

DATE: Thursday, June 19, 2014

TO: Terri Aldrich
Kerry Candrian
Barry Clute
Denise Lindbo
Betty Fedorchak
Brandyn Hendrickson
Pete Hugret
Chad Vogel
Kelsey Holt

FROM: Donna J. Bye, City Planner

RE: Renaissance Zone Review Committee Meeting

The next meeting for this committee is scheduled for **Friday, June 27th at 10:00 at the Public Works Building - 1025 31st Street SE**. We will be discussing the following:

9:00 am -Walkthrough of #505 Main St. S. (Alex Beech home)

9:15 am -Final Walkthrough of #23 Main St S. (The Tap Room)

9:30 am -Final approval of #21 2nd St NE. (Hight Construction)

9:45 am -Walkthrough of #18 3rd St SE. (Houston Engineering)

10:00 am -Approval of April 25, 2014 minutes & other business.

-Proposed application by Alex Beech

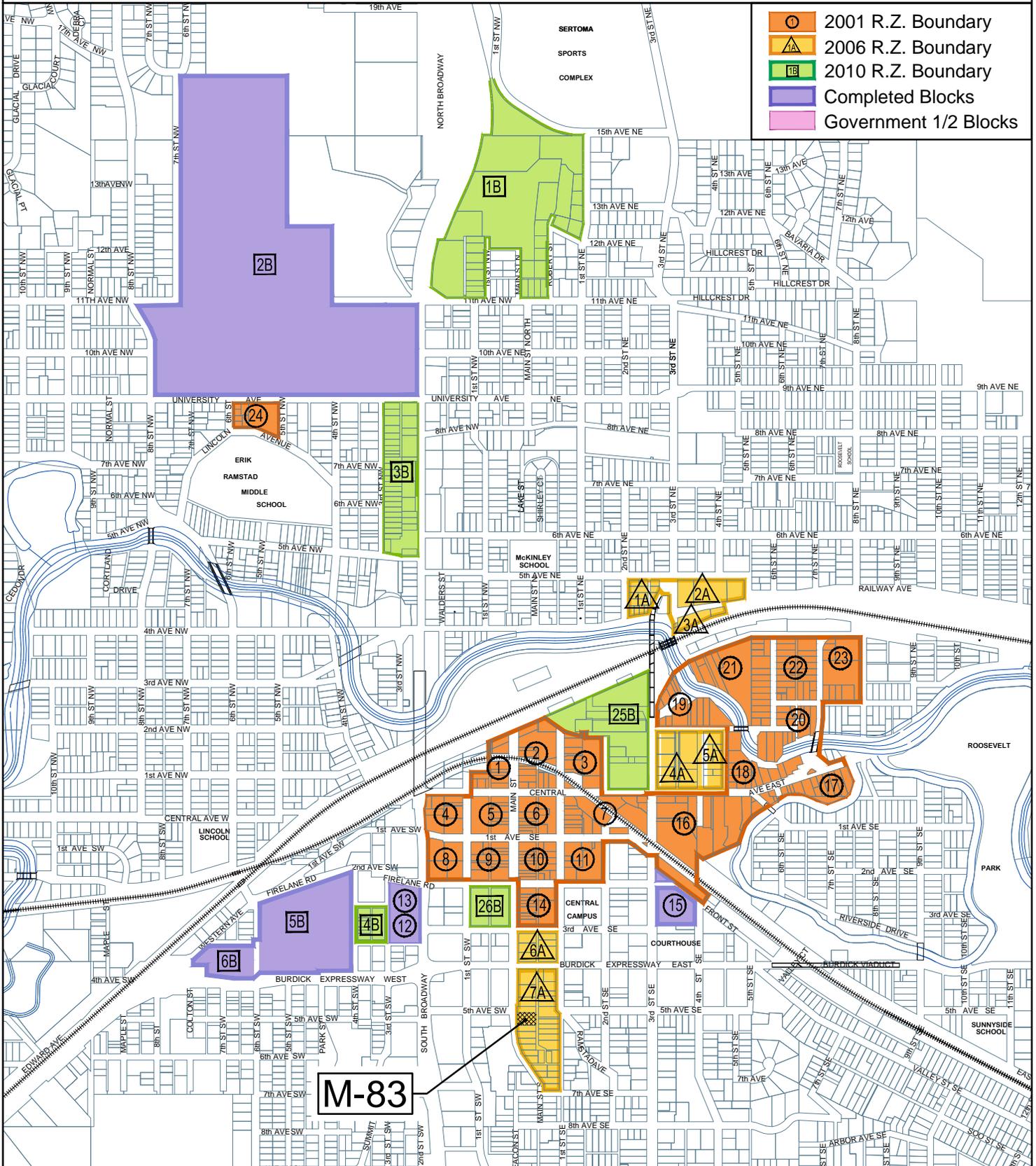
-Proposed application by Houston Engineering

C:	Mayor	Building Official
	Alderman Wards 1-7	MADC City Manager
	Finance Director	City Engineer
	City Assessor Office	Public Works Director
	City Attorney	City Clerk
	News Media	Fire Marshal
	Applicant(s)	

Planning Department

857-4100

RENAISSANCE ZONE proposed M-83



Address - 505 Main Street south

Legal Description - Lots 2&3 Blaisdells S/D of Block 13 Ramstads riverview S/D

Home Owners - Alex Beach – 701-240-3781

Nicole Severson – 701-818-7293

Current Use of Property - Property is a residential single family residence

Square Footage of Lot – 15,000’

Square footage of House –

- Basement – 1154
- Garage – 440
- First Floor – 1633.5
- Second Floor – 1428
- Third Floor – 716

Impact to Historical Societies – The construction work that will take place will in no way alter the existing structure

Type of Investment – Property has been purchased by the individuals listed above as home owners.

Date of Purchase – February of 2014

Full value (city of Minot Assessment) - \$189,000.00

Scope of work

- Decorative concrete patio on the north and east sides of the house (Stone textured and colored)
- Decorative concrete walkway on the south and west side that will connect (Stone textured and colored)
- Decorative Concrete Driveway off of alley access
 - Total estimated cost for concrete work - \$30,000.00-\$40,000.00
- Drain tile Network to protect Foundation and property in general
 - Total estimated cost - \$2,000.00
- Repair of Pony Shed off of alley access (Repair of windows, new roof and cedar shakes, repaint
 - Total estimated cost - \$5,000.00
- Interior and Exterior Repaint (House)
 - Total estimated cost - \$5,000.00
- Painting of Concrete wall and garage face (Main Street)
 - Total estimated cost - \$1,000.00
- Repair of front porch (raise, level, stabilize, seal out rodents)

- Total estimated cost - \$1,000.00
- Repair garage (repoint rock walls, add in drainage system to protect structure, break out heaved sections and pour new concrete floor where needed)
 - Total estimated cost - \$2,000.00
- Install Storm windows where needed to protect original windows and surround areas
 - Total estimated cost - \$? (not sure how many will be needed at this time)

Estimate of property after improvements - \$400,000.00

Minimum Criteria Justification – the total cost of improvements will be well over 20% of the current value



STATE OF NORTH DAKOTA
OFFICE OF STATE TAX COMMISSIONER

Ryan Rauschenberger, Commissioner

May 19, 2014

Ref: L0404195584

ALEXANDER J. BEACH
505 MAIN ST S
MINOT ND 58701-4415

I, Myles S. Vosberg, Director of Tax Administration for the North Dakota Office of State Tax Commissioner, certify that the records in the North Dakota Office of State Tax Commissioner do not show any indebtedness owed to the State of North Dakota by ALEXANDER J. BEACH, with respect to income taxes, sales and use taxes, or any other taxes collected by and payable to the Tax Commissioner's office. This company is, therefore, in good standing with the North Dakota Office of State Tax Commissioner. This certification does not include ad valorem property taxes collected by the respective county treasurers.

Dated this May 19, 2014 at Bismarck, North Dakota.

/s/Myles S. Vosberg

Myles S. Vosberg
Director, Tax Administration

T A X R E C E I P T

Ward County
P.O. Box 5005
Minot ND 58702
701-857-6420

Paid by: JOHNSON, KURT N
C/O VIVIAN KIRKEVOLD
6837 POINT DRIVE
EDINA MN 55435-1630

Receipt#: 251815
Batch: 3/06/2014 33
Date paid: 2/04/2014

Account ID: 19682	Parcel Number	MI243260000030
505 S MAIN ST	MI	REAL PROPERTY
Owner: BEACH, ALEXANDER J AND		BLAISDELLS S/D OF
Old account ID MI243260000030		BLOCK 13 RAMSTADS
MINOT CITY		RIVERVIEW S/D
		LOTS 2 AND 3

Year		Value	Rate	Base	Pen & Int	Coll fee	Total paid
2013	1 MI RE	8937.00	76.05000	299.05			299.05
2013	1 MI PARK R	8937.00	28.11000	110.54			110.54
2013	1 REG RE	8937.00	7.77000	30.55			30.55
2013	1 ST MED R	8937.00	1.00000	3.93			3.93
2013	1 WRD R	8937.00	54.25000	213.33			213.33
2013	1 SD1 R	8937.00	81.98000	322.37			322.37
2013	2 MI RE	8937.00	76.05000	299.05		-29.91	269.14
2013	2 OVERAGE		0.00000			.01	.01
2013	2 MI PARK R	8937.00	28.11000	110.54		-11.05	99.49
2013	2 REG RE	8937.00	7.77000	30.55		-3.06	27.49
2013	2 ST MED R	8937.00	1.00000	3.93		-.39	3.54
2013	2 WRD R	8937.00	54.25000	213.32		-21.33	191.99
2013	2 SD1 R	8937.00	81.98000	322.38		-32.24	290.14
	Year total:			1,959.54		-97.97	1,861.57

Printed: 5/19/14 11:14:35

Receipt total: 1,861.57

Tender: CHECK 6249 1,861.57

2013 REAL ESTATE TAX STATEMENT

Parcel Number: MI243260000030

Ward County
Auditor/Treasurer
P.O. Box 5005
Minot ND 58702
701-857-6420

TAX ID: 19682

Legal Description
BLAISDELLS S/D OF
BLOCK 13 RAMSTADS
RIVERVIEW S/D
LOTS 2 AND 3

Property Address
505 S MAIN ST

BEACH, ALEXANDER J AND
NICOLE M SEVERSON
505 S MAIN ST
MINOT ND 58701

	2011	2012	2013		2011	2012	2013
True and Full Value	173000	171900	198600				
Taxable Value	7785	7736	8937	REGIONAL FUNDS	68.82	64.75	69.44
Net Taxable Value	7785	7736	8937	WARD COUNTY	465.08	477.78	484.83
Mill Levy	312.310	328.090	249.160	STATE MEDICAL	7.79	7.74	8.94
				MINOT CITY	596.88	652.07	679.66
				MINOT PARK	240.32	244.84	251.22
				MINOT SCHOOL	1,052.45	1,090.93	732.66

Legislative Tax Relief

2011	583.88
2012	580.20
2013	670.28

Consolidated Tax	2,538.11	2,226.75
Total Tax		2,226.75
Specials		.00
Tax plus Specials		2,226.75
State paid tax relief		267.21-
Discount		97.98-
Less amount paid		1,861.56
Net tax due by Feb 15		.00

Penalty on 1st Installment & Specials

March 2	3%
May 1	6%
July 1	9%
October 15	12%
Penalty on 2nd Installment	
October 16	6%

(IF PAID IN TWO INSTALLMENTS)

1st Half Due Mar 01,	2014	.00
2nd Half Due Oct 15,	2014	.00

Please return lower part with payment

2013 REAL ESTATE TAX STATEMENT

Parcel Number: MI243260000030
TAX ID: 19682

Please Send Payment To:
Auditor/Treasurer
Ward County
P.O. Box 5005
Minot ND 58702
701-857-6420

TOTAL TAX AND SPECIALS	2,226.75
STATE PAID TAX RELIEF	267.21
DISCOUNT	97.98
Less amount paid	1,861.56
Net tax due by Feb 15	.00

BEACH, ALEXANDER J AND
NICOLE M SEVERSON
505 S MAIN ST
MINOT ND 58701



Minot Renaissance Zone Project Application

Planning Department
Office Address: 1025 31st St. SE
Mailing Address: PO Box 5006
Minot, ND 58702
planner@minotnd.org
Phone- (701) 857.4100
Fax- (701) 857.4130

Applicant Information

Applicant(s) _____
Business Houston Engineering, Inc.
If Business, type of Entity Engineering/Consulting
Address 720 Western Ave.
City Minot State ND Zip 58701
Phone 701. 852. 7931 Email Dschwengler@houstoneng.com
Social Security Number _____
Federal Tax ID Number 45-0314557

Type of Project

- Commercial
- Residential
- Utility Infrastructure Project (UIP)

Type of Investment

- Purchase Only
- To include new construction
- Lease Only
- Purchase with Major Improvements
- Applies only to commercial projects
- Rehabilitation Only
 - Commercial
- Must be 50% of true and current value
 - Residential
- Must be 20% of True and current value
- Historical Preservation and Renovation

Project Location

Legal Description Minot First Addition Portion of lots 2,3,4,5,6,9,10,11 Block 30
Address 18 3rd St. SE
City Minot Renaissance Zone Block 7
Current Use of Property Office Space, Automotive detail center.

Requested Tax Exemptions

- Personal Income
- Investment Income
- Property Tax Exemption
- Historic Tax Credits

Project Description

Brief Project Description Houston Engineering is moving to this location with a staff of 15 employees. With the intention of expanding to 20 at this location. Our current location (720 Western Ave) will only support the 15 staff members and we would like to have a larger presence in Minot & Downtown Minot.

Square Footage Calculations

Lot 32, 786 3rd Floor _____
Building (Total) _____ 4th Floor _____
Basement _____ 5th Floor _____
1st Floor 5,600 6th Floor _____
2nd Floor _____ 7th Floor _____

Date of Acquisition N/A Current True and Full Value \$ N/A

Work to be Done	Estimated Costs
<u>N/A</u>	<u>N/A</u>

Total Estimated Cost N/A
Current True and Full Value N/A
Estimated Value After Improvements N/A

Estimated Start Date N/A Estimated Completion Date N/A

If this is a UIP, project is the applicant a Renaissance Zone Project? Yes No

a) To be considered a Renaissance Zone project, the project would need to take place in the Renaissance Zone and be a utility company.

b) If this is a property owner affected by a UIP not participation in a Renaissance Zone project, is the property owner in the Renaissance Zone? Yes No

Is this project a lease? Yes No

a) What type of lease? New Expansion Continuation Leasehold Improvement

If this is an expansion, what is the additional square footage of the expansion? _____

b) If it is a lease project, does it involve the relocation of a business from one location in the city to the Renaissance Zone or from one zone property to another zone property? Yes No

Does this project involve historical preservation or renovation?

Yes No

a) For projects that involve historical preservation or renovation, but are not part of a rehabilitation project, provide a description of the work and the estimated costs. A letter of approval from the Historical Society is required to claim any historical tax credits either on a rehabilitation project or renovation.

b) Information for historical properties may be obtained by contacting the Historical Society at: (701) 323-2666

Is the project being funded by a Renaissance Fund Organization?

Yes No

If yes, describe the type and amount of financing and name of the Renaissance Fund Organization

Provide the estimated state and local tax benefit to the taxpayer for 5 years (applies to all projects)

Total State Tax Benefit for five (5) years \$ 50,000⁰⁰ over 5 years

Total Property Tax Benefit for five (5) years \$ _____

Total Non-Participating Owner Tax Credit \$ _____

Is the entity subject to the financial institution tax (N.D.C.C. 57.35.3)?

Yes No

If yes, total state tax benefit for 5 years \$ _____

Office Only

Zone Authority and City Documentation

Date of Approval or Conditional Approval _____ (date)

Provide a copy of minutes or other supporting documentation that indicates the formal approval by the approving entity

Identify from the Development Plan the specific criteria used to approve the project

NOTE: The DCS reserves the right to reject a zone-approved project or to continue negotiating its approval. When a project is approved by the DCS, the local zone authority will be notified in writing.

If after a project is approved and the property changes hands or a replacement project is approved during the five year exemption period, the DCS does not need to approve the transfer or the replacement project. The zone authority, however, must notify the DCS of the change and provide the applicable information about the new homeowners, business, and/or investor tax would affect the exemption approved.

Once the project is completed, DCS must be informed by email, fax or letter of the exact date of completion, and project number before the final letter of approval can be issued.

On historical renovations/rehabilitations documentation from the Historical Society approving the final restorations must be submitted to DCS prior a final letter of approval can be issued.


Signature

6/17/14
Date