TO: Mayor Shaun Sipma  
         Members of the City Council
FROM: Brian Billingsley, AICP, Community & Economic Development Director
DATE: November 26, 2021
SUBJECT: RENAISSANCE ZONE FINAL APPROVAL: PROJECTS M-97, M-98, & M-99

I. RECOMMENDED ACTION

1. The Renaissance Zone Review Board recommends final approval of an application for a Renaissance Zone project filed by Dakota Apple Partnership for a five-year property tax exemption, including improvements and land, and for a State income tax exemption for Noodles and Co. and Jersey Mike’s Subs on property located 304 4th Ave. NW.

II. DEPARTMENT CONTACT PERSONS

Brian Billingsley, Community & Economic Development Director – 857-4147  
Damon Druse, City Assessor – 857-4160

III. DESCRIPTION

1. Background:  
Chad Thompson representing Dakota Apple Partnership recently constructed a commercial building located at 304 4th Ave. NW. The Minot City Council issued conditional approval of this Renaissance Zone project in December 2020.

2. Proposed Project:  
The commercial building sits on a single parcel of land and contains space for three businesses. Case M-97 is a property tax exemption request made by Dakota Apple Partnership, the property owner. Case M-98 is an income tax exemption request for Noodles and Company under the taxpayer’s name “Little Deep Dish Pasta Company, LLC”. Case M-99 is also an income tax exemption request for Jersey Mike’s Subs under the taxpayer’s name “Smorbrod, LLC”. The third unit remains vacant, but is eligible to apply for an income tax exemption after a commercial tenant occupies the space.

IV. IMPACT:

1. Strategic Impact:  
These projects meets all the following requirements as a State of North Dakota Renaissance Zone project:
a. The project is consistent with the Renaissance Zone Development Plan.
b. The project is consistent with the City of Minot Comprehensive Plan.
c. The proposed uses are consistent with city zoning.
d. The project conforms to all city ordinances.
e. The property has not been the beneficiary of a previous Renaissance Zone project.
f. Rehabilitation costs exceed 50% of the current true and full value.
g. At least 80% of the investment is classified as capital improvements.

2. **Service/Delivery Impact:**
   This project provides three brand new commercial tenant spaces near North Broadway.

3. **Fiscal Impact:**
   The applicant is required to spend at least 50% of the true and full value of the property on new construction.

<table>
<thead>
<tr>
<th>True and Full Value as of 12/10/2021</th>
<th>$653,000.00</th>
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<tbody>
<tr>
<td>50% of True and Full Value</td>
<td>$326,500.00</td>
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<tr>
<td>Submitted Project Costs</td>
<td>$631,813.00</td>
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   Dakota Apple Partnership submitted invoices and proof of payment to cover the minimum amount necessary by law. Staff has reviewed all invoices and cancelled checks related to this project and has made a determination that the applicant has exceeded the 50% of true and full value requirement.

V. **ALTERNATIVES**

   1. Send this application back to the Renaissance Zone Review Board for more information.

VI. **TIME CONSTRAINTS**

   N/A

VII. **LIST OF ATTACHMENTS**

   1. Application