



TO: Mayor Ross and City Council
FROM: Brian Billingsley, AICP, Community & Economic Development Director
DATE: April 27, 2024
SUBJECT: **APPROVE 2024 MINOT RENASSAINCE ZONE DEVELOPMENT PLAN**

I. RECOMMENDED ACTION

City Council should approve the 2024 Minot Renaissance Zone Development Plan and authorize staff to submit the Plan to the State of North Dakota Commerce Department for ratification.

II. DEPARTMENT CONTACT PERSONS

Brian Billingsley, Comm. & Economic Dev. Director 857-4147

III. DESCRIPTION

A. Background

Staff has updated the official 2024 Development Plan for the Minot Renaissance Zone. The State Legislature revised the enabling legislation in 2023 that offers a new incentive and other updates to the program.

B. Proposed Project

Staff proposed five major amendments to the Development Plan. The Century Code requires the City to seek the approval of Ward County and Minot Public Schools prior to adopting the Plan. Staff proposed the following changes:

1. Adopt an Eight (8)-Year Benefit with a minimum investment amount of 75% of a property's true and full value for non-residential projects.
2. Adopt a second island (area that is not contiguous to the zone).
3. Grant a ten (10)-year time extension to the zone.
4. Allow a specific property to receive another benefit after 30-years have lapsed from the completion date of the original benefit.
5. Amend the Minot Renaissance Zone Map to include two (2) new blocks (1F and 2F) and declare two (2) blocks as completed blocks (2C and 40C).

Staff presented these amendments to Ward County Commissioners and the Minot Public School Board. On March 19, 2024 and April 2, 2024, the Ward County Commissioners made the following decision on the proposed amendments:

1. Adopt an Eight (8)-Year Benefit with a minimum investment amount of 150% of a property's true and full value for non-residential projects.
2. Adopt a second island (area that is not contiguous to the zone).
3. Grant a five (5)-year time extension to the zone.

4. Do not allow a specific property to receive another benefit after 30-years have lapsed from the completion date of the original benefit.
5. Amend the Minot Renaissance Zone Map to include two (2) new blocks (1F and 2F) and declare two (2) blocks as completed blocks (2C and 40C).

On April 11, 2024, the Minot Public Schools Board voted to adopt the amendments adopted by Ward County without any alterations.

In addition to the amendments mentioned above, staff has updated several sections of the Development Plan, including:

1. Goals
2. Demographic Data
3. Zoning Information
4. Parcel Inventory
5. Mapping

IV. IMPACT:

A. Strategic Impact:

The changes will offer greater incentives to prevent slum and blight from occurring within the zone. Staff proposes that the City keeps the five (5)-year at 50% investment benefit for small-to-mid scale projects. Adopting the eight (8)-year benefit with a minimum investment amount of 150% will provide assistance to large scale developments that need a higher level of investment to make their project "pencil out".

B. Service/Delivery Impact:

Approving this request would extend the Minot Renaissance Zone program for five years (May 2029 expiration).

C. Fiscal Impact:

The Minot Renaissance Zone has had a tremendous financial impact on downtown Minot over the past 23 years. Adopting this Plan will incentivize additional investments in our downtown and along North Broadway.

V. CITY COUNCIL ASPIRATIONS

- A. Dynamic and Flourishing – The Minot Renaissance Zone has a proven record of fostering renewal in downtown Minot.
- B. Resilient and Prepared – The Minot Renaissance Zone prevents the spread of slum and blight in aging neighborhoods.
- C. Safe and Welcoming – The Minot Renaissance Zone encourages the revitalization of historic buildings and makes Minot more appealing to residents and visitors.
- D. Excellent and Connected – The Minot Renaissance Zone makes Minot more attractive to investors, entrepreneurs, small business owners, and corporations and improves the quality of life in Minot.

VI. ALTERNATIVES

- A. City Council can defer this back to the Renaissance Zone Review Board for further review.
- B. City Council can make modifications that make the benefits more restrictive (increase the investment level, decrease the number of years for a particular benefit, or add stipulations to the Development Plan).
- C. City Council can deny the 2024 Development Plan and stay with the 2021 Development Plan that is set to expire in 2026.

VII. TIME CONSTRAINTS

- A. None

VIII. LIST OF ATTACHMENTS

- A. Development Plan – Marked Up
- B. Development Plan – Clean
- C. Power Point Presentation