

Renaissance Zone Board Meeting
Meeting Minutes for January 20, 2022 @ 8:30am.
City Hall Council Chambers
515 2nd Avenue SW, Minot, ND

Members Present: Pete Hugret (by phone), Pat Bailey (Vice-Chair, Acting Chair), Kerry Candrian, Justin Anderson, Josh Wolsky, Jason Bentley, Michael King, Jen Cook (by phone)

Members Absent: Betty Fedorchak, Kevin Black

Others Present: Brian Billingsley (Community & Economic Development Director), Jonathan Rosenthal (Economic Development Administrator), Glenda Sorensen (Admin), Paul Pitner (City Council Liaison)

Guests: John MacMartin

Call to Order: Vice-Chair Bailey called the meeting to order at 8:32 am.

Agenda: · Recommend modifications to Renaissance Zone property tax

Adopt Meeting Minutes

Motion by Wolsky to adopt December 16, 2022 Meeting Minutes, second by Anderson.
Ayes: all, Nays: none.

Motion passes

Recommend modifications to Renaissance Zone Property Tax

Rosenthal gave an introduction and walked the committee through the document titled “Clarifying and Revising Property Tax Exemption Policies under the Renaissance Zone Program.”

Discussion:

- Changes and clarification of property tax policy for the zone. Most importantly the exclusion of land taxes for commercial properties under certain conditions.
- Example: strip mall. Need clarification of Bismarck’s program, if a new tenant would be eligible for a new 5-year tax exemption if the lease agreement changes and are not completing the existing 5-year tax exemption of the previous tenant.
- Presently, the commercial exemption does not include the land. Committee would like clarification on landscaping vs. the land on which the building is situated (applies to commercial).
- The inclusion of the land on which the building is situated seems to be the most discussed topic.
- Several recent examples of Renaissance Zone Projects and Qualifications for full benefits were presented in the staff handout.
- Changes to the above-referenced policies should require inclusion in the 2021 Zone Plan and would need to be approved by the City Council.
- Community Development Director Billingsley will come back to the committee with changes made before any public hearing.

Committee made the unanimous decision to table the discussion awaiting clarification, possible changes, and draft inclusion in the 2021 Zone Plan.

No motion was made.

Next Scheduled Meeting – Thursday, February 17, 2022 in City Hall Chamber at 8:40am.

Motion by Candrian to adjourn the meeting, second by Anderson. Ayes: all, Nays: none

Motion passes

The meeting adjourned at 9:40 am.