



**TO:** Mayor Thomas Ross  
Members of the City Council

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

**DATE:** January 10, 2024

**SUBJECT: PUBLIC HEARING FOR RENAISSANCE ZONE FINAL APPROVAL ON PROJECT M-83 BY ALEX AND NIKI BEACH LOCATED AT 501 MAIN STREET SOUTH**

#### **I. RECOMMENDED ACTION**

1. To grant final approval of Renaissance Zone Project M-83 by Alex and Niki Beach for a five-year property tax exemption including improvements and advance to State of North Dakota for their final approval.

#### **II. DEPARTMENT CONTACT PERSONS**

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

#### **III. DESCRIPTION**

##### **1. Background:**

This project was granted conditional approval by the State of North Dakota on December 23, 2014.

##### **2. Proposed Project:**

The applicant has completed several renovations to the home over the years. Most recently the roof was replaced and a deck was built.

#### **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 20% of the current true and full value.

##### **2. Service/Delivery Impact:**

The file for this case contains a memo from former Community Development Director Robert Davis written on June 15, 2017 regarding an error committed by City staff. The

Applicant was accidentally exempted from paying property taxes for the years 2015 and 2016. Should this final approval pass, the applicant is only eligible for three years of tax exemptions.

3. Fiscal Impact:

The applicant is required to spend at least 20% of the true and full value of the property on renovations.

True and Full Value as of 6/30/2014	\$187,000.00
20% of True and Full Value	\$37,400.00
Submitted Project Costs	\$90,000.00

In 2014, the City Assessor estimated the value of the property after implementation of the improvements would be about \$225,000. Today, that number should be much higher.

The applicant submitted invoices and proof of payment for the improvements. Staff has reviewed all invoices and canceled checks for this project and was able to verify that the applicant has exceeded the 20% 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**

In order to qualify for the exemption in 2024, this application must be approved by the State of North Dakota by February 1, 2024.

**VII. LIST OF ATTACHMENTS**

1. Application M-83
2. 2017 Memo
3. Picture of Property