



RENAISSANCE ZONE AUTHORITY BOUNDARY SUBCOMMITTEE

MEETING AGENDA

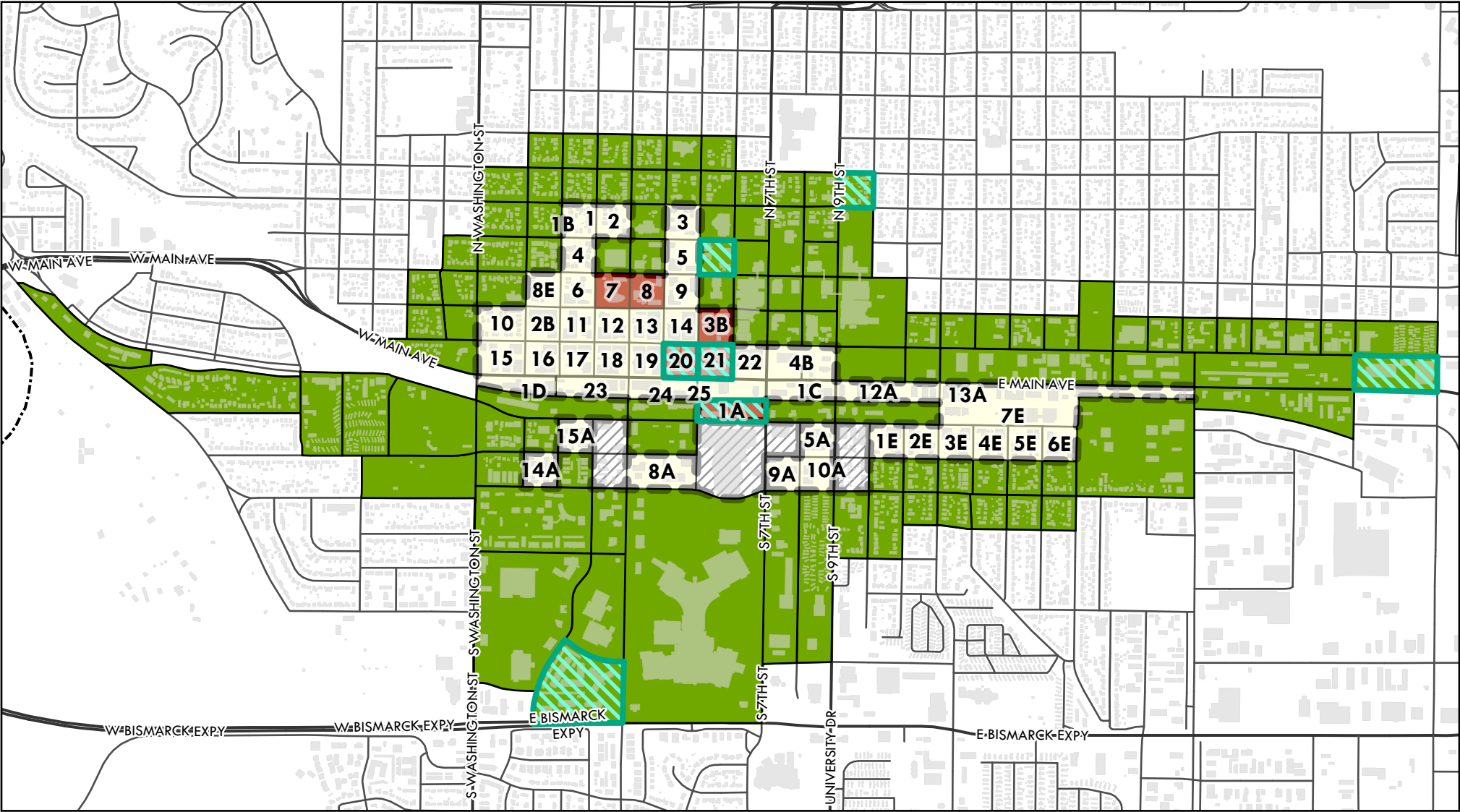
May 2, 2022

David Blackstead Meeting Room	10:30 a.m.	City-County Office Building
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REGULAR AGENDA

1. Review and recommend blocks for completion/expansion in Development Plan.
2. Review draft language and criteria for Renaissance Zone Boundary Modification Plan.
3. Review and recommend alterations to the Renaissance Zone Boundary Modification Plan for future completion/expansion.





Property Owner Comment

YES

Property Owner Comment

NO

Renaissance Zone

COMPLETE

Boundary Modifications

Type

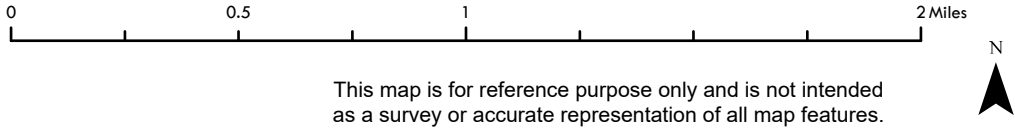
Complete

Expand

Proposed northern island area not shown because no comments received.

Blocks allotted to Bismarck = 47

Blocks in current RZ = 42.5



From: Dan Masseth [REDACTED]
Sent: Tuesday, February 1, 2022 3:58 PM
To: Daniel Nairn
Subject: Renaissance Zone Program

CAUTION: *External Email - Use caution clicking links or opening attachments*****

Hello Daniel,

This email is in response to the correspondence we (Dan & Claudia Masseth) received of November 24, 2021, from Daniel Nairn, Senior Planner of the City of Bismarck.

This is a request to keep our building at 120 North 5th Street as qualifying for the Renaissance Zone Program.

We wanted to voice our concerns over hearing that this block is being considered to be taken off the renaissance zone for any future improvements specifically for our building, the original Blackstone Club. We chose not to participate in this program so far because we had just finished a remake on the exterior of the building right before this program began. We are now at the age that we are considering selling to downsize in the near future and taking our building off of the program would significantly affect the incentive for a buyer to invest in this sale.

Please contact me at [REDACTED] if necessary. Thank you for consideration of our request.

Dan Masseth

PS I would greatly appreciate a short reply ... just so I'll know you received this email and it did not end up in junk mail. Thank you.



UNIVERSITY
of MARY

JEROME J. RICHTER
Executive Vice President

January 18, 2022

City of Bismarck, Community Development Department
Attn: Daniel Nairn, AICP
221 N 5th Street
P.O. Box 5503
Bismarck, ND 58506-5503

Mr. Nairn,

I am writing in response to your November 24, 2021, letter regarding the University of Mary's 500 E Front Avenue building that is being considered for removal from the Renaissance Zone program boundaries. The University understands that the Renaissance Zone Authority reviews the boundaries annually. With that in mind, we respectfully ask the Authority to keep our property inside the Renaissance Zone program boundaries as there is a possibility for future development on this property. With the possibility of a future public-private partnership, our property could move from a non-taxable to taxable property in the future, but if closed due to inactivity, it would be a detriment to the City since our property could never again have Renaissance Zone status.

If there is any additional information the Renaissance Zone Authority or the planning division needs, please let us know.

God bless,

Jerome J Richter
Executive Vice President
University of Mary

for Life

5. Renaissance Fund Organization

The City of Bismarck hereby authorizes the creation of the Bismarck Renaissance Fund Organization (RFO), as enabled through North Dakota Century Code Section 40-63-07. The purpose of the Bismarck RFO is to raise funds to be used to finance projects within the Renaissance Zone boundaries, either approved Renaissance Zone projects or other development projects with demonstrated public benefit. Qualified investments held for at least ten years may be eligible for credits against state income tax liability, as allowed by state law. The RFO exemption does not apply to property tax or any other local revenue source.

The Bismarck RFO will incorporate as an independent organization with responsibility to administer the investment activity according to state law. The Bismarck RFO shall be managed by a Board of Directors that shall exercise the powers necessary to responsibly manage the Bismarck RFO's business and carry out the mission of the Bismarck RFO. Said Board of Directors shall include one member, or at least 12.5% of the board membership, whichever is greater, as a representative of the City of Bismarck, to be appointed by the Renaissance Zone Authority for an undefined term.

The Bismarck RFO will ensure that all projects in which funds are invested comply with adopted ordinance and building code requirements, including downtown design review as applicable. The Bismarck RFO will submit an annual audit to the City of Bismarck, the Department of Commerce Division of Community Services, and the Tax Commissioner. Additionally, the Bismarck RFO will present an annual report to the Renaissance Zone Authority describing the funded projects and summarizing the findings of the audit.

5.6. Potential Future Renaissance Zone Program Revisions

The state enabling legislation for Renaissance Zone programs includes certain features that the City of Bismarck has opted not to exercise at this time. The Renaissance Zone Authority may take advantage of these options through future revisions to this Development Plan.

a. Modifications of Renaissance Zone Boundaries

The City of Bismarck does not currently utilize all blocks available by state law. According to the ~~2017-2020~~ U.S Census ~~Estimate~~, the population of the City of Bismarck is ~~72,865~~73,622. A city of this population is allotted 47 blocks (34 blocks plus 1 block per additional 5,000 population). The City of Bismarck Renaissance Zone boundary currently utilizes 42.5 blocks, with a remaining 4.5 blocks available.

~~If sufficient interest from property owners and businesses becomes evident, the Renaissance Zone Authority may consider a future expansion of the boundary. State law allows up to three blocks of a Renaissance Zone to be non-contiguous with the rest of the Renaissance Zone. At this time, the Renaissance Zone Authority has chosen not to utilize this option, although may choose to in the future.~~

The Renaissance Zone Authority wishes to plan future boundary modifications, whether the addition of new blocks into the Zone or the completion of certain blocks with the Zone, well in

advance of implementing changes, allowing property owners the ability to consider potential improvements to their property within a known timeframe. This boundary modification plan is presented on the following page.

The Renaissance Zone Authority will review the boundary modification plan at least annually. Blocks within the future expansion or completion areas will be considered for action, and future areas will be adjusted accordingly. All changes to the boundaries will be approved by the City Commission in the form of a revision to the Renaissance Zone Development Plan.

The following criteria will be used for any expansion:

1. The addition of the block(s) will further the goals and objectives of this development plan.
2. The addition of the block(s) will not exceed to total allowable blocks for the Renaissance Zone, either in the core contiguous area or any allowed non-contiguous blocks.
3. The proposed block(s) include evident disinvestment and redevelopment potential, as indicated by building condition, building-to-land-value ratios, age of buildings, zoning, excess parking, or other evidence.
4. Sufficient property owned by or anticipated to be owned by private for-profit entities exists within the proposed block(s) to allow utilization of the program
5. Sufficient public infrastructure currently exists, or is underway or planned, to support any envisioned redevelopment.

The following criteria will be used for any completions:

1. All property owners within the block(s) have been given written notice of the intent to complete the block and an opportunity to voice any concerns to the Renaissance Zone Authority in a public hearing.
2. The block has been within the Renaissance Zone for at least three years.
- 1-3. A significant portion of the block(s) is either ineligible, due to a previous Renaissance Zone project or current public/non-profit ownership, or has limited property owner interest.

~~The City of Bismarck has, at the present time, elected not to create a Renaissance Fund Organization. The City of Bismarck does, however, reserve the right to create, develop or contract with a Renaissance Fund Organization in the future.~~