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**TO:** Mayor Shaun Sipma  
Members of the City Council

**FROM:** Brian Billingsley, AICP, Community & Economic Development Director

**DATE:** December 22, 2021

**SUBJECT: RENAISSANCE ZONE FINAL APPROVAL: PROJECT M-96, TITA, LLC**

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**I. RECOMMENDED ACTION**

1. The Renaissance Zone Review Board recommends the City Council grant final approval of Renaissance Zone Case M-96 filed by TITA, LLC for a five-year property tax exemption including improvements and land, and for a State income tax exemption.

**II. DEPARTMENT CONTACT PERSONS**

Brian Billingsley, Community & Economic Development Director – 857-4147  
Jonathan Rosenthal, Economic Development Administrator – 420-4524  
Damon Druse, City Assessor – 857-4160

**III. DESCRIPTION**

1. Background:  
Gabriel Holt representing TITA, LLC recently constructed a commercial automated car wash located at 619 N Broadway. The Minot City Council voted for conditional approval of this Renaissance Zone project on December 7, 2020.
2. Proposed Project:  
The commercial building sits on a single parcel of land zoned C2 General Commercial. TITA, LLC is requesting a property tax exemption and a State income tax exemption.

**IV. IMPACT:**

1. Strategic Impact:  
This project 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 a new service on North Broadway. Only a couple of car washes are available to residents on the north side of the river.

3. Fiscal Impact:

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

True and Full Value as of 12/10/2021	\$260,000.00
50% of True and Full Value	\$130,000.00
Submitted Project Costs	\$839,147.00

TITA, LLC submitted invoices and proof of payment to cover the minimum amount necessary by law. Staff has reviewed all invoices and wire transfers related to this project and 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. CITY COUNCIL ASPIRATIONS**

This project fulfills the following City Council aspirations: 1) Dynamic and Prosperous, and 2) Excellent and Connected.

**VIII. LIST OF ATTACHMENTS**

1. Application