements made.

V RENAISSANCE FUND CORPORATION

The City of Minot has, at the present time, elected to not create a Renaissance Fund Corporation. The City does, however, reserve the right to create, develop or contract with a Renaissance Fund Corporation in the future.

VI LOCAL COMMENT

1. *Provide the results of at least one legal public hearing. If more than one public hearing is held, provide the results of each. Identify how many people attended the hearing.*

A public hearing was held by the Renaissance Zone Advisory Committee on January 7th, 2016 to determine the proposed Zone boundary. One member of the public was in attendance at that meeting and a copy of the minutes from the public hearing is attached.

2. *Describe issues raised at the public hearing and how the jurisdiction handled them.*

No issues were raised.

3. *Describe the efforts to involve the public and results.*

A second public hearing was held on January 11th, 2016 by the City Council for additional public inputs.

4. *Provide evidence of community support and commitment from residential and business interests.*

See attached correspondence.

5. *Provide a resolution from the city agreeing to provide the tax exemptions and credits provided for in HB 1492 in Sections 4, 5, 6, and 7.*

See attached Resolution.

VII CREDITS, EXEMPTIONS AND BENEFITS EXTENDED TO APPROVED PROJECTS

Approved projects will be extended all income and financial institution tax incentives available under the North Dakota Renaissance Zone Act. Additionally, the following local incentives will be made available:

- Property tax exemptions may be granted up to 100% on the value added to any primary residential or commercial property.
- Property tax exemptions may be granted up to 100% of the value of newly constructed primary residential or commercial property, less the value of any buildings on the same site demolished after Zone approval.
- All property tax exemptions may be granted for a period up to five years and are exclusive of the land upon which buildings are situated.

Property Inventory and Current Use

The proposed Renaissance Zone for the City of Minot was previously constrained to the West by 3rd St. SW, to the north by the Railroad line, to the South by 3rd Avenue and to the East by 8th St. NE. With the 2015 expansion, the Zone now exists of 406 properties and is physically constrained as follows:

- North Boundary 15th Avenue NW
- South Boundary 7th Avenue SE
- East Boundary 8th Street NE
- West Boundary 7th Street SW

The 554 properties are divided into 10 zoning categories:

M1 (Light Industrial) 41 properties zoned accordingly, seven of which are single-family homes. Principal use is for heavy commercial establishments and non-nuisance industries.

M2 (Heavy Industrial) 31 properties zoned accordingly. Principal use is for heavy commercial and industrial establishments, which may create some nuisance and are neither properly associated with nor compatible with residential, institutional and neighborhood commercial and service establishments. There are several vacant industrial buildings in the Zone.

R1 (Residential) 40 properties zoned accordingly. Principal use is for single-family dwellings and related residential neighborhood uses.

R2 (Two-Family) Four (4) properties zoned accordingly. Principal use is for two-family dwellings and related residential neighborhood uses.

RM (Medium Density Residential) 70 properties zoned accordingly, thirty of which are singlefamily homes. Principal use is for multi-family dwelling and similar high-density residential development.

C1 (Limited Commercial) Two properties zoned accordingly. Principal use is for commercial and service uses to serve residential districts.

C2 (General Commercial) 23 properties zoned accordingly. Principal use is established as a heavy commercial district located in close proximity to major thoroughfares or highways in order that highway service types of land use can be provided and is designed to furnish a wide range of retail services and goods.

C3 (Central Business) 193 properties zoned accordingly. Principal use is for commercial and service uses.

P (Public) Zero (0) properties zoned accordingly. Principal use is to retain and provide land areas owned by the local government for public use.

Current Land Use:

Of the 406 properties located within the Renaissance Zone, 114 of them are for residential use, such as single family and multi-family, including multiplex living and apartments.

The Zone contains 42 vacant parcels most of which are located in industrial and residential areas. Some of the structures have been razed and those with structures are unoccupied.

Rehabilitation Criteria for Commercial Property

Additional eligibility criteria for rehabilitation of commercial property:

Rehabilitation of property must be at least **fifty percent** of the current true and full value. At least **eighty percent** of the investment made must consist of capital improvements such as structural, weatherization, electrical, plumbing, heating, ventilation, central air conditioning system improvements and exterior improvements to cornices, roof gables, window sills, awnings, entryways, removal of nonhistoric materials, exterior painting, brick masonry cleaning and the reduction of incompatible signage. Capital improvements do not include cosmetic repairs such as floor coverings, furnishings, and interior painting or cabinetry improvements/replacement.

Percentage off

Property Tax*	Type of Capital Improvement
75 -100%	Weatherization – siding, windows, insulation, doors & roof, Major structural/foundation – basement wall, exterior cosmetic improvements**
50 - 75%	Major electrical – wiring, new fuse boxes, code compliance Major plumbing – pipes and fittings behind walls**
25 - 50%	Minor electrical – fixtures, GFC** Minor plumbing – fixtures, exposed lines** Minor structural – drywalls or repair of foundation cracks** Landscaping – additional, miscellaneous***

0 – 25% Mechanical – Heat, ventilation, central air conditioning**

* Excludes land value

** Plus a combination of items listed below

*** Miscellaneous includes Driveways, access walkways, retaining walls & privacy fencing

Rehabilitation Criteria for Residential Property

Additional eligibility criteria for rehabilitation of Residential property:

Rehabilitation of property must be at least twenty percent of the current true and full value. At least eighty percent of the investment made must consist of capital improvements such as structural, weatherization, electrical, plumbing, heating, ventilation, central air conditioning system improvements, exterior improvements to cornices, roof gables, window sills, doors, porches, stairwells, dormers, removal of non-historic materials and exterior painting. Capital improvements do not include cosmetic repairs such as floor coverings, furnishings, and interior painting or cabinetry improvements/replacement.

Percentage off

Property Tax*

Type of Capital Improvement

75 -100%

Weatherization – siding, windows, insulation, doors & roof, major structural/foundation – basement wall, exterior improvements to cornices, roof gables, window sills, doors, porches, stairwells, dormers, removal of nonhistoric materials and exterior painting. **

50 - 75%

Major electrical – wiring, new fuse boxes, code compliance**
Major plumbing – pipes and fittings behind walls**

25 - 50%

Minor electrical – fixtures, GFIC**
Minor plumbing – fixtures, exposed lines**
Minor structural – drywalls or repair of foundation cracks**
Landscaping – additional, miscellaneous***

0 – 25%

Mechanical – Heat, ventilation, central air conditioning**

* Excludes land value

** Plus a combination of items listed below

*** Miscellaneous includes driveways, access walkways, retaining walls & privacy fencing

Renaissance Renovation/Purchasing

Once an applicant submits the documents for the Renaissance five-year exemption, the City Assessor's office has several steps that it needs to perform prior to approval and after the permit completion.

- If the five year exemption is for renovation, once the documents are submitted, the Assessor's office should appraise the property for its' current true and full value. This value will be the base for giving the percentage of exemption.
 - After the five-year exemption is approved, the building owner will need to notify the Assessor's office to perform a final inspection on the permit. Even though the building is frozen at a reduced value, each year the Assessor's office reports how much exemption are given.
 - After the five-year period expires, the Assessor's office goes back to the building to reappraise the building to the current market conditions.
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- If the five-year exemption is for purchasing a building in the renaissance area, the Assessor's office would need to research if the transfer was an Arms Length¹ transaction. This eliminates sales between relatives, trades, and many other factors. These are not considered Arm's Length transaction.
 - If the transaction is Arm's Length, once the documents are submitted, the Assessor's office should appraise the property for its' current and true and full value. This value will be the base for giving the percentage of exemption.
 - If during the time period, the new owners would like to renovate the building, the building owner will need to notify the Assessor's office to perform a final inspection on the permit. Even though the building is frozen at a reduced value, each year the Assessor's office reports how much exemption are given.
 - After the five-year period expires, the Assessor's office goes back to the building to reappraise the home to the current market conditions.

¹ A transaction freely arrived at in the open market, unaffected by abnormal pressure or by the absence of normal competitive negotiation as might be true in the case of transaction between related parties.

*Includes ONLY capital improvements cost, not the purchase of the property and must adhere to the criteria listed on page 26.

**Projects meeting or exceeding the 50% re-investment level required for commercial/investment rehabilitation project will be classified as a purchase with major improvements project and will be eligible for the same incentives as a rehabilitation project as stated on page 26

