

RENAISSANCE ZONE COMMITTEE MINUTES

Regular Meeting:

Thursday:

July 23, 2015:

The Regular Meeting of the Renaissance Zone Committee of the City of Fargo, North Dakota, was held in the City Commission Room at City Hall at 10:00 o'clock a.m., July 23, 2015.

The Committee members present or absent were as follows:

Present: Chairperson Dr. Roger Gilbertson, Commissioner Dave Piepkorn, Bruce Furness, Deb Mathern, Cari Luchau

Absent: Steve Swiontek, Commissioner Melissa Sobolik

Chair Dr. Gilbertson called the meeting to order.

Item 1: Approve Order of Agenda

No action was taken by the Board.

Item 2: Minutes: Regular Meeting of April 23, 2015

Member Furness moved the minutes of the April 23, 2015 Renaissance Zone Committee meeting be approved. Second by Member Mathern. All Members present voted aye and the motion was declared carried.

Item 3: Review application from 404 Place LLC (Rehabilitation) at 404 4th Avenue North: APPROVED

Representative Chad Cota, FMI Management and Accounting, presented the proposal on behalf of 404 Place LLC. He noted the proposal is a building renovation, both interior and exterior, and includes improvements relating to plumbing, electrical, addition of a passenger elevator, HVAC, fire protection, and utility upgrades.

Board discussion addressed the limitations of adding green space due to the lot size; the challenges of remodeling and keeping the existing historic character of the building; and plans regarding parking accommodations for staff and patrons.

Planner Joe Nigg noted staff feels this project is consistent with the Renaissance Zone Plan and will be a benefit to the downtown community. Mr. Nigg stated staff is recommending approval as the proposal does meet the guidelines and all required approval criteria.

Member Piepkorn moved to approve the application submitted by 404 Place LLC and to grant the property tax exemption and the State income tax exemptions as allowed by the ND Renaissance Zone law contingent upon completion of the project and

verification of costs. Second by Member Mathern. All Members present voted aye and the motion was declared carried.

Item 4: Review application from DFI Woodrow Wilson LLC (New Construction and Rehabilitation) at 315 University Drive North: APPROVED

Project Managers Mark Johnson and Mike Zimney, the Kilbourne Group, presented the proposal. Mr. Johnson submitted a handout to the Board depicting the “vision” the Kilbourne Group has for this site. Mr. Johnson explained their proposal is to completely renovate and convert the existing building into 25 residential units; construct a new building on the eastern half of the property that would include a total of 67 residential apartment units; construct new commercial space on the south side.

Joe Nigg noted staff feels this project is consistent with the Renaissance Zone Plan, Downtown Plans, and key initiatives within the GO2030 Comprehensive Plan. Mr. Nigg stated staff is recommending approval as the proposal does meet the guidelines and all required approval criteria.

Member Furness moved to approve the application submitted by DFI Woodrow Wilson LLC and to grant the property tax exemption and the State income tax exemptions as allowed by the ND Renaissance Zone law contingent upon completion of the project and verification of costs. Second by Member Mathern. All Members present voted aye and the motion was declared carried.

Item 5: Update on Implementation of Expanded RZ Boundary pursuant to Senate Bill No. 2329

Joe Nigg presented a background leading up to changes that take effect on August 1, 2015 to the Renaissance Zone law pursuant to Senate Bill No. 2329. Mr. Nigg stated staff would like to complete some public outreach and solicit input on the expanded RZ boundary prior to a final review and recommendation to the Board.

Item 6: Other Business

No other business was discussed.

The time at adjournment was 10:46 a.m.