



City of Dickinson North Dakota

Renaissance Zone Development Plan

Adopted 2004

Revised July 23, 2012

Revised October 2, 2017

Revised May 7, 2019-Five Year Renewal

CITY OF DICKINSON NORTH DAKOTA
RENAISSANCE ZONE DEVELOPMENT PLAN
FIVE YEAR RENEWAL

TABLE OF CONTENTS

I.	RENAISSANCE ZONE PROGRAM.....	3
II.	RENAISSANCE ZONE DESCRIPTION.....	4
III.	ADMINISTRATION OF THE RENAISSANCE ZONE PROGRAM.....	6
IV.	COMPLETED RENAISSANCE ZONE PROJECTS.....	6
V.	RENAISSANCE ZONE GOALS, OBJECTIVES AND POLICIES.....	7
VI.	RENAISSANCE ZONE PROJECT SELECTION MINIMUM CRITERIA.....	8
VII.	PROPOSED ADDITIONS TO THE RENAISSANCE ZONE.....	9
VIII.	AMENDMENT PROCESS.....	10

ATTACHMENTS

A	RENAISSANCE ZONE MAP APPROVED MAY 7, 2019
B	REVISED PROPERTY INVENTORY
C	POTENTIAL ADDITIONAL RENAISSANCE ZONE PROJECTS 2019
D	RENAISSANCE ZONE EXPANSION AREA HISTORIC PROPERTY SURVEY
E	UNIVERSITY OVERLAY DISTRICT COMMUNITY MEETING JANUARY 10, 2019
F	PUBLIC OUTREACH AND PUBLIC HEARINGS
G	ADOPTION RESOLUTION AND CITY COMMISSION MINUTES
H	LETTERS OF SUPPORT

CITY OF DICKINSON NORTH DAKOTA
RENAISSANCE ZONE DEVELOPMENT PLAN FIVE YEAR RENEWAL
MAY 7, 2019

I. RENAISSANCE ZONE DEVELOPMENT PLAN

The Renaissance Zone Program was created by the State of North Dakota as a tool to encourage redevelopment and economic investment in central cities. Created in 1999, the Renaissance Zone Program encourages investment through the use of property, income and financial institution tax incentives.

The Dickinson City Commission approved the original Renaissance Zone Development Plan in January 2004. The City's stated mission of the zone is to create opportunity, encouragement and support to property owners and lessees of properties within the renaissance zone with the anticipation that the business climate and attractiveness of zone buildings is greatly improved. The City's stated vision of the Renaissance Zone is as follows:

- To enhance the quality of place;
- Help Dickinson grow in economic vitality; and
- Achieve the vision by stimulating new growth and redevelopment.

Economic incentives offered by the City to encourage development within the Zone are as follows:

- *Single-family residential properties*-the City may grant a partial or complete exemption from ad valorem taxation on single-family residential property, exclusive of the land on which it is situated, if the property was purchased or rehabilitated by an individual for the individual's primary place of residence as an approved zone project. An exemption granted under this provision may not extend beyond five taxable years following the date of acquisition or rehabilitation; and
- *Business/investment properties*-the City may grant a partial or complete exemption from ad valorem taxation on buildings, structures, fixtures and improvements purchased or rehabilitated as an approved zone project for any business or investment purpose. An exemption granted under this provision may not extend beyond five taxable years following the date of purchase or rehabilitation

Economic incentives offered by the State of North Dakota to encourage development within the Zone are as follows:

- *Individual income tax exemption*-an individual taxpayer who purchases or rehabilitates a single-family residential property for the individual's primary place of residence as an approved zone project is exempt from up to \$10,000 of personal income tax liability for five taxable years beginning with the month the rehabilitation is complete. The rehabilitation cost must equal or exceed 20 percent of the residence's value for tax purposes; and
- *Business/investment income tax exemption*-any taxpayer that purchases, leases or rehabilitates residential or commercial property for any business or investment purpose as an approved zone project is exempt from any tax on income derived from the business or investment locations within the zone for five taxable years, beginning with the month of

CITY OF DICKINSON NORTH DAKOTA
RENAISSANCE ZONE DEVELOPMENT PLAN FIVE YEAR RENEWAL
MAY 7, 2019

purchase, lease, or completion of rehabilitation. For rehabilitation projects, the cost of rehabilitation must equal or exceed 50 percent of the property's value for tax purposes.

When the current zone was established the Renaissance Zone Development Committee wanted to include both commercial and residential historic structures. Additionally, the Committee wanted to include buildings and sites whose renovation would improve both the attractiveness of the downtown area as well as the City of Dickinson.

The Renaissance Zone consisted of 25 blocks. The North Dakota Division of Community Services and the City entered into a memorandum of agreement later that year. The City's Renaissance Zone became effective on July 1, 2004 and was set to expire on June 30, 2019.

An amendment to the Renaissance Zone Development Plan, which resulted in the movement of Block 23 to a different location, was approved by the North Dakota Division of Community Affairs in October 2012.

In 2015 the State of North Dakota amended the Renaissance Zone Program to increase the maximum number of blocks for a city of 5,000 people from 23 to 34. The Century Code also allows an additional block for each additional 5,000 people. At the time of the 2010 U.S. Census the population of the City of Dickinson was 17, 878. Under this formula the City of Dickinson could potentially increase the size of its Renaissance Zone from 23 blocks to 36 blocks.

An existing Century Code provision allows a city to add an additional one-half block to the Renaissance Zone for each block in the Renaissance Zone containing a government owned building.

Since the City of Dickinson's Renaissance Zone was created, 14 projects have approved and nine (9) have been completed. Total investment in Renaissance Zone projects as of September 2017 is approximately \$4.8 million.

The City continues to support the revitalization Dickinson's Downtown Area. Additionally, the City is promoting the revitalization of Villard Street East and Villard West commercial districts. All of these areas are located within the City's recently revised Renaissance Zone. A five-year extension of the City's Renaissance Zone program is important to redevelopment efforts in these areas.

On June 10, 2019, the State of North Dakota issued a Renaissance Zone Memorandum of Agreement that extended the term of Dickinson's Renaissance Zone through July 1, 2024.

Once the 2020 U.S. Census is completed and the results are published by the U.S Department of Commerce, the City anticipates expanding the size of its current Renaissance Zone by at least one additional block.

CITY OF DICKINSON NORTH DAKOTA
RENAISSANCE ZONE DEVELOPMENT PLAN FIVE YEAR RENEWAL
MAY 7, 2019

II. RENAISSANCE ZONE DESCRIPTION

The original Renaissance Zone, as adopted in 2004, consisted of 25 blocks that were part of the 1882 Original Plat of the City of Dickinson. Blocks within the original Zone for the most part are zoned Downtown Commercial (DC) and High Density Residential (R3). The DC zoning district is meant to encourage the kind of commercial uses and high density residential uses as well as mixed use projects associated with downtown core areas. Both single-family and multi-family uses are permitted in the R3 district and office uses are allowed upon approval of a special use permit by the City Commission. Properties zoned General Commercial (GC) are found either to the south of Villard Street, to the east of 2nd Avenue East, and to the west of 3rd Avenue West. Medium Density Residential (R2) properties within the Zone may be found south of Broadway Street East.

In 2017, the City of Dickinson approved a Downtown Overlay District that recognizes existing single-family residences within the DC and GC zoning districts within the City's downtown core as legally conforming uses. Uses in single-family structures within the Downtown Overlay District may be utilized as residences or for commercial activities that support residential development as well as a walkable downtown with niche retail uses. The Downtown Overlay District covers a large portion of the current Renaissance Zone.

Listed below are Renaissance Zone buildings that are on the National Register of Historic Places as well as the list of Local Landmarks:

- Dickinson Public Library-139 3rd Street West;
- Elks Building-103 1st Avenue West; and
- Dickinson United States Post Office-15 1st Street East;

Another building, the Independent Order of Oddfellows, which is located at 32 1st Avenue West, has been designated by the Dickinson Historic Preservation Commission as a Local Landmark.

Listed below is a series of existing structures within the original Renaissance Zone that were constructed in the late 19th century and the early 20th century:

- First School House-49 4th Street West;
- Richards House-146 4th Street West;
- Merchants National Bank/American Bank Center-46 1st Street West;
- Masonic Lodge-42 Sims Street;
- Red Trail Inn-103 Villard Street East;
- Soules & Butler Hardware/Western Grill-123 Villard Street;
- Northern Pacific Railroad Depot/Burlington Northern Railroad Depot-11 Villard Street West;
- Walton Block-2 Villard Street West;
- Lish Hardware-36 Villard Street West;
- Saint John's Episcopal Church/The Brew Coffee Bar-215 Sims Street;
- Dickinson House-227 Sims Street;
- McGillivray House-345 Sims Street; and
- Alf White House-403 Sims Street.

Located within the Renaissance Zone are the following five governmental buildings:

- Stark County Housing Authority-1449 Villard Street West;

CITY OF DICKINSON NORTH DAKOTA
RENAISSANCE ZONE DEVELOPMENT PLAN FIVE YEAR RENEWAL
MAY 7, 2019

- City of Dickinson Fire Hall- 25 2nd Avenue West;
- City of Dickinson Public Library-139 3rd Street West ;
- Dickinson Public School System-266 3rd Avenue West; and
- United States Post Office-15 1st Street East.

A change to the original Renaissance Zone occurred in 2012. A multi-family project completed at 161 and 163 South Main Street is located on parcels that were not originally part of the Renaissance Zone. An amendment to the Renaissance Zone in July 2012 resulted in the two blocks the project is located on being added to the Zone. Two nonproductive blocks located south of Broadway Avenue and west of 5th Avenue SE were removed from the Zone to make room for the two blocks located on South Main Street. The amendment to the Renaissance Zone was properly noticed and a public hearing was held prior to City Commission action.

A change to the Renaissance Zone Development Plan also occurred in 2017. The City of Dickinson took advantage of changes Chapter 40-66 of the North Dakota Century Code to expand its Renaissance Zone to 36 blocks. The City of Dickinson was also able to add five additional half-blocks to its Renaissance Zone due to a separate provision in Chapter 40-66 allowing a city to add one-half a block for each Renaissance Zone block containing any government-owned building. Five government-owned buildings are located within the City's Renaissance Zone.

On June 10, 2019, the State of North Dakota issued a Renaissance Zone Memorandum of Agreement that extended the term of Dickinson's Renaissance Zone through July 1, 2024.

III. ADMINISTRATION OF THE RENAISSANCE ZONE PROGRAM

Day to day administration of the Renaissance Zone is the responsibility of the City Planning Department. Consistent with the City of Dickinson's 2035 Comprehensive Plan, staff promotes the Renaissance Zone program and provides technical assistance to Renaissance Zone project applicants. City planning staff also prepares project recommendations to both the Planning and Zoning Commission and City Commission. Planning Department staff also serve as the contact with the State of North Dakota's Renaissance Zone Coordinator.

The City's Planning and Zoning Commission serves as the City of Dickinson's Renaissance Zone Board. The initial public hearing of proposed Renaissance Zone projects is held before the Planning and Zoning Commission. A recommendation to the City Commission to approve or deny the proposed project is made by the Planning and Zoning Commission. Final local approval of all Renaissance Zone projects, as well as the duration of the ad valorem tax exemption, is made by the City Commission at a public hearing.

The City recently reconstituted its Historical Preservation Board. Staffed by the City's Museum Coordinator, the Historic Preservation Board will be involved in the review of proposed

CITY OF DICKINSON NORTH DAKOTA
RENAISSANCE ZONE DEVELOPMENT PLAN FIVE YEAR RENEWAL
MAY 7, 2019

Renaissance Zone projects as well as any future updates to the Renaissance Zone Development Plan. It is anticipated the Historic Preservation Board will also be active in efforts to create an historic district within the current Renaissance Zone as well as with efforts to create an historic preservation plan.

Prior to construction, all approved Renaissance Zone projects are reviewed by the City Building Department and the City Fire Department for compliance with local building and fire code requirements. Additionally, the City's Property Assessor is notified all proposed and approved Renaissance Zone projects.

Currently, the City does not intend to establish a Renaissance Fund Organization.

IV. COMPLETED RENAISSANCE ZONE PROJECTS

At the time the Renaissance Zone Plan was developed the following were identified as desirable projects within Downtown Dickinson:

- Restoration of original fronts on historic buildings as well as removal of false fronts;
- Projects that encourages making the downtown more walkable. These projects would include, but not necessarily be limited to, outdoor cafes, and installing period lighting, improving upper story housing; and
- Encouraging niche retail establishments.

Since the Renaissance Zone was adopted, the following Renaissance Zone projects have been completed:

- 1-D 46 1st Street West-office and commercial project. Currently the site of the American Bank Center;
- 8-D 17 Second Avenue West-commercial project. Currently the site of an employment agency;
- 9-D 20 1st Street West-restaurant. Currently unoccupied;
- 10-D 38 Sims Street-commercial project. Currently the site of a dance studio;
- 11-D 227 Sims Street-single-family residential project. Location of the Dickinson House;
- 12-D 161 and 163 Main Street-multi-family project;
- 13-D 28 1st Street West-office and commercial project. Currently used by American Bank Center;
- 15-D 43 Sims Street - commercial project. Currently the site of the Esquire Club;and
- 16-D 46 1st Avenue West –retail and residential project.

V. RENAISSANCE ZONE GOALS, OBJECTIVES AND POLICES

When the Renaissance Zone Development Plan was adopted in 2004 the City established the

CITY OF DICKINSON NORTH DAKOTA
RENAISSANCE ZONE DEVELOPMENT PLAN FIVE YEAR RENEWAL
MAY 7, 2019

following Renaissance Zone Mission:

The mission of the zone is to create opportunity, encouragement, and support to property owners and leases of properties in the Dickinson Renaissance Zone with the anticipation that business climate and the attractiveness of zone buildings is greatly improved.

To achieve this mission the City included several goals and objectives in the development plan. The following table lists those goals and objectives and establishes start and end dates for achieving those objectives. A column evaluating to progress achieving those objectives has been added to the table as part of this update.

Goal	Start Date	End Date	Status
The Renaissance Zone Board will be established.			
The committee will establish rules for projects to be eligible for the tax incentives.	2003	Jan-05	Completed
The committee will educate themselves on Renaissance techniques and incentives being used around the state.	Jan-04	Dec-04	Completed
The Renaissance Board will go through their own strategic planning process and adjust the Mission and Goals of the Renaissance Zone as necessary.	Jan-04	Jan-04	Completed
To gain at least 3 improved structures or new businesses in the Renaissance Zone a year.			
Foster a culture of progressiveness and change while recognizing the traditions and history of the area.	2003	Ongoing	Ongoing
Advertise to promote and raise awareness of the tax advantages of the Renaissance Zone.	2003	2006	Ongoing
Advertise to maintain level of interest in Renaissance Zone tax advantages.	2006	2018	Ongoing
Help businesses apply and receive the benefits of the Renaissance Zone.	2003	2018	Ongoing
Develop a rewards and/or recognition program for those businesses who take advantage of the benefits of	2004	2005	To be completed

CITY OF DICKINSON NORTH DAKOTA
RENAISSANCE ZONE DEVELOPMENT PLAN FIVE YEAR RENEWAL
MAY 7, 2019

the Renaissance Zone.			
To gain at least 3 renovated residential properties and/or new owners each year.			
Foster a culture of progressiveness and change while recognizing the traditions and history of the area.	2003	Ongoing	Ongoing
Advertise to promote and raise awareness of the tax advantages of the Renaissance Zone.	2003	2006	Ongoing
Advertise to maintain level of interest in Renaissance Zone tax advantages.	2006	2018	Ongoing
The City will openly help individuals to apply for and receive the benefits of the Renaissance Zone.	2003	2018	Ongoing
The City will develop a rewards and/or recognition program for those individuals who take advantage of the benefits of the Renaissance Zone.	2004	2005	To be completed
City Government involvement in improving the look and amenities of the downtown area.			
The City will improve the street lighting and traffic control systems to make them more attractive.	2003	2008	Ongoing
The City will maintain and improve the trees in the downtown area by pruning, and removing dead and old trees and replacing them with new vibrant looking trees.	2003	2018	Ongoing
The City will make improvements to the downtown city park to enhance its appeal	2003	2018	Underway
The City will work to promote green spaces in the downtown area to allow grass and other natural vegetation to enhance the aesthetic appearance of the area.	2003	2018	Underway

Source: City of Dickinson Renaissance Zone Development Plan, 2004

In 2013, the City of Dickinson adopted the **Dickinson 2035: Roadmap to the Future Comprehensive Plan**. Included in the Comprehensive Plan are the following policies regarding the Renaissance Zone:

CITY OF DICKINSON NORTH DAKOTA
RENAISSANCE ZONE DEVELOPMENT PLAN FIVE YEAR RENEWAL
MAY 7, 2019

- Policy 1.2. – The City shall actively promote the Renaissance Zone, and determine if the city and investment community are interested in establishing a Renaissance Fund Organization (RFO). The purpose of a RFO is to raise funds to be used to make investments (e.g. equity investments, loans, guarantees, commitments for funding, etc.) in Renaissance Zone properties.
- Policy 1.3. – The City should consider providing financial (fee waivers, revolving loan, grants, etc.) and/or regulatory incentives to increase participation in the Renaissance Zone program.
- Policy 1.4. – Provide technical assistance with Renaissance Zone applications.
- Policy 1.5. – Prepare a downtown revitalization plan; upon completion of the revitalization plan consider the establishment of downtown manager position to implement the plan. Objectives of the plan should include, but not be limited to, investigating the need, feasibility and cost of:
 - Structure parking
 - TIF district
 - Special assessment district
 - Renewed focus on Renaissance Zone.

VI. RENAISSANCE ZONE PROJECT SELECTION MINIMUM CRITERIA

As part of the 2004 Renaissance Zone Development minimum criteria were established for assessing the appropriateness of proposed zone projects. Listed below are those criteria.

- The project meets one of the objectives listed in the Goals and Objectives of the Renaissance Zone Development Plan.
- To be considered an eligible zone rehabilitation project, a **residential property owner** must invest at least 20% of the full and true value of the property.
- To be considered an eligible zone rehabilitation project, a **commercial property owner** must invest at least 50% of the full and true value of the property.
- Any property within the zone, which is in good condition may qualify for an exemption if they improve the property value by at least 20%, unless the project involves restoring the original front by removing a modern false front of a building. In that case, the project may be considered eligible for an exemption as it may meet one the objectives of the Zone.
- To be eligible for a purchase exemption as defined by State law, a property purchased within the Zone must need rehabilitation as identified by the City and the new owner must commit to improving the property.
- Leased business space may qualify as a Renaissance Zone project if the lease meets the Goals and Objectives of the Renaissance Zone Plan.

Cosmetic improvements such as new carpet or painting may be part of the project; but cosmetic

CITY OF DICKINSON NORTH DAKOTA
RENAISSANCE ZONE DEVELOPMENT PLAN FIVE YEAR RENEWAL
MAY 7, 2019

improvements shall not in themselves qualify a project for zone benefits unless one of more of the criteria listed above are met.

A project must comply with the City's planning and zoning standards.

When required by City law, the project must apply for and obtain a building permit prior to construction activities.

As part of the application for the tax benefits available to the purchasers of single family homes in the zone, the applicant will be required to verify on the application that he/she plans to maintain the property as his/her primary residence.

The Planning and Zoning Commission makes recommendations to the City Commission regarding partial or complete exemption on the basis of what the project proposal is and the priority of need within the Zone. The City Commission has final approval regarding partial or complete exemptions.

VII. ADDITIONS TO THE RENAISSANCE ZONE

In 2015 the State of North Dakota amended the Renaissance Zone Program to increase the maximum number of blocks for a city of 5,000 people from 23 to 34. The Century Code also allows an additional block for each additional 5,000 people. At the time of the 2010 U.S. Census the population of the City of Dickinson was 17,878. Under this formula the City of Dickinson increased the size of its Renaissance Zone from 23 to 36. Additionally, as there were five government-owned buildings located within the City's Renaissance Zone, five additional half-blocks were added into the Zone.

As City staff reviewed potential areas to add to the existing Renaissance Zone, the following factors were considered:

- Is the property part of the original town of Dickinson?
- Is the property part of an older subdivision adjacent to the original town?
- Is there an historic structure on the block?
- Are there buildings and sites on the block whose renovation will improve the attractiveness of the zone and of the City of Dickinson itself?
- Would addition of the block add to any of the following listed in the adopted Renaissance Zone Plan:
 - Restore the original fronts on historic structures by removing false fronts:
 - Encourage chances to make the downtown more walkable by creating outdoor cafes, period lighting, improved second floor housing and creating niche retail establishments?
- Are any of the properties on the block underutilized?

CITY OF DICKINSON NORTH DAKOTA
RENAISSANCE ZONE DEVELOPMENT PLAN FIVE YEAR RENEWAL
MAY 7, 2019

- Do any of the structures on the block require upgrading of electrical systems, plumbing, HVC systems, etc.?
- Are there opportunities to establish mixed use developments on the block?
- Are there opportunities to preserve existing single-family residences on block?
- Is the block adjacent to a block that either has a completed Renaissance Zone project or has seen recent a redevelopment or improvement project?
- Is adding the block consistent with the City's either Chapters 3 or 4 of the Comprehensive Plan?
- Are there structures on the block in need of rehabilitation or renovation?
- Are there currently vacant buildings on the block?
- Are there structures on the block sited for building or fire code violations?
- Are there structures on the block that would be considered non-conforming uses?

As part of the 2019 the City's Five Year Renaissance Zone Renewal the following areas were added to the Renaissance Zone;

- Blocks 8, 9 and 10 of the Original Town Plat-- a three block area located on the north side of 1st Street East between 4th Avenue East and 1st Avenue East.;
- The southern half of Block College Addition Subdivision located on the north side of Villard Street West between Hollywood Boulevard and States Avenue;
- Blocks 1, 2 and 6 of the West End Addition Subdivision-a three block area located on the south side of Villard Street West between South 12 Avenue West and Hollywood Boulevard; and
- Auditor's Plat #6. .

The City removed four areas from the Renaissance Zone:

- A one block area consisting of former Renaissance Zone Block 1. This block was added as part of the 2017 development plan update at the request of a property owner. This property owner went forward with a redevelopment project without requesting Renaissance Zone Project approval. The other property owners in this block have indicated they have no plans to redevelop their properties;
- A one block area consisting of former Renaissance Zone Block 3. This block was replaced by a block with more potential project sites;
- A one-block area consisting of former Renaissance Zone Block 7. The purchase of three lots by the City and their conversion into a municipal parking lot has limited the redevelopment potential of this block. It has been replaced with a block with more potential redevelopment sites; and
- A five-block area consisting of former Renaissance Zone Blocks 21 through 25. City staff

CITY OF DICKINSON NORTH DAKOTA
RENAISSANCE ZONE DEVELOPMENT PLAN FIVE YEAR RENEWAL
MAY 7, 2019

held a public meeting with area property owners to discuss the establishment of a University Overlay District as well as potential redevelopment opportunities. Feedback received from property owners indicated little if any interest in either adoption of an overlay district or redevelopment. Based upon property owner input received at a community meeting held on January 10, 2019 the City decided to relocate these five blocks to an existing commercial district along Villard Street West between 11th Avenue West and State Avenue.

Attachment A contains a map portraying the Renaissance Zone as amended on May 7, 2019.

Attachment B contains the revised Property Inventory.

Attachment C contains a list of Potential Additional Renaissance Zone Projects.

Attachment D contains an historic property survey within the Renaissance Zone Expansion Area.

Attachment E contains information pertaining to the University Overlay District public meeting.

RENAISSANCE ZONE -BLOCKS 1, 3 AND 7

The Renaissance Zone Blocks 1, 3, and 7 consist of Blocks 8, 9 and 10 of the Original Town Plat. located on the north side of 1st Street East between 4th Avenue East and 1st Avenue East..

Based upon outward appearance, age and/or current occupancy status, the following properties on Renaissance Zone Blocks 1, 3, and 7 appear to be potential projects:

- Block 1-355-357 1st Street East;
- Block 3-219 1st Street East; and
- Block 7-129 1st Street East.

City staff has determined the following structures are possibly historically significant:

- Block 3-145 3rd Avenue East;
- Block 3-112 2nd Avenue East;
- Block 7-137 2nd Avenue East; and
- Block 7-145 2nd Avenue East.

Block 1 and Block 3 are zoned General Commercial. Block 7 is zoned General Commercial and Downtown Commercial. The City will consider expanding its existing Downtown Overlay

CITY OF DICKINSON NORTH DAKOTA
RENAISSANCE ZONE DEVELOPMENT PLAN FIVE YEAR RENEWAL
MAY 7, 2019

District to include these three blocks.

RENAISSANCE ZONE BLOCKS 21 THROUGH 25

Renaissance Zone Block 21 is located on the north side of Villard Street West between Hollywood Boulevard and States Avenue. Block 21 is zoned General Commercial and consists of the southern half of Block 3 of the College Addition Subdivision recorded in 1946.

Renaissance Zone Blocks 22, 23 and 24 are located on the south side of Villard Street West between Hollywood Boulevard and South 12th Avenue West. Blocks 22 and 23 are zoned General Commercial (GC) and Medium Density Residential (R2). Block 24 is zoned GC. Blocks 22, 23, and 24 are Lots 1, 2 and 6, respectively, of the West End Addition Subdivision recorded in 1953.

Renaissance Zone Block 25 is located on the south side of Villard Street West east of South 11th Avenue West and north of the BNSF rail corridor. Block 25 is zoned GC and Mobile Home and includes Lot 1 through 4 of Auditor's Plat #6 recorded in 1958.

Based upon outward appearance, age and/or current occupancy status, the following properties within the proposed Renaissance Zone blocks 21 through 25 appear to be potential projects:

- Block 21-1520 West Villard;
- Block 22-1409 West Villard;
- Block 23-1331 West Villard;
- Block 24-1269 West Villard; and
- Block 25- 1251 1st Avenue South.

VIII. AMENDMENT PROCESS

A public hearing on the proposed Renaissance Zone changes was held before the City Planning and Zoning Commission on April 17, 2019. Notice of the public hearing was published in the local newspaper two weeks prior to the meeting. Notice letters were sent to property owners within the areas proposed for deletion. There were no public comments made at the Planning and Zoning Commission meeting. After closing the public hearing the Planning and Zoning Commission recommended approval of the Renaissance Zone Development Plan amendment. Following a public hearing, the proposed amendment was approved by the City Commission May 7, 2019. On June 10, 2019 the State Department of Commerce issued a signed memorandum of understanding extending the City of Dickinson's Renaissance Zone from July 1, 2019 through July 1, 2024.

Attachment F contains documents pertaining to the public outreach and public hearing process.

CITY OF DICKINSON NORTH DAKOTA
RENAISSANCE ZONE DEVELOPMENT PLAN FIVE YEAR RENEWAL
MAY 7, 2019

Attachment G contains the resolution adopted by the City Commission on May 7, 2019, the minutes from that City Commission meeting, and the memorandum of understanding.

Letters of support for the proposed Renaissance Zone Development Plan Five Year Extension were received from the Stark County Commission, the School Board of the Dickinson Public Schools, and the Dickinson Parks and Recreation District.

Attachment H contains the letters of support received by the City.

CITY OF DICKINSON NORTH DAKOTA
RENAISSANCE ZONE DEVELOPMENT PLAN FIVE YEAR RENEWAL
MAY 7, 2022

ATTACHMENT A



Renaissance Zone
Dickinson, ND

(Approved May 7, 2019, Resolution 14-2019)

MAP FEATURES
Renaissance Zone
Area Status
Designated



1 inch = 200 feet



CITY OF DICKINSON NORTH DAKOTA
RENAISSANCE ZONE DEVELOPMENT PLAN FIVE YEAR RENEWAL
MAY 7, 2022
ATTACHMENT B

BLK	OWNER	ADDRESS	LOT(S)	BLOCK	ADDITION	USE	CONDITION	POTENTIAL PROJECT SITE	POTENTIAL HISTORICAL SIGNIFICANCE
1	NOVOTNY, GILBERT J & DIANE J	146 3RD AVE E	1 & 2	8	ORIG PLAT	RESIDENTIAL	NORMAL		
1	URBAN, DENNIS W & KELLY	134 3RD AVE E	3 THROUGH 6	8	ORIG PLAT	RESIDENTIAL	NORMAL		
1	SHEPPARD, DAVID A & MELISSA M	3RD AVE E	7 & 8	8	ORIG PLAT	VACANT	NORMAL		
1	SHEPPARD, DAVID A & MELISSA M	112 3RD AVE E	8 & 9 ; N 5' OF 11	8	ORIG PLAT	COMMERCIAL	NORMAL		
1	PRAIRIE PROPERTIES SOUTH, LLC	104 3RD AVE E	S 20' OF 11, ALL OF 12	8	ORIG PLAT	COMMERCIAL	NORMAL		
1	CITY OF DICKINSON	N/A	13; W 12.5' OF 14, ALL OF 15	8	ORIG PLAT	PARKING LOT	NORMAL		
1	RUSK, KEVAN & KELLY	341 1ST ST E	E 12.5' OF 15, ALL OF 16	8	ORIG PLAT	OFFICE BUILDING	NORMAL		
1	PAUL, DONALD J & LINDA K	353 1ST ST E	17 & 18	8	ORIG PLAT	RETAIL	NORMAL		
1	KRAMER, DONALD N	355-357 1ST ST E	19 & 20	8	ORIG PLAT	RETAIL	BELOW NORMAL	X	
2	HEISER, TRACY A	11 4TH AVE E	1 THROUGH 3	7	ORIG PLAT	COMMERCIAL	NORMAL		
2	THOMAS, WARREN & MICHELLE R.	339 VILLARD ST E	4 THROUGH 8	7	ORIG PLAT	COMMERCIAL	NORMAL		
2	SIMONSON STATION STORE OF BISMARK	317 VILLARD ST E	9 THROUGH 16	7	ORIG PLAT	COMMERCIAL	NORMAL		
2	KING REALTY INC	302 1ST ST E	17 THROUGH 25; W 9' OF 26	7	ORIG PLAT	COMMERCIAL	NORMAL*	X	
2	KING REALTY INC	354 1ST ST E	E 16' OF 26; 27 THROUGH 30	7	ORIG PLAT	COMMERCIAL	NORMAL		
2	NEIGHBORS, INC.	25 4TH AVE E	31	7	ORIG PLAT	COMMERCIAL	BELOW NORMAL	X	
3	STICKA, ERIC	145 3RD AVE E	1&2	9	ORIG PLAT	RESIDENTIAL	NORMAL		X
3	GLASSER, TAMARA K	137 3RD AVE E	3, N 23' OF 4	9	ORIG PLAT	RESIDENTIAL	NORMAL		
3	STICKA, ERIC	133 3RD AVE E	S2' OF 4, 5	9	ORIG PLAT	RETAIL	NORMAL		
3	CONTRERAS, F&D TROCHEZ DE CONTRERAS	129 3RD AVE E	6	9	ORIG PLAT	COMMERCIAL	NORMAL		
3	STEFFAN, RANDALL S	121 3RD AVE E	7 & 8	9	ORIG PLAT	RETAIL	NORMAL		
3	CITY OF DICKINSON	N/A	9 & 10	9	ORIG PLAT	PARKING	NORMAL		
3	TUHY, S.L. & SCHMIDT; BRYAN J. ET-AL	257 1ST ST E	11 & 12	9	ORIG PLAT	OFFICE BUILDING	NORMAL	X	
3	MEIDINGER, MICHAEL M.	219 1ST ST E	13 & 14	9	ORIG PLAT	RETAIL	NORMAL		
3	MEIDINGER, MICHAEL M.	112 2ND AVE E	15, S 15' OF 16	9	ORIG PLAT	RESIDENTIAL	NORMAL		X
3	WELCH, TERRY L & TWILA	118 2ND AVE E	N 10' OF 16, 17	9	ORIG PLAT	RESIDENTIAL	NORMAL		
3	OBRITSCH, KATHLEEN J	122 2ND AVE E	18	9	ORIG PLAT	RESIDENTIAL	NORMAL		
3	PROCVI, RANDALL & BRADY, JULIE	126 2ND AVE E	19 & 20	9	ORIG PLAT	RESIDENTIAL	NORMAL		
3	STEINER, SANDRA	146 1/2 2ND AVE E	21	9	ORIG PLAT	RESIDENTIAL	NORMAL		
3	STEINER, SANDRA	146 2ND AVE E	22 THROUGH 24	9	ORIG PLAT	RESIDENTIAL	NORMAL		
4	KRALICEK, BERTHA E (LE)	245 2ND AVE W	1 & 2	15	ORIG PLAT	RESIDENTIAL	NORMAL		
4	WEINBERGER, LEO & FLORENCE	235 2ND AVE W	3 & 4	15	ORIG PLAT	RESIDENTIAL	NORMAL		
4	BP MARSH RENTALS LLC	229 2ND AVE W	5 & 6	15	ORIG PLAT	RESIDENTIAL	NORMAL		
4	HOME SPECIALISTS GROUP LLC	217 2ND AVE W	7 & 8, N1/2 9	15	ORIG PLAT	RESIDENTIAL	NORMAL		
4	ZIMAN KEVIN& CYNTHIA	209 2ND AVE. W	81/2L9, LOT 10	15	ORIG PLAT	KING SPEED PRINTING	POOR		
4	WHITE, CAROLYN TRUE BRIGHT	205 2ND AVE W	11 & 12	15	ORIG PLAT	RESIDENTIAL	NORMAL		
4	METROPOLITAN SAVINGS & LOAN ASSN.	240 2ND ST. W	L13-18 S1/2 LOT19	15	ORIG PLAT	U.S. BANK	NORMAL		
4	METROPOLITAN FEDERAL BANK	N/A	N1/2 LOT 19	15	ORIG PLAT	PAVING AND LANDSCAPING	N/A		
4	DICKINSON PUBLIC SCHOOL SYSTEM	266 3RD AVE W	20,21, 22 & 23	15	ORIG PLAT	ALTERNATIVE SCHOOL	BELOW NORMAL		X
4	DAKOTA JOY LLC	235 3RD ST W	LOT 24 & 25	15	ORIG PLAT	COFFEE SHOP	NORMAL		
4	DAKOTA JOY LLC	229 3RD ST W	26 & 27	15	ORIG PLAT	COFFEE SHOP	NORMAL		
5	WOOD, ROBERT	141 3RD ST. W	1,2,3	16	ORIG PLAT	LIFE BUILDING	NORMAL		
5	KIRKWOOD BANK & TRUST CO.	235 1ST AVE W	4 & 5	16	ORIG PLAT	RESIDENTIAL	NORMAL		
5	KIRKWOOD BANK & TRUST CO.	221 1ST AVE W	6,7,8	16	ORIG PLAT	KIRKWOOD BANK & TRUST	NORMAL		
5	KIRKWOOD BANK & TRUST CO.	221 1ST AVE W	9 & 10	16	ORIG PLAT	ASPH. PAVING ONLY	N/A		
5	CITY OF DICKINSON	N/A	11 & 12	16	ORIG PLAT	EXEMPT			
5	DICKINSON PUBLIC LIBRARY FNDTN	140 2ND ST W	W98' LOT13 & 14 & 15	16	ORIG PLAT	EXEMPT			
5	DICKINSON PUBLIC LIBRARY FNDTN	128 2ND ST W	E43' LOT 13 14 & 15	16	ORIG PLAT	EXEMPT			
5	CITY OF DICKINSON	214 2ND AVE W	16	16	ORIG PLAT	EXEMPT			
5	CITY OF DICKINSON	N/A	17-20	16	ORIG PLAT	EXEMPT			
5	CITY OF DICKINSON	N/A	21	16	ORIG PLAT	EXEMPT			
5	CITY OF DICKINSON	N/A	22	16	ORIG PLAT	EXEMPT			
5	** CITY OF DICKINSON	139 3RD ST W	23 & 24	16	ORIG PLAT	LIBRARY			X
6	DAKOTA HOPE LLC	235 SIMS	1-4	17	ORIG PLAT	OFFICE BUILDING	BELOW NORMAL		
6	WHITE, CAROLYN TRUE BRIGHT	227 SIMS	5 & 6 & 7	17	ORIG PLAT	RESIDENTIAL	PROJECT COMPLETED		
6	THE BREW, LLC	215 SIMS	8 & 9	17	ORIG PLAT	COFFEE SHOP			
6	DICKINSON LLC	10 2ND ST. W	10,11,12	17	ORIG PLAT	OFFICES	BELOW NORMAL		
6	AMERICAN BANK CENTER	46 2ND ST. W	13-16, S1/2 L17	17	ORIG PLAT	PARKING LOT	VACANT		X
6	AMERICAN BANK CENTER	N1/2 L-17, 18-20,S1/2 21		17	ORIG PLAT	PARKING LOT	VACANT		
6	AMERICAN BANK CENTER	75 3RD ST W	N1/2 L-21, 22-24	17	ORIG PLAT	PARKING LOT	VACANT		
7	ESSON, GEORGE	134 2ND ST. E	W 56' OF 1 & 2;	10	ORIG PLAT	RESIDENTIAL	NORMAL		X
7	WANNER, JONATHAN	145 2ND AVE E	E 85' OF 1 & 2	10	ORIG PLAT	RESIDENTIAL	NORMAL		X
7	ROSHAU, BRANT M	137 2ND AVE E	3 & 4	10	ORIG PLAT	RESIDENTIAL	NORMAL		X

BLK	OWNER	ADDRESS	LOT(S)	BLOCK	ADDITION	USE	CONDITION	POTENTIAL PROJECT SITE	POTENTIAL HISTORICAL SIGNIFICANCE
7	SANDALA, JOSHUA N	127 2ND AVE E	5 & 6	10	ORIG PLAT	RESIDENTIAL	NORMAL		
7	FISHER, JAMES	117 2ND AVE E	7 & 8, 1.6' x 52' OF 9	10	ORIG PLAT	RESIDENTIAL	NORMAL		
7	CASPER, GARY	115 2ND AVE E	9 LESS 1.6' x 52', PLUS 1/2 OF 10	10	ORIG PLAT	RESIDENTIAL	NORMAL		
7	WEST PLAINS REALTY INC	107 2ND AVE E	E 78' OF 10, 11 & 12	10	ORIG PLAT	RESIDENTIAL	NORMAL		
7	OTT, DUANE	129 1ST ST E	W 63' S1/2 10, W 63' OF 11 & 12	10	ORIG PLAT	COMMERCIAL	BELOW NORMAL	X	
7	BOGNER FAMILY LLC	117 1ST ST E	13 THROUGH 17	10	ORIG PLAT	OFFICE BUILDING & ASPHALT PARKING LOT	NORMAL		
7	SEWERT, JACOB	1ST AVE E	18	10	ORIG PLAT	WAREHOUSE	NORMAL		
7	WHITE, CAROLYN TRUE BRIGHT	128 1ST AVE E	19	10	ORIG PLAT	VACANT	NORMAL		
7	WHITE, CAROLYN TRUE BRIGHT	1ST AVE E	20 THROUGH 22	10	ORIG PLAT	VACANT	NORMAL		
7	STOCKERT, BLAINE	146 1ST AVE E	23 & 24	10	ORIG PLAT	RESIDENTIAL/CHILD CARE	NORMAL		
8	HR PROPERTIES	125 2ND AVE W	LOTS 1-6	14	ORIG PLAT	OFFICE BUILDING	NORMAL		
8	* LEISS, DARLENE	119 2ND AVE. W	L7, N15' L8	14	ORIG PLAT	KDDX-AM	BELOW NORMAL	X	
8	LEISS, DARLENE	115 2ND AVE. W	S10' L8, ALL 9&10	14	ORIG PLAT	VACANT COMMERCIAL	VERY POOR		
8	HOME SPECIALISTS GROUP LLC	101 2ND AVE W	L-11 & 12	14	ORIG PLAT	SWIMMING POOL	BELOW NORMAL		
8	HOME SPECIALISTS GROUP LLC	288 1ST ST W	W69.7' L13 & 14	14	ORIG PLAT	RESIDENTIAL	NORMAL		
8	HOME SPECIALISTS GROUP LLC	228 1ST ST W	E87' L-13 & 14	14	ORIG PLAT	OFFICE BUILDING	NORMAL		
8	O'BRIEN, AARON & DREAM	118 3RD AVE W	L 15-18	14	ORIG PLAT	RESIDENTIAL	POOR		
8	ALBRECHT, DAVID J. & EVE L. KOSTELECKY	128 3RD AVE W	L-19	14	ORIG PLAT	RESIDENTIAL	NORMAL		
8	WANNER, JOHN & PEGGY	132 3RD AVE W	L-20	14	ORIG PLAT	RESIDENTIAL	VERY POOR		
8	ST. PATRICK'S CHURCH	136 3RD AVE W	L-21 & 22 LESS W20'	14	ORIG PLAT	RESIDENTIAL	BELOW NORMAL		
8	CITY OF DICKINSON	277	W20' L-21 & 22	14	ORIG PLAT	EXEMPT			
8	HERMAN, EVELYN	N/A	E PART L-23 & 24	14	ORIG PLAT	EXEMPT			
8	* PARKE, MICHAEL C.	148 3RD AVE W	117.63' LOT 23, W122.37' L2	14	ORIG PLAT	RESIDENTIAL	NORMAL		X
9	K SCHWARTZ PROPERTIES LLC	137 1ST AVE. W	E 75' L 1-3	13	ORIG PLAT	OFFICE BUILDING	NORMAL		
9	CITY OF DICKINSON	115 1ST AVE. W	LOTS 4-10	13	ORIG PLAT	OFFICE BUILDING	VERY GOOD		
9	DICKINSON ELKS BUILDING LLC	103 1ST AVE. W	11 & 12	13	ORIG PLAT	PARKING LOT/EXEMPT			
9	OTTO, TODD & SONDRA	128 1ST ST. W	E60' L13-14	13	ORIG PLAT	OFFICE BLDG/OLD ELKS BLDG	GOOD		X
9	DKOV PROPERTIES, LLC	148 1ST ST. W	W81' L 13&14	13	ORIG PLAT	OFFICE BUILDING	NORMAL		
9	DICKINSON ELKS BUILDING LLC	122 2ND AVE W	15, 16 & S5FT OF LOT 17	13	ORIG PLAT	OFFICES	BELOW NORMAL		
9	CITY OF DICKINSON	148 2ND AVE W	LOT 17 LESS S5FT & LOTS 18-21	13	ORIG PLAT	PARKING LOT	BELOW NORMAL		
9	NORTHWESTERN BELL TELEPHONE	135 SIMS SUITE 101	22 - 24	13	ORIG PLAT	TELEPHONE BUILDING	NORMAL		
10	BEE-BAY SELF STORAGE, LLC	135 SIMS SUITE 200	LOTS 1-9, E75' LOTS 10-12	12	ORIG PLAT	CITY CENTER PLAZA CONDO	NORMAL		
10	CITY CENTER PLAZA CONDO	135 SIMS SUITE 201	LOTS 1-9, E75' LOTS 10-12	12	ORIG PLAT	CITY CENTER PLAZA CONDO	NORMAL		
10	CONTINENTAL BUILDERS, INC.	135 SIMS SUITE 202	LOTS 1-9, E75' LOTS 10-12	12	ORIG PLAT	CITY CENTER PLAZA CONDO	NORMAL		
10	CITY CENTER PLAZA CONDO	135 SIMS SUITE 203	LOTS 1-9, E75' LOTS 10-12	12	ORIG PLAT	CITY CENTER PLAZA CONDO	NORMAL		
10	CITY CENTER PLAZA CONDO	135 SIMS SUITE 204	LOTS 1-9, E75' LOTS 10-12	12	ORIG PLAT	CITY CENTER PLAZA CONDO	NORMAL		
10	CITY CENTER PLAZA CONDO	135 SIMS SUITE 205	LOTS 1-9, E75' LOTS 10-12	12	ORIG PLAT	CITY CENTER PLAZA CONDO	NORMAL		
10	CITY CENTER PLAZA CONDO	135 SIMS SUITE 206	LOTS 1-9, E75' LOTS 10-12	12	ORIG PLAT	CITY CENTER PLAZA CONDO	NORMAL		
10	CITY CENTER PLAZA CONDO	135 SIMS SUITE 207	LOTS 1-9, E75' LOTS 10-12	12	ORIG PLAT	CITY CENTER PLAZA CONDO	NORMAL		
10	CITY CENTER PLAZA CONDO	135 SIMS SUITE 208	LOTS 1-9, E75' LOTS 10-12	12	ORIG PLAT	CITY CENTER PLAZA CONDO	NORMAL		
10	CITY CENTER PLAZA CONDO	135 SIMS SUITE 209	LOTS 1-9, E75' LOTS 10-12	12	ORIG PLAT	CITY CENTER PLAZA CONDO	NORMAL		
10	CITY CENTER PLAZA CONDO	135 SIMS SUITE 210	LOTS 1-9, E75' LOTS 10-12	12	ORIG PLAT	CITY CENTER PLAZA CONDO	NORMAL		
10	CITY CENTER PLAZA CONDO	135 SIMS SUITE 211	LOTS 1-9, E75' LOTS 10-12	12	ORIG PLAT	CITY CENTER PLAZA CONDO	NORMAL		
10	CITY CENTER PLAZA CONDO	135 SIMS SUITE 214	LOTS 1-9, E75' LOTS 10-12	12	ORIG PLAT	CITY CENTER PLAZA CONDO	NORMAL		
10	CHANCE & ASPEN ENTERPRISES LLC	135 SIMS SUITE 215	LOTS 1-9, E75' LOTS 10-12	12	ORIG PLAT	CITY CENTER PLAZA CONDO	NORMAL		
10	LUDWIG PROPERTIES LLC	135 SIMS SUITE 216	LOTS 1-9, E75' LOTS 10-12	12	ORIG PLAT	CITY CENTER PLAZA CONDO	NORMAL		
10	CITY CENTER PLAZA CONDO	135 SIMS SUITE 217	LOTS 1-9, E75' LOTS 10-12	12	ORIG PLAT	CITY CENTER PLAZA CONDO	NORMAL		
10	CITY CENTER PLAZA CONDO	135 SIMS SUITE 219	LOTS 1-9, E75' LOTS 10-12	12	ORIG PLAT	CITY CENTER PLAZA CONDO	NORMAL		
10	CITY CENTER PLAZA CONDO	135 SIMS SUITE 220	LOTS 1-9, E75' LOTS 10-12	12	ORIG PLAT	CITY CENTER PLAZA CONDO	NORMAL		
10	CITY CENTER PLAZA CONDO	135 SIMS SUITE 221	LOTS 1-9, E75' LOTS 10-12	12	ORIG PLAT	CITY CENTER PLAZA CONDO	NORMAL		
10	CITY CENTER PLAZA CONDO	135 SIMS SUITE 222	LOTS 1-9, E75' LOTS 10-12	12	ORIG PLAT	CITY CENTER PLAZA CONDO	NORMAL		
10	CITY CENTER PLAZA CONDO	135 SIMS SUITE 230	LOTS 1-9, E75' LOTS 10-12	12	ORIG PLAT	CITY CENTER PLAZA CONDO	NORMAL		
10	SCHUMACHER, BRENDA	20 1ST ST W	W22' L10-12	12	ORIG PLAT	RESTAURANT VACANT	PROJECT COMPLETED		
10	HANN, CAMILLE OKARA	14 1 ST W	PART LOTS 10-12	12	ORIG PLAT	STORE	EXCELLENT		
10	HANN, CAMILLE OKARA	18 ST ST W	PART LOTS 10-12	12	ORIG PLAT	OFFICE BUILDING VACANT	ABOVE NORMAL		
10	AMERICAN STATE BANK AND TRUST	28 1ST 51W	E30' LOTS 13-16	12	ORIG PLAT	STORE	PROJECT COMPLETED		
10	AMERICAN STATE BANK AND TRUST	46 1ST ST. W	W30'L13-15, S15W30'L16	12	ORIG PLAT	OFFICE BUILDING	PROJECT COMPLETED	X	X
10	AMERICAN STATE BANK AND TRUST	38 1ST ST W	N10'W30' L-16, M81'L13-16	12	ORIG PLAT	OFFICE BUILDING	PROJECT COMPLETED		
10	AMERICAN STATE BANK AND TRUST	118 1ST AVE W	17-19	12	ORIG PLAT	OFFICE BUILDING	NORMAL		

BLK	OWNER	ADDRESS	LOT(S)	BLOCK	ADDITION	USE	CONDITION	POTENTIAL PROJECT SITE	POTENTIAL HISTORICAL SIGNIFICANCE
10	AMERICAN STATE BANK AND TRUST	140 1ST AVE. W	20-24	12	ORIG PLAT	BANK	NORMAL		
11	CITY OF DICKINSON	N/A	LOTS 1-7	11	ORIG PLAT	PARKING LOT			
11	GREFF PROPERTIES LLC	115 1ST AVE. E	LOTS 8-10	11	ORIG PLAT	RESIDENTIAL OFFICE	BELOW NORMAL		x
11	CONSOLIDATED TELEPHONE	97 1ST ST E	LOTS 11 & 12	11	ORIG PLAT	OFFICE BUILDING	NORMAL		
11	UNITED STATES OF AMERICA	151ST ST E	LOTS 13-20	11	ORIG PLAT	POST OFFICE			
11	CITY OF DICKINSON	N/A	LOTS 21-24	11	ORIG PLAT	PARKING LOT			
12	CHARBONNEAU BUICK GMC TRUCK INC	4TH AVE W	LOTS 1-6	G	DAKOTA LAND	AUTO DEALERSHIP PARKING	ASPHALT		
12	DACOTAH BANK INC	410 W VILLARD	LOTS 7-15 (-15'x15'MDU)	G	DAKOTA LAND	BANK AND PARKING	GOOD		
12	CHARBONNEAU BUICK GMC TRUCK INC	WEST VILLARD	16-18	G	DAKOTA LAND	PARKING LOT	ASPHALT		x
12	CHARBONNEAU BUICK GMC TRUCK INC	5TH AVE W	19-22 S15 FT LOT 23	G	DAKOTA LAND	RESIDENTIAL	NORMAL		
12	NICHOLS, MARIA	46 5TH AVE W	N10' LOT 23 & ALL 24	G	DAKOTA LAND	COMMERCIAL	POOR		
13	CHARBONNEAU BUICK GMC TRUCK INC	45 3RD AVE. W	LOTS 1-6	F	DAKOTA LAND	PARKING	NORMAL		
13	GENERAL INVESTMENT CORP.	312 W VILLARD	LOTS 7-11	F	DAKOTA LAND	COMMERCIAL	NORMAL		
13	M & H GASOLINE	N/A	LOTS 12-15	F	DAKOTA LAND	CONCRETE PARKING	N/A		
13	MIDLAND PRODUCTS COMPANY	342 W. VILLARD	S91' LOTS 16-18	F	DAKOTA LAND	GAS STATION	NORMAL		
13	MILLER & HOLMES, INC.	18 - 4TH AVE W	N25' LOTS 16-18	F	DAKOTA LAND	WAREHOUSE	NORMAL		
13	MILLER & HOLMES, INC.	N/A	S25', N50' LOTS 16-18	F	DAKOTA LAND	PAVING ONLY	N/A		
13	CHARBONNEAU BUICK GMC TRUCK INC	28 4TH AVE W	W109' LOTS 19 & 20	F	DAKOTA LAND	PAVING	N/A		
13	CHARBONNEAU BUICK-PONTIAC	N/A	E32' LOTS 19 & 20	F	DAKOTA LAND	PAVING	N/A		
13	CHARBONNEAU BUICK GMC TRUCK INC	36 4TH AVE W	L-21, L-22 LESS E33' IN 191	F	DAKOTA LAND	PAVING	N/A		
13	CHARBONNEAU BUICK-PONTIAC	48 4TH AVE W	LOTS 23-24, N19'E33'L-22	F	DAKOTA LAND	COMMERCIAL	NORMAL		
14	* CITY OF DICKINSON	25-2ND AVE W	1 through 6	1	ORIG PLAT	FIRE DEPT/PARKING LOT	GOVT.		x
14	CB GLASSER LLC	17 2ND AVE W	N32' LOTS 7-9	1	ORIG PLAT	OFFICE W/UPSTAIRS APT	PROJECT COMPLETED		
14	DAKOTA COMMUNITY BANK	14 3RD AVE W	S100' LOTS 7-9, LOTS 10-16, LOT 17 LESS SW CORNER, LOTS 18-21	1	ORIG PLAT	BANK	NORMAL		
14	DAKOTA COMMUNITY BANK	229 1st ST W	LOTS 22 & 23	1	ORIG PLAT	OFFICE BUILDING	NORMAL		
15	KLF RENTALS, LLC	113 1ST STREET W	1	2	ORIG PLAT	STORE/OFFICE	NORMAL		
15	* FICEK, VINCE H.	41 1ST AVE W	2	2	ORIG PLAT	OFFICE BUILDING	VERY GOOD		x
15	HEIDECCKER, GERALD J.	37- 1st AVE W	3	2	ORIG PLAT	QUALITY QUICK PRINT	NORMAL		
15	HEIDECCKER, GERALD J.	33-1ST AVE W	4	2	ORIG PLAT	COPY EXPRESS	NORMAL		
15	TESCHER INVESTMENTS LLC	25 -ST AVE W	5,6	2	ORIG PLAT	OFFICE BUILDING	VERY GOOD		
15	* FIRST NATIONAL BANK & TRUST CO.	7-1ST AVE W	7 through 18	2	ORIG PLAT	BANK	NORMAL		x
15	FIRST NATIONAL BANK & TRUST CO.	PARKING LOT	19	2	ORIG PLAT	BANK	PAVING ONLY		
15	CITY OF DICKINSON		W90' LOTS 20-24	2	ORIG PLAT				
15	SMALLWOOD, ERIC & RAMSAY, DAVID & ANGELA	127 1ST STW	E51' 20-24	2	ORIG PLAT	OFFICE BUILDING	POOR		
16	* MARSH, BERNIE PAULETTE	43 SIMS	1,2	3	ORIG PLAT	THE ESQUIRE CLUB	PROJECT COMPLETED		x
16	LORZ, DEBBIE G	39 SIMS	3	3	ORIG PLAT	RETAIL	NORMAL		
16	SADOWSKY, JONATHAN A. & LAVONN	35 SIMS	4	3	ORIG PLAT	RETAIL	NORMAL		
16	TEIGEN, SHANE & LINDSAY	31 SIMS	5	3	ORIG PLAT	COMMERCIAL	NORMAL		
16	WALTER, DAVID & KIMBERLY	23 SIMS	6	3	ORIG PLAT	RETAIL	NORMAL		
16	RIESINGER, MICHAEL ET AL	2 W VILLARD	7	3	ORIG PLAT	RESTAURANT	VERY GOOD		x
16	* ANDERSON JEFFREY L. & PEGGY H.	6 W VILLARD	8	3	ORIG PLAT	J.P. FRAME SHOP	ABOVE NORMAL		x
16	*MUNDY, DWIGHT	16 W VILLARD	L-9 & PART L-10	3	ORIG PLAT	VACANT RETAIL	NORMAL		x
16	VILLARD WEST LLC	24 W VILLARD	W7, 2' 10' & 11 ALL 12	3	ORIG PLAT	RETAIL	NORMAL		
16	BERGER, JEREMY & TARA	26 W VILLARD	13 & 14	3	ORIG PLAT	OFFICE COMMERCIAL	NORMAL		
16	LEMIEUX, JESSIE JOELLE	34 W VILLARD	15	3	ORIG PLAT	PET STORE	NORMAL		
16	BLACKRIDGE ENTERPRISES, LLC	36 W VILLARD	16	3	ORIG PLAT	RESTAURANT	ABOVE NORMAL		
16	PARK SQUARE LLC	46 W VILLARD	17,18	3	ORIG PLAT	PERSONAL SERVICES; RETAIL; EMPLOYMENT AGENCY	BELOW NORMAL		
16	** OIL FOR AMERICA L.L.C.	28-1ST AVE W	19	3	ORIG PLAT	OFFICE GENERAL W/UPSTAIRS APARTMENTS	NORMAL	x	
16	FRONTIER LODGE #27 I.O.O.F.	32-1ST AVE W	20,21	3	ORIG PLAT	CLUB, RETAIL/OFFICE SPACE	BELOW NORMAL		
16	BLACKRIDGE ENTERPRISES, LLC	40-1ST AVE W	22,23	3	ORIG PLAT	OFFICE RETAIL	ABOVE NORMAL		
16	K SCHWARTZ PROPERTIES LLC	46 1ST AVE W	24	3	ORIG PLAT	RETAIL/OFFICE/UPSTAIRS APT	PROJECT COMPLETED	x	
17	EMMERICH, MARK A & KIM L	34 1ST ST E	1,2	4	ORIG PLAT	MEDICAL OFFICES	NORMAL		
17	FRAT. ORDER OF EAGLES #2328	31-1ST AVE E	3,4,5,6	4	ORIG PLAT	CLUB-FOE	NORMAL		

BLK	OWNER	ADDRESS	LOT(S)	BLOCK	ADDITION	USE	CONDITION	POTENTIAL PROJECT SITE	POTENTIAL HISTORICAL SIGNIFICANCE
17	SURANI, SAMIRA	41 E VILLARD	7 through 13	4	ORIG PLAT	VACANT HIGH RISE OFFICES/HOTEL	NORMAL-CONDITIONAL APPROVAL GRANTED		X
17	CITY OF DICKINSON	N/A	14	4	ORIG PLAT	PARK	N/A		
17	CITY OF DICKINSON	N/A	15 & 16	4	ORIG PLAT	PARK	N/A		
17	CITY OF DICKINSON	N/A	17 & 18	4	ORIG PLAT	PARK	N/A		
17	DECKER, ROSIE & ROGER	24 SIMS	19	4	ORIG PLAT	RETAIL	NORMAL		
17	BP MARSH COMMERCIAL RENTALS LLC	36 SIMS	20,21	4	ORIG PLAT	VACANT RETAIL	NORMAL		
17	BP MARSH COMMERCIAL RENTALS LLC	38 SIMS	22	4	ORIG PLAT	COMMERCIAL	PROJECT COMPLETED		
17	SEWERT ENTERPRISES LIMITED	42 SIMS	23 & 24	4	ORIG PLAT	COMMERCIAL	ABOVE NORMAL	X	X
18	SK DEVELOPMENT LLC	140 1ST ST E	1, 2, 3, 4	5	ORIG PLAT	COMMERCIAL	NORMAL		
18	BOGNER, FLORENCE R.	25 2ND AVE. E	5 & 6	5	ORIG PLAT	APPLIANCE STORE	NORMAL		
18	GLASER, TOM	11 2ND. AVE. E.	7,8,9	5	ORIG PLAT	OFFICE RETAIL	NORMAL		X
18	GLASER, TOM	131 E. VILLARD	10,11,12	5	ORIG PLAT	RETAIL	NORMAL		X
18	GLASER, TOM	123 E. VILLARD	13,14	5	ORIG PLAT	RETAIL	BELOW NORMAL		
18	GLASER, TOM & BRIDGET	103 EAST VILLARD	15-18	5	ORIG PLAT	RETAIL/PERSONAL SERVICES	NORMAL		
18	CAP RENTALS LLC	30 1ST AVE E.	19-21 LESS 25'	5	ORIG PLAT	OFFICE	NORMAL		
18	PRESLER, MARTY	38 1ST AVE. E.	22	5	ORIG PLAT	RETAIL	NORMAL		
18	DUKART, SARAH	120 1ST ST. E.	E60.5' L23 & 24	5	ORIG PLAT	APARTMENT	NORMAL		
18	SUNSET CENTER	461ST AVE E	W80.7' L23 & 24	5	ORIG PLAT	EXEMPT	NORMAL		
19*	OTT, ROBBIN & KARI, URROZ	37 3RD AVE. E.	1 through 6	6	ORIG PLAT	AUTO SUPPLY STORE	NORMAL		X
19	BATHTUB ROW, LLC	241 EAST VILLARD	N40°L7 & 8	6	ORIG PLAT	PARKING LOT	N/A		
19	BATHTUB ROW, LLC	241 EAST VILLARD	S92°L7 & ALL 8	6	ORIG PLAT	PAVING ONLY	N/A		
19	BATHTUB ROW, LLC	225 EAST VILLARD	L9-16 LESS 15'X15'	6	ORIG PLAT	COMMERCIAL/OFFICE	NORMAL		
19	KOVASH, MONTY R & DIANE M	28 2ND AVE. E	17&18	6	ORIG PLAT	INSURANCE OFFICE	NORMAL		X
19	KUNTZ, SANDRA & CHARLES PETERSON	38 2ND AVE E	19-24	6	ORIG PLAT	LAW OFFICE	NORMAL		
20	NORTH CENTRAL FOOD SYSTEMS INC.	233 W VILLARD	BN LEASE SITE	57009		HARDEES	NORMAL		
20	A & F FEHR PROPERTIES, L.L.P.	N/A	BN LEASE SITE	546409		PARKING LOT			
20	* A & F FEHR PROPERTIES, L.L.P.	135 W VILLARD	FORMER BN LEASE SITE	#547308		WESTWOOD CONSULTING CENTER	OBSERVED		X
20	* BN DEPOT	11 W VILLARD							X
20	JORDHEIM, BRENT & LORI	188 E VILLARD	FORMER BN LEASE SITE	547827		DAKOTA MOTORS	NORMAL		
20	* COMMUNITY ACTION & DEVELOPMENT	222 E VILLARD	FORMER BN LEASE SITE	545751		COMMUNITY ACTION	NORMAL		X
20	BREN, DONALD J.	250 E VILLARD	FORMER BN LEASE SITE	#570109		DON'S FILTER & FURNACES	BELOW NORMAL		
20	TORMASCHY, RHONDA	302 E VILLARD	FORMER BN LEASE SITE	546138		CHAD'S AUTOMOTIVE	NORMAL		
21	SUPERPUMPER, INC	1554 WEST VILLARD	10 THROUGH 13	3	COLLEGE ADDITION	COMMERCIAL/CONVENIENCE STORE	NORMAL		
21	THOMPSON, ROMY & SKY	1520 WEST VILLARD	14 THROUGH 16	3	COLLEGE ADDITION	VACANT MOTEL	BELOW NORMAL	X	
21	DECKER, BLAINE & DENISE	1500 WEST VILLARD	17 & 18	3	COLLEGE ADDITION	WAREHOUSE	NORMAL		
22	DAKOTA COAST DEVELOPMENT LLC	1467 WEST VILLARD	1	1	WEST END ADDITION	RESIDENTIAL	NORMAL	X	
22	WYCHANKO, CAMERON J	1463 WEST VILLARD	2	1	WEST END ADDITION	RETAIL	NORMAL		
22	STARK COUNTY HOUSING AUTHORITY	1449 WEST VILLARD	3	1	WEST END ADDITION	EXEMPT	NORMAL		
22	BREN, GARY F & SUZANNE M	1441 WEST VILLARD	4 & 5	1	WEST END ADDITION	RETAIL	NORMAL		
22	FISCHER, MICHAEL D	1425 WEST VILLARD	6 & 7	1	WEST END ADDITION	RETAIL	NORMAL		
22	BLACKRIDGE II, LLC	1409 WEST VILLARD	8	1	WEST END ADDITION	OFFICE	NORMAL	X	
22	UNRUH, NORMA M	24 S COLLEGE AVE	E 60' 9	1	WEST END ADDITION	RESIDENTIAL	NORMAL		
22	METZ, VERNON A	1416 1ST ST S	W 50' 9, E 15' 10	1	WEST END ADDITION	RESIDENTIAL	NORMAL		
22	WADSWORTH, H. NICOLE R & MICHAEL	1426 1ST ST S	W 75' 10	1	WEST END ADDITION	RESIDENTIAL	NORMAL		
22	BRAUN, ANTON & LORRAINE (LE)	1440 1ST STREET S	11	1	WEST END ADDITION	RESIDENTIAL	NORMAL		
22	FREEBURG, DUSTIN	1456 1ST ST S	12 LESS W 15'	1	WEST END ADDITION	RESIDENTIAL	NORMAL		
22	WIEDMER, STEVEN A	1470 1ST ST S	W 15' 12, 13	1	WEST END ADDITION	RESIDENTIAL	NORMAL		
23	TORMASCHY, CURTIS ET AL	1331 W VILLARD	1 & 2	2	WEST END ADDITION	MULTI-FAMILY	NORMAL	X	
23	KERNER, CLYDE & BONNIE	1323 W VILLARD	3	2	WEST END ADDITION	COMMERCIAL	NORMAL		
23	KERNER, CLYDE	1315 W VILLARD	W 40' 4	2	WEST END ADDITION	COMMERCIAL	NORMAL		
23	KERNER, CLYDE	1315 W VILLARD	E 10' 4	2	WEST END ADDITION	COMMERCIAL	NORMAL		
23	BARTHOLOMEW, TYLER & BROOKE RENNER	1301 W VILLARD	E 50' 5	2	WEST END ADDITION	COMMERCIAL	NORMAL		
23	KV MAYER PROPERTIES LLC	1360 1ST ST S	6, E 20' 7	2	WEST END ADDITION	RESIDENTIAL	NORMAL		
23	STROH, CECILIA REV LIVING TRUST	1368 1ST ST S	W 70' 7	2	WEST END ADDITION	RESIDENTIAL	NORMAL		
23	WAX, MARCUS S & CYNTHIA L	1376 1ST	8	2	WEST END ADDITION	RESIDENTIAL	NORMAL		
23	MELLMER, PAMELA & ZIMMERMAN, KYLE	23 S COLLEGE AVE	9	2	WEST END ADDITION	RESIDENTIAL	NORMAL		

BLK	OWNER	ADDRESS	LOT(S)	BLOCK	ADDITION	USE	CONDITION	POTENTIAL PROJECT SITE	POTENTIAL HISTORICAL SIGNIFICANCE
24	HENRY, MARK & SALLY	1241 W VILLARD	1	6	WEST END ADDITION	COMMERCIAL	NORMAL		
24	HALSTEAD, DAVID G	1269 W VILLARD	2, E35' 3	6	WEST END ADDITION	COMMERCIAL	BELOW NORMAL	X	
24	ROBERTSON, KURT & GALE	1283 W VILLARD	W 15' 3, 4	6	WEST END ADDITION	COMMERCIAL	NORMAL		
25	PARAGON BOWL, INC	1113 W VILLARD	1 LESS W28'		AUDITOR'S PLAT 6	COMMERCIAL	NORMAL		
25	PAUS, GENE & JEANNE	66 S 11TH AVE W	2 & 104.9' x 227.8' 3		AUDITOR'S PLAT 6	MANUFACTURED HOME PARK	BELOW NORMAL	X	
25	PARAGON BOWL & CAFÉ CORP	1125 W VILLARD	W28' 1, ALL 3		AUDITOR'S PLAT 6	COMMERCIAL	NORMAL		
25	UKRAINIAN CULTURAL INSTITUTE	1221 W VILLARD	50' x 159.79', 56.49' x 76.3' & 30' x 159.79' 3, ALL OF 4		AUDITOR'S PLAT 6	CIVIC	NORMAL		
25	GALSTER, ALVIN & MARIA GALSTER	1251 1ST ST S	W343'x333' 3		AUDITOR'S PLAT 6	COMMERCIAL	NORMAL		
26	VANDERESCH, IVAN & LUJEAN	45 11TH AVE W	1	1	AUDITOR'S PLAT 4	RESIDENTIAL	BELOW NORMAL	X	
26	DUKART, THOMAS J & LORI	1108 VILLARD ST W	2 LESS S 7'	1	AUDITOR'S PLAT 4	VACANT	OBSERVED	X	
26	RUMMEL, ARNOLD & BARBARA	1126 VILLARD ST W	3	1	AUDITOR'S PLAT 4	AUTO SALVAGE YARD	BELOW NORMAL	X	
26	PRAIRIE DAWN, LLP	38 12TH AVE W	4	1	AUDITOR'S PLAT 4	RESIDENTIAL	NORMAL		
26	RIEDL, WAYNE	44 12TH AVE W	5	1	AUDITOR'S PLAT 4	RESIDENTIAL	NORMAL		
27	JESSOP, WYNN G	45 10TH AVE W	1	27	YOUNG'S 5TH	RESIDENTIAL	BELOW NORMAL	X	
27	SILVER OAK, LLC	35 10TH AVE W	E 1/2 OF 2	27	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
27	TB RENTALS, LLC	35 1/2 10TH AVE W	W 1/2 OF 2	27	YOUNG'S 5TH	RESIDENTIAL	BELOW NORMAL	X	
27	YEAGER, CRAIG R	29 10TH AVE W	3	27	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
27	DACOTAH BANK	1022 VILLARD ST W	4.5, & 6 PLUS VACATED ALLEY	27	YOUNG'S 5TH	DORMITORY	BELOW NORMAL	X	
27	THOMPSON, ROMY & SKY	1026 VILLARD ST W	7.8 & 9; LESS N 10' LOT 9 ROW PLUS 9' VACATED ALLEY	27	YOUNG'S 5TH	HOTEL	NORMAL		X
27	CAR VENTURES, LLC	28 11TH AVE W	10	27	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
27	HALVERSON, WADE J	36 11TH AVE W	11	27	YOUNG'S 5TH	VACANT/ACCESSORY STRUCTURE	BELOW NORMAL	X	
27	HALVERSON, WADE J	1045 1ST ST W	12	27	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
28	DAKOTA COAST DEVELOPMENT LLC	45 9TH AVE W	E 76' 1	24	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
28	LENZ, LUKE & AUDREY	923 1ST ST W	W 66' 1	24	YOUNG'S 5TH	RESIDENTIAL	BELOW NORMAL	X	
28	MAIXNER, MARY P	35 9TH AVE W	2	24	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
28	CARPENTER, JASON D	29 9TH AVE W	3	24	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
28	FRANK, DUSTIN	21 9TH AVE W	4	24	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
28	WANNER, JOHN J & JOHN C	11 9TH AVE W	5	24	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
28	FEININGER, FRANCIS P & KIM A	5 9TH AVE W	6	24	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
28	SMOKEY HILLS, LLC	8 10TH AVE W	7	24	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
28	SMOKEY HILLS, LLC	8 10TH AVE W	8	24	YOUNG'S 5TH	ACCESSORY STRUCTURE	NORMAL	X	
28	SMOKEY HILLS, LLC	8 10TH AVE W	9	24	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
28	LINDBO, LLOYD L AND PAMELA M	30 10th AVE W	10	24	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
28	SVIHOVEC, TODD A, ET AL	38 10TH AVE W	11	24	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
28	WANNER, MURIEL A	44 10TH AVE W	12	24	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
29	METZGER, ADAM & CAROLINE JUSTICE	45 8TH AVE W	1, N5' OF 2	21	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
29	PETERSON, NORMA JEAN	37 8TH AVE W	S 45'	21	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
29	BURKE, KENNETH H.	27 8TH AVE W	3	21	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
29	CODY HEISER	21 8TH AVE W	4	21	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
29	LARRY HEISER	840 VILLARD ST W	5 through 10; S 10' 11	21	YOUNG'S 5TH	COMMERCIAL	NORMAL	X	
29	CODY HEISER	44 9TH AVE W	W47'; N40' 11; W47' 12	21	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
29	BARNUM, TORI J & TRACIL	835 1ST ST W	M47'x 40' of 11; M47' x54.5' of 12	21	YOUNG'S 5TH	RESIDENTIAL	BELOW NORMAL	X	
29	RIDL, ALLEN R & CHARLOTTE M	827 1ST ST W	E47' N45' 11; E47' 12	21	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
30	EVERSON II, CURTIS W	45 7TH AVE W	1	18	YOUNG'S 5TH	RESIDENTIAL	BELOW NORMAL	X	
30	DAVIS, CLIFFORD A	33 7TH AVE W	2	18	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
30	DAVIS, CLIFFORD A	29 7TH AVE W	3 & 4	18	YOUNG'S 5TH	RESIDENTIAL	ABOVE NORMAL		
30	NICHOLSON, KAY	11 7TH AVE W	5	18	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
30	SADOWSKI, JONATHAN A & LAVONNE M	716 VILLARD ST W	6	18	YOUNG'S 5TH	RESIDENTIAL	BELOW NORMAL	X	
30	SIMONIEG, DONALD J		7	18	YOUNG'S 5TH	PARKING	OBSERVED	X	
30	ARNOLD, JAMI L	14 8TH AVE W	8	18	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
30	GLASER, THOMAS N AND BRIDGET N	22 8TH AVE W	9	18	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
30	FRANK, MARGARET R	30 8TH AVE W	S49' 10	18	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
30	JACKSON, ARLYCE D FORTHUN	38 8TH AVE W	N1' 10; 11	18	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
30	KELLY, KENT ALLAN II, ET AL	46 8TH AVE W	W1/2 LOT 12	18	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
30	HAUCK, MICHAEL & JODI	731 1ST ST W	E 1/2 OF 12	18	YOUNG'S 5TH	RESIDENTIAL	BELOW NORMAL	X	
31	LEISS, BRUCE J & RENAE L	43 6TH AVE W	E91' 1; N5' E91'2	10	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
31	PETERMANN, GEORGE M & SANDRA J	621 1ST ST W	W50' 1; W50' N10' 2	10	YOUNG'S 5TH	RESIDENTIAL	BELOW NORMAL	X	

BLK	OWNER	ADDRESS	LOT(S)	BLOCK	ADDITION	USE	CONDITION	POTENTIAL PROJECT SITE	POTENTIAL HISTORICAL SIGNIFICANCE
31	URLACHER, BRIAN L	35 6TH AVE W	S45° E91 & S040° W50' 2	10	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
31	DEM PROPERTIES	27 6TH AVE W	3	10	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
31	STEFFEN, SHEILA L	21 6TH AVE W	4	10	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
31	GREFF PROPERTIES LLC	11 6TH AVE W	5	10	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
31	TOMCHOK, TERRENCE J	5 6TH AVE W	E70° 6	10	YOUNG'S 5TH	OFFICE	ABOVE NORMAL		
31	AJ SQUARED ENTERPRISES LLC	622 VILLARD ST W	W 71° 6	10	YOUNG'S 5TH	COMMERCIAL	BELOW NORMAL	x	
31	JESCH, DUSTIN & KATHY	46 7TH AVE W	7	10	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
31	PFLPSEN, GLORIA	36 7TH AVE W	8	10	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
31	KOLLING, CLARENCE	28 7TH AVE W	9; N 10° 10	10	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
31	HALSTEAD, DAVID G	648 VILLARD ST W	S40° 10; 11 & 12	10	YOUNG'S 5TH	COMMERCIAL	BELOW NORMAL	x	
32	OLIN, BRUCE W AND IRENE G	41 5TH AVE W	1 THROUGH 4	5	YOUNG'S 5TH	RESIDENTIAL	ABOVE NORMAL		
32	WILDCAT ENTERPRISES, LLC	29 5TH AV W	5 & 6	5	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
32	SMITH, DONALD J & CAROL M FAMILY TRUST	506 VILLARD ST W	7 THROUGH 12	5	YOUNG'S 5TH	COMMERCIAL	ABOVE NORMAL		
32	HANKS, DAVID AND KIMBERLY	528 VILLARD ST W	13 & 14	5	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
32	MAVERICK INVESTMENTS LLC	536 VILLARD ST W	15	5	YOUNG'S 5TH	COMMERCIAL	NORMAL		
32	FEIMER, DONALD A	538 VILLARD ST W	16	5	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
32	MEDUNA, FRANK & RAMONA L	546 VILLARD ST W	17 & 18	5	YOUNG'S 5TH	RESIDENTIAL	NORMAL	x	
32	HEIDT, RONALD AND KAREN	28 6TH AVE W	19 & 20	5	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
32	CULVER, KATIE	36 6TH AVE W	21 & 22	5	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
32	STANLEY, KRISTI L	44 6th AVE W	23 & 24	5	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
33	HOLVERSON, CHARLOTTE	301 VILLARD ST W	14 LESS 20' x 200'	B	FRYE'S	COMMERCIAL	BELOW NORMAL	x	
33	AMERICAN WEST RENTAL PROPERTIES LLC	401 VILLARD ST W	W PORTION 14	B	FRYE'S	COMMERCIAL	NORMAL		
33	SCENIC RENTALS LLC	431 VILLARD ST W	10 THROUGH 13	B	FRYE'S	COMMERCIAL	NORMAL	x	
33	FURNITURE CITY RENTAL	515 VILLARD ST W	E24.6 LOT 6 PLUS 503.3' WEST PORTION LOT 6, ALL OF LOT 7	B	FRYE'S	COMERCIAL	BELOW NORMAL	x	
33	CB GLASSER LLCF	531 VILLARD ST W	4&5, W PORTION OF 6; PORTION OF FORMER BNSF LEASE SITE 230097	B	FRYE'S	COMMERCIAL	ABOVE NORMAL		
33	MON-OTA RENTAL LLC	547 VILLARD ST W	1 THROUGH 3; PORTION OF VACATED ALLEY; PORTION OF FORMER BNSF LEASE SITE 230097	B	FRYE'S	COMMERCIAL	BELOW NORMAL	x	
33	ULTIMATE PROPERTIES, LLP	95 W 6TH AVE S	TRACT 5		FORMER BNSF LEASE SITE 230097	COMMERCIAL	BELOW NORMAL	x	
33	GENERAL INVESTMENT CO	311 VILLARD ST W	N/A	N/A	BNSF LEASE SITE 40224182	COMMERCIAL	POOR	x	
34	MKH PROPERTIES CO LLC	611 VILLARD ST W	1 THROUGH 4, PORTION OF RR ROW 200'	A	FRYE'S	COMMERCIAL	BELOW NORMAL	x	
34	FARMERS UNION OIL COMPANY OF BISMAN	635 VILLARD ST W	N 25° 7, 8, N87° 5' W9° VACATED ALLEY	A	FRYE'S	COMMERCIAL	BELOW NORMAL	x	
34	SCRANTON EQUITY EXCHANGE	633 VILLARD ST W	5, 6 S25° 7, 9° VACATED ALLEY, PORTION OF FORMER BNSF LEASE SITE 2300097	A	FRYES	COMMERCIAL	BELOW NORMAL	x	
BLK	OWNER	ADDRESS	LOT(S)	BLOCK	ADDITION	USE	CONDITION		
35	SCRANTON EQUITY EXCHANGE	N/A	1 & 2	19	YOUNG'S 5TH	FORMER PARKING LOT	POOR	x	
35	SCRANTON EQUITY EXCHANGE	N/A	3	19	YOUNG'S 5TH	FORMER PARKING LOT	POOR	x	
35	SCRANTON EQUITY EXCHANGE	28 7TH AVE W	4 THROUGH 6, 12' VACATED S 7TH AVE W ADJACENT TO LOT 4, 8' VACATED S 8TH AVE W ADJACENT TO LOT 5	19	YOUNG'S 5TH	FEED ELEVATOR	POOR	x	
35	SCRANTON EQUITY EXCHANGE	N/A	FORMER BNSF SITE 243674	N/A	N/A	FEED ELEVATOR	POOR	x	
35	SCRANTON EQUITY EXCHANGE	19 S 8TH AVE W	7	19	YOUNG'S 5TH	COMMERCIAL	NORMAL		
35	SIMONIEG, DONALD J	745 VILLARD ST W	8 & 9	19	YOUNG'S 5TH	COMMERCIAL	NORMAL		
36	SIMONIEG, DONALD J	N/A	1 & 2	20	YOUNG'S 5TH	PARKING	BELOW NORMAL	x	
36	SIMONIEG, DONALD J	29 S 8TH AVE W	3	20	YOUNG'S 5TH	COMMERCIAL	BELOW NORMAL	x	
36	BIEL, MICHAEL H	N/A	W 50' LOT 4	20	YOUNG'S 5TH	COMMERCIAL	NORMAL		
36	BIEL, MICHAEL H & CHRISTINE R	28 S 8TH AVE W	E91 4	20	YOUNG'S 5TH	RESIDENTIAL	BELOW NORMAL	x	
36	BIEL, MICHAEL H	40 S 8TH AVE W	5	20	YOUNG'S 5TH	RESIDENTIAL	NORMAL		

BLK	OWNER	ADDRESS	LOT(S)	BLOCK	ADDITION	USE	CONDITION	POTENTIAL PROJECT SITE	POTENTIAL HISTORICAL SIGNIFICANCE
36	PRAUSS, GENE & JEANNE	45 S 9TH AVE W	6 LESS 20'	20	YOUNG'S 5TH	RESIDENTIAL	BELOW NORMAL	X	
36	WEINER, ROGER	37 S 9TH AVE W	N 55' 6	20	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
36	BRANDT, RAYEANN	29 S 9TH AVE W	7	20	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
36	HAUCK, JAMES & TRACI	21 S 9TH AVE W	W126' LOT 8	20	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
36	HEISER, CARTER	11 S 90TH AVE W	9	20	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
36	KARSKY, KEVIN J & JOLEEN A	837 VILLARD ST W	10	20	YOUNG'S 5TH	COMMERCIAL	BELOW NORMAL	X	
37	WANNER, JOHN & PEGGY	6 S 9TH AVE W	1, N10' 2	25	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
37	WILLIAMS, PAULA	14 S 9TH AVE W	S40' 2	25	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
37	ZELLER, RYAN & JAMIE	22 S 9TH AVE W	3	25	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
37	FAULHABER, TERRY J. MELINDA K & MARVIN	28 S 9TH AVE W	4	25	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
37	36 SOUTH 9TH AVENUE WEST, DICKINSON LLC	36 S 9TH AVE W	5	25	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
37	KUKOWSKI, SHAWN	46 9TH AVE W	N44' 6	25	YOUNG'S 5TH	RESIDENTIAL	NORMAL		
37	ALEXANDER, SETH & SANDRA R.	48 S 9TH AVE W	S36' 3' 6	25	YOUNG'S 5TH	RESIDENTIAL	BELOW NORMAL	X	
37	THOMPSON, ROMY ET AL	23 S 10TH AVE W	7 THROUGH 10	25	YOUNG'S 5TH	VACANT	BELOW NORMAL	X	
37	TONGEN, JOHN L	925 VILLARD ST W	E1/2 11 & 12	25	YOUNG'S 5TH	COMMERCIAL	NORMAL		
37	STICKA, DAVID & VIRGINIA	927 VILLARD ST W	W1/2 11 & 12	25	YOUNG'S 5TH	COMMERCIAL	NORMAL		
38	MEDUNA, JEFFREY & HEIDI	1009 VILLARD ST W	E84' 1 & 2	26	YOUNG'S 5TH	COMMERCIAL	NORMAL		
38	APPOLLONIA DENTAL P.C.	1019 VILLARD ST W	W57' 1 & 2	26	YOUNG'S 5TH	COMMERCIAL	NORMAL		
38	THOMPSON, ROMY ET AL	22 S 10TH AVE W	3 THROUGH 5	26	YOUNG'S 5TH	MULTI-FAMILY	BELOW NORMAL	X	
38	STATE OF NORTH DAKOTA/DICKINSON STATE UNIVERSITY	1031 VILLARD ST W	6 THROUGH 14	26	YOUNG'S 5TH	PROPERTY TAX EXEMPT			X
39	WANDLER, CRAIG	1406 VILLARD ST W	17 & 18	2	COLLEGE ADDITION	RESTAURANT	AVERAGE		
39	HUTZENBILER PROPERTIES LLC	1428 VILLARD ST W	E 1/2 OF 15, ALL OF 16	2	COLLEGE ADDITION	OFFICE	AVERAGE		
39	KREITINGER, SCOTT J & JAMIE N	VILLARD ST W	E 1/2 OF 13, ALL OF 14, W 1/2 OF 15	2	COLLEGE ADDITION	PARKING LOT			
39	STICKA, EDWIN J & RENAE M	1456 VILLARD ST W	10-12, W 1/2 OF 13	2	COLLEGE ADDITION	BODY SHOP	BELOW NORMAL	X	

CITY OF DICKINSON NORTH DAKOTA
RENAISSANCE ZONE DEVELOPMENT PLAN FIVE YEAR RENEWAL
MAY 7, 2022

ATTACHMENT C

**ADDITIONAL POTENTIAL PROJECTS IDENTIFIED DURING THE FIVE-YEAR
RENEWAL**

- Block 1-355-357 1st Street East
- Block 3-219 1st Street East
- Block 7-129 1st Street East
- Block 21-1520 West Villard
- Block 22-1409 West Villard
- Block 23-1331 West Villard
- Block 24-1269 West Villard
- Block 25- 1251 1st Avenue South

CITY OF DICKINSON NORTH DAKOTA
RENAISSANCE ZONE DEVELOPMENT PLAN FIVE YEAR RENEWAL
MAY 7, 2022
ATTACHMENT D

Dickinson Renaissance Zone
Proposed Additions Spring, 2019

Report on Properties with
Potential Historic Integrity

April 2019
B. Fuhrman
Historic Preservationist

According to the National Register of Historic Places criteria, 'historic integrity' of structures or property has seven aspects considered in relation to the history of a structure/site:

- **Location** – generally as it relates to a significant person or event
- **Setting** – refers to the character of place, including the natural setting or human constructs
- **Design** – takes into account generalities including form, plan, space, structure and style as well as more specific elements (colors, fenestrations, scale, materials, etc.)
- **Materials** – in terms of the existence of character-defining original materials
- **Workmanship** – do the workman's crafts provide evidence of a particular culture, be it extraordinary or pedestrian quality
- **Feeling** – does the structure convey the aesthetic or historic sense of a particular era?
- **Association** – is there a direct link to an 'important' historic person and the structure/property?

Generally, the structures contained within this survey area do not have readily identifiable associations with important historic people or events. However, there are structures which are 'type' examples of various architectural styles and worthy of note in pointing out the design diversity present within the City of Dickinson. The four houses herein identified are subjectively judged to retain significant elements of their original design and/or materials which have not been overwhelmed by later additions or remodeling and whose general condition might lend itself to the preservation or restoration of design and material elements.

Renaissance Zone Block #3Address: 145 3rd Avenue E (originally Street)

Legal Description: Lot 8, Block 28, Original Plat

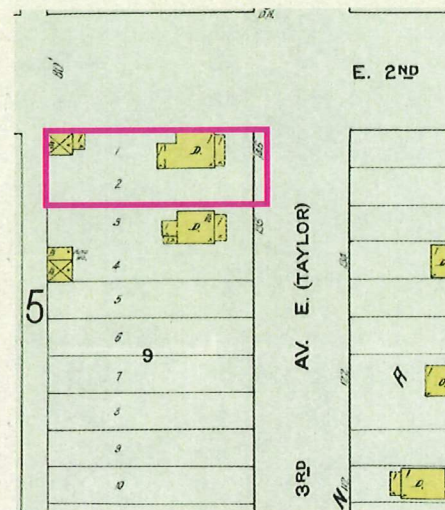
Owner: Eric Sticka

Build Date: 1902 as per Assessor's listing, however no verification available – Sanborn maps prior to 1913 do not cover this address.

American vernacular – possibly a pattern book design. Hipped pyramid roof, wooden deck to front is modern addition as is stone façade to foundation. Looks to be in good condition.



North elevation from 2nd St. E.
Front elevation obscured by heavy foliage.

Potential Historic Integrity

Part of Section 6, 1913 Sanborn
Fire Insurance Map.

Renaissance Zone Block #3

Address: 112 2nd Avenue E (originally Barney Street)

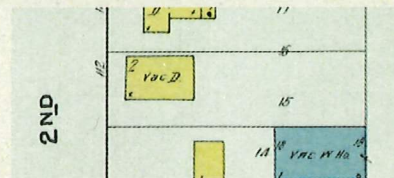
Legal Description: Lot 15 and southern 15' of Lot 16, Block 9, Original Plat.

Owner: Michael M. Meidinger

Colonial Revival style (typically 1895-1915), front-facing gambrel roof with separate side dormer windows. 1913 Sanborn indicates no front porch or outbuildings. Siding looks to be 'modern' wide Masonite material. Condition – fair.

Build Date: 1890 as per Assessor's listing, structure may be the same that appears on the November 1913 Sanborn Fire Insurance Map for Dickinson. Dwelling may have been a duplex at one time as 1913 Sanborn notes that the second floor is vacant. Property owned by J.F. Deane Wiley c.1917 but no information on when purchased.

Believed to be first and only structure built on this lot.



Part of Section 5, 1913 Sanborn
Fire Insurance Map.

Renaissance Zone Block #7

Address: 137 2nd Avenue E (originally Wolfolk Street)

Legal Description: Lots 3 & 4, Block 10, Original Plat

Owner: Brant M. Roshua

Build Date: 1930 as per Assessor's listing, a post-1927 date supported by North Dakota Cultural Resource Survey site form 32SK243.

English Cottage style stucco structure with steeply pitched, multi-gabled roof. Lean-to carport and stucco garage are the only elements with flat roofs. Condition fair to good; foliage obstructs view.

Believed to be first and only structure built on this lot.



*Image from North Dakota Cultural
Resource Survey, 6/12/1989,
file 32SK243.*



*March 2019 view.
Staff photo.*

Renaissance Zone Block #7

Address: 145 2nd Avenue E (originally
Wolfolk Street)

Legal Description: Lot 8, Block 28,
Original Plat

Owner: Jonathan Wanner

Build Date: 1917 as per Assessor's
listing and *Dickinson Press*
newspaper article, 9/22/1917 (page
8) stating Ed Fisher was planning a
brick house on this recently
purchased lot. Follow-up article
10/27/1917 identified L.M. Grubb as
builder of Fisher house, slated for
completion at the New Year.

Brick craftsman bungalow with bell cast hipped roof. Open back
porch (west side) was not original and has been removed. All brick
and stonework painted, original windows replaced in 2018
remodeling. Original wood shingles replaced pre-1989. In good
condition.

Believed to be first and only structure built on this lot.



*Images above and below from
North Dakota Cultural Resource
Survey, 6/12/1989, file 32SK244.*



CITY OF DICKINSON NORTH DAKOTA
RENAISSANCE ZONE DEVELOPMENT PLAN FIVE YEAR RENEWAL
MAY 7, 2022

ATTACHMENT E

UNIVERSITY OVERLAY DISTRICT COMMUNITY MEETING
JANUARY 10, 2019
DICKINSON STATE UNIVERSITY

Diane's for class	120 W 10th Ave	701-483-6350	gabkoas@midco.net
Dick Sene	135-10th Ave	701-290-8615	
Favin Smith	130 12th Ave	701-290-5841	
Debra Farmington	308 7th Ave		flannigan.com
John Marsha		701-425-2320	
Leatha Larson	127-10th Ave	225-8851	
Carl F.W. Larson	"	"	
Debra F.W. Larson	104 15th Ave	270-5315	deb.kudrume@yahoo.com
Ninette W. Wandler		260-4278	ninette@ninehallowwandler.com
Endie Swanson	112 10th Ave	701-440-1685	mswanson2010@outlook.com
Rick Mueller	112 10th Ave	483-0625	
Tom McAvoy	929 2nd St W	701-609-6473	t_mc@hotmail.com
Tyson Hammond	106 10th Ave	701-290-7476	tyson.hammond@gmail.com
Susan Heuback	137 8th Ave	701-290-4419	

thedickinsonpress.com

Community responds poorly to proposed zoning change

By Brandon Summers
3-4 minutes

on Jan 11, 2019 at 9:08 a.m.



i City Planner Walter Hadley speaks with concerned citizens ahead of Thursday's public forum about a proposed zoning overlay district that would allow property owners near DSU to develop their property into retail spaces. (Brandon L. Summers / The Dickinson Press)

Property owners responded poorly to a proposed zoning change that would allow five blocks immediately south of Dickinson State University to be used for retail space.

A public forum on the proposal, held Thursday at DSU's Beck Auditorium, attracted more than 25 people from the nearby neighborhood.

The City of Dickinson is considering an overlay zoning district that would allow limited retail and office uses across a five block area, from 12th Avenue to Seventh Avenue, between First Street and Second Street.

"Really this is just an opportunity to work with the university to provide some services across the street," Walter Hadley, city planning director, said. "We're just trying to gather some information to find out whether or not this is a good thing to move forward with. If it's not, you can tell us."

The area around the DSU campus is currently zoned as high-density residential, which allows for community facilities such as child care centers.

Property owners would only have the option to redevelop into retail space. It would not be required.

"An overlay district adds additional uses into that area," Steve Josephson, Stark County planner, said.

Hadley emphasized that the idea originated with the city and not from DSU, specific property owners or private developers.

Resident Dick Schleve voiced concerns about increased traffic along Second Avenue, saying the narrow street is already difficult to navigate.

"Right now, you have a hard time with the parking and, in the winter, the traffic sucks," he said. "I have enough trouble with people parking in my driveway, my backyard and plugging up my yard."

Resident Desiree Farrington worried the neighborhood's historic homes would be destroyed in place of new developments. Property values could also be at risk.

"What protects these homes from getting plowed down and turned into parking lots?" she said. "I love downtown, but I don't want to live downtown. I picked my neighborhood because of where it is."

Resident Carl Larson said people who have spent decades investing in and improving their homes there would be badly affected.

"The idea of having a parking lot next to us, sticking in a restaurant, is particularly offensive," he said. "It insults those of us who have lived here a long time, invested in this area and have loyalty to the college, as well."

Property owner Tom McAvoy offered some support for the overlay zoning district, arguing it would be just another option for property owners.

"You can't force people to buy those homes," he said. "I don't see much changing if this goes into effect."

Hadley suggested city staff may not bring a proposal to city commissioners following the poor reception it received at the forum.

"I haven't heard a lot of positive thoughts," he said, "so the likelihood of us taking it to city hall and moving forward with it went down a couple of notches."

Loading...

The image shows a text editor's formatting toolbar. It includes buttons for font style (Aa Sans-serif, Aa Serif), font size (Aa), text color (Light, Dark, Sepia), background color (a slider), voice selection (Voice: Default, Microsoft David Desktop - English (United States), Microsoft Zira Desktop - English (United States)), and a list icon.

CITY OF DICKINSON NORTH DAKOTA
RENAISSANCE ZONE DEVELOPMENT PLAN FIVE YEAR RENEWAL
MAY 7, 2022

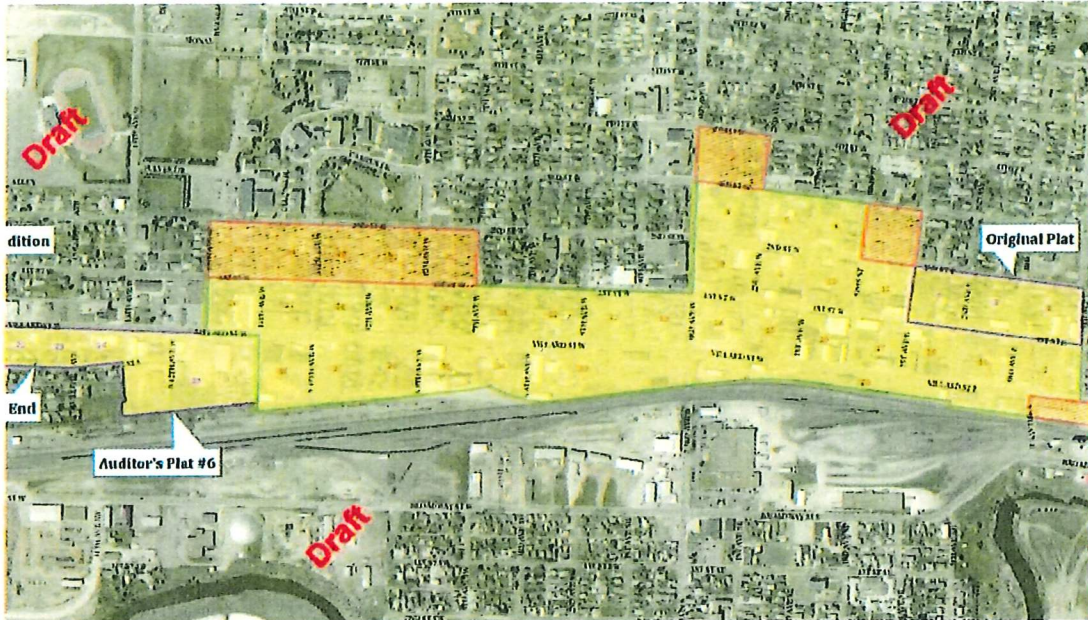
ATTACHMENT F

[thedickinsonpress.com](https://www.thedickinsonpress.com)

Renaissance Zone changes proposed

By Brandon Summers

4 minutes



Proposed changes to the Dickinson Renaissance Zone, which follows Villard Street from State Avenue to Fourth Avenue East, will have a public hearing at April's meeting of the Planning & Zoning Commission. (submitted photo)

Changes are coming to the city's renaissance zone.

The Renaissance Zone program was instituted by North Dakota's Department of Commerce in 1999 as an effort to

incentivize downtown revitalization and development in small and large communities across the state.

The city hopes to shift the zone away from residential areas and more toward Villard Street, City Planner Walter Hadley explained at the March 20 meeting of the city planning and zoning commission.

"What we're doing is trying to move some of the more residential-in-nature areas out of the zone, because they haven't been active, and move them into the commercial area, mainly in the downtown corridor and along Villard," Hadley said.

The zone would be amended to exclude Dickinson Area Chamber of Commerce and City Hall, and five blocks along Second Street West adjacent to Dickinson State University.

Several blocks are also being added back into the zone.

The city would add First to Fourth Avenues between First and Second Streets.

The Renaissance Zone plan was updated last year, but the plan itself expires this year, Hadley said.

"By July, we need to have it formalized and the state needs to adopt it once again," he said. "It just coincided that we had to update our plan last year and we have to update it with the state this year."

Blocks near DSU were added with last year's update, but the city's focus has since changed.

"We proposed an overlay district next to DSU. That didn't go over so well, so we scrapped that project," Hadley said. "It

wasn't well received. There wasn't a lot of push or emphasis that the area wanted to move forward with improvements."

It's unlikely the zone will be further expanded along Villard, Hadley said.

"We'd love to include those, but we picked the area we felt was more suited to a Renaissance Zone project right now, rather than just continuing in a straight line," he said.

If the census reveals the city's population has grown above 25,000 people, the zone can add two more blocks.

As part of the Renaissance Zone, property owners receive a freeze in their tax valuation.

"If you put \$200,000 into your building you're not assessed that for a five-year period," Hadley said. "It's quite a great benefit, if someone's going to do some improvements."

Some people don't take advantage of these benefits mainly due to timing, Hadley said.

Rather than wait for paperwork to be approved by the city, they might start their construction right away.

Commission Chair Jason Fridrich encouraged property owners to take advantage of the zone's benefits.

"We need to keep working on the education on it," he said. "A lot of people, it's always an afterthought it seems like."

There have not been any concerns or complaints about the proposed changes, Hadley said.

"We're going to present this to the school board, county. The

taxing districts need to weigh in every time there's a change to this," he said. "I don't anticipate that they're going to have any concerns, but we keep them in the loop."

The proposed changes to the Renaissance Zone will have a public hearing at April's meeting of the Planning and Zoning Commission.

If passed, the changes will be presented to the Dickinson City Commission.

CITY OF DICKINSON RENAISSANCE ZONE FIVE YEAR RENEWAL

The Renaissance Zone is an economic development tool authorized by the State of North Dakota offering incentives for taxpayers to undertake activities that benefit the City's urban core and the City as a whole.

Dickinson's Renaissance Zone Vision is to enhance the quality of place and grow economic vitality by stimulating new growth and redevelopment.

Purpose of the program is to provide residential and commercial property owners in the downtown area and along Villard Street with incentives to make necessary improvements.

An exemption from property tax increases for up to five years may be granted by the City upon the successful completion of a Renaissance Zone project.

A **residential property owner** must invest at least 20% of the full and true value of the property to be considered an eligible zone rehabilitation project.

A **commercial property owner** must invest at least 50% of the full and true value of the property to be considered an eligible zone rehabilitation project.

In 2004, the City of Dickinson adopted a 25 block Renaissance Zone. Changes to the Century Code allowed the City to expand the Zone to 38 in 2017.

Nine Renaissance Zone projects have been completed since the zone was created. Nearly all of these projects have been for commercial developments.

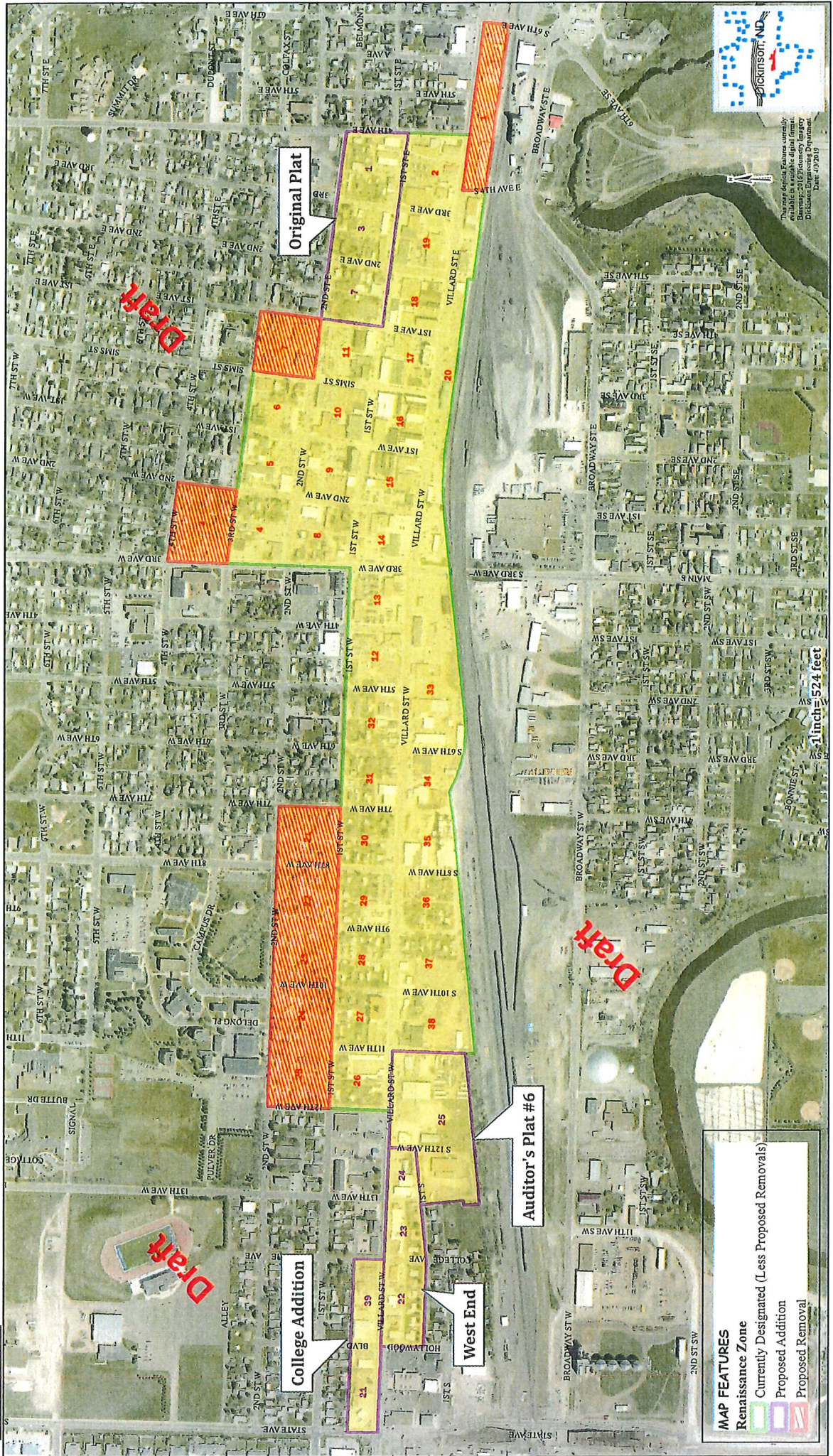
The original Renaissance Zone is set to expire in July 2019. As part of the overall revitalization program for the downtown and Villard Street commercial areas the City wishes to extend its Renaissance Zone program for five additional years.

Among the City downtown revitalization efforts are the following:

- Completion of a plan to create a downtown public square;
- Assisting Parks and Recreation with the restoration of the downtown park on the corner of Sims Street and Villard Street West;
- Installation of new street trees, landscaping and light poles;
- Adoption of a Downtown Overlay Zoning District;
- Support of the Downtown Dickinson Association;
- Improvement of City parking facilities downtown as well as encouragement of additional private parking facilities; and
- Development of a multi-screen movie theater south of City Hall.



Renaissance Zone
Dickinson, ND
(Planning Discussion #4 April 2019)



MAP FEATURES

Renaissance Zone

- Currently Designated (Less Proposed Removals)
- Proposed Addition
- Proposed Removal

DICKINSON, ND

This map depicts features currently available in a suitable digital format. Dickinson, ND
Barnes, 2019 Planning, Mapping
Dickinson, ND
Date: 4/2019

CITY OF DICKINSON NORTH DAKOTA
RENAISSANCE ZONE DEVELOPMENT PLAN FIVE YEAR RENEWAL
MAY 7, 2022

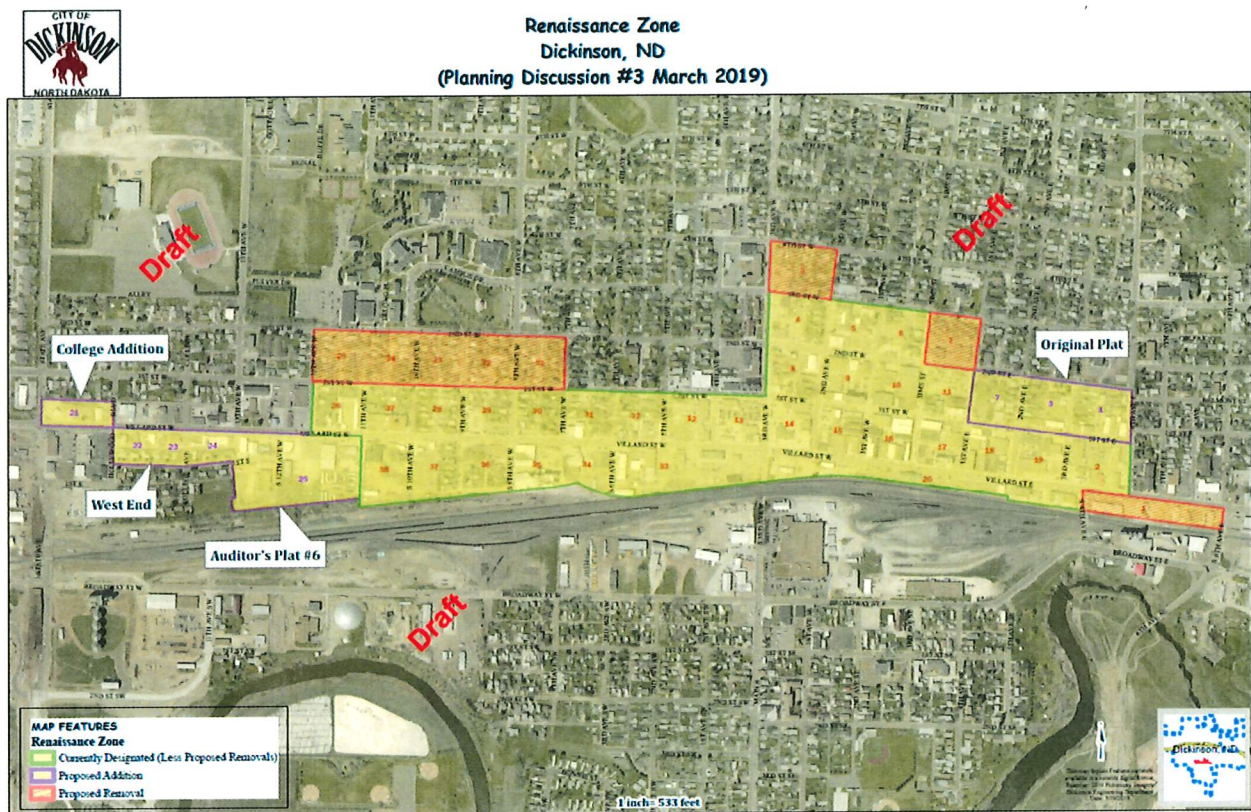
ATTACHMENT G

PUBLIC HEARING
RENAISSANCE ZONE FIVE YEAR EXTENSION
PLANNING AND ZONING COMMISSION MEETING
APRIL 17, 2019 AT 7:10 AM
DICKINSON CITY HALL

RE: Public Hearing before the Planning and Zoning Commission

The City of Dickinson Planning and Zoning Commission is holding a public hearing on a five year extension to its Renaissance Zone as approved in 2004 and amended in 2012 and 2017. Along with the proposed five year extension eight blocks within the City's existing Renaissance Zone are proposed for removal. Those block are proposed for removal due to either a lack of Renaissance Zone project activity or changes in economic development activities. As an owner of one of the properties proposed for removal you are hereby notified of this public hearing.

If you have comments, you may wish to attend the public hearing before the Planning and Zoning Commission. The meeting is scheduled for April 17, 2019 in the Commission Room at City Hall, 99 2nd Street East at 7:10 am. Contact Walter Hadley at 701-456-7812 regarding this matter for additional information.



WEST DAKOTA OIL INC
450 VILLARD ST E
DICKINSON, ND 58601

J&S AUTOMOTIVE LLC
520 & 530 VILLARD ST E
DICKINSON, ND 58601

TORMASCHY, RHONDA
302 VILLARD ST E
DICKINSON, ND 58601

A-1 MANAGEMENT, LLC
344 3RD ST W
DICKINSON, ND 58601

FIEDLER, DAVID D.
251 4TH ST W
DICKINSON, ND 58601

PAULSON, ROGER & HEIDI
245 4TH ST W
DICKINSON, ND 58601

JANZ, DAVID D.
237 4TH ST W
DICKINSON, ND 58601

MESSER, WENDY J.
229 4TH ST W
DICKINSON, ND 58601

WHITE, CAROLYN TRUE BRIGHT
227 1ST AVE E
DICKINSON, ND 58601

KELLEY BLOCK LLC
22 3RD ST. E
DICKINSON, ND 58601

DUTCHUK, JOHN J & LOUISE
234 SIMS ST
DICKINSON, ND 58601

RENICKER, CHAD & MARIA
8 3RD ST E
DICKINSON, ND 58601

GATE CITY SAVINGS & LOAN ASSO.
204 SIMS
DICKINSON, ND 58601

KILZER, SHARON
145 7TH AVE W
DICKINSON, ND 58601

KILZER, SHARON
719 2ND ST W
DICKINSON, ND 58601

BUCKMAN, DUSTIN & WHITNEY
137 7TH AVE W
DICKINSON, ND 58601

BROCK, WAYNE L
129 7TH AVE W
DICKINSON, ND 58601

PRAIRIE DAWN LLP
119 7TH AVE W
DICKINSON, ND 58601

CHAMBERLAIN, TAMMY
113 7TH AVE W
DICKINSON, ND 58601

NEW LIFE UNITED PENTACOSTAL
CHURCH
105 7TH AVE W
DICKINSON, ND 58601

PELTON, DONNA M
730 1ST ST W
DICKINSON, ND 58601

FICHTNER, MICHAEL D & JUDITH
742 1ST ST W
DICKINSON, ND 58601

WALTER, ERNEE & DOUGLAS
746 1ST ST W
DICKINSON, ND 58601

KOLLOEN, CHAD
120 8TH AVE W
DICKINSON, ND 58601

PIATZ, MICHAEL & STACY KELLER
130 8TH AVE W
DICKINSON, ND 58601

SMOKEY HILLS LLC
136 8TH AVE W
DICKINSON, ND 58601

WANNER, DAVID AND JOHN
144 8TH AVE W
DICKINSON, ND 58601

KANSKI, RACHEL M
729 2ND ST W
DICKINSON, ND 58601

GANNON, AARON WARD
145 8TH AVE W
DICKINSON, ND 58601

HEIDECKER, JUSTIN & KELSEY
137 8TH AVE W
DICKINSON, ND 58601

GAWRYLUK, KIMBERLEY R.
127 8TH AVE W
DICKINSON, ND 58601

TESCHER PROPERTIES LLC
119 8TH AVE W
DICKINSON, ND 58601

ELKINS, EARL W & CLARA
111 8TH AVE W
DICKINSON, ND 58601

COTE, HEATHER BETH RLT
103 8TH AVE W
DICKINSON, ND 58601

MEYER, JOHN A & ANNETTE R
836 1ST ST W
DICKINSON, ND 58601

SCHERR, MICHAEL & BRACKEL,
KATHLEEN
112 9TH AVE W
DICKINSON, ND 58601

PRAIRIE DAWN LLP
122 9TH AVE W
DICKINSON, ND 58601

NELSON, KEN
130 9TH AVE W
DICKINSON, ND 58601

GRANT, JESSICA
831 2ND ST W
DICKINSON, ND 58601

JAHN, LAWRENCE E & RENNE S
138 9TH AVE W
DICKINSON, ND 58601

A 1 MANAGEMENT LLC
144 9TH AVE W
DICKINSON, ND 58601

DASSINGER, JOHN (LE)
143 9TH AVE W
DICKINSON, ND 58601

MARSH, JOANN & BREW, MICHAEL
137 9TH AVE W
DICKINSON, ND 58601

MARSH, RICKY A & SHERYL L
127 9TH AVE W
DICKINSON, ND 58601

O'CONNOR, LORNA
121 9TH AVE W
DICKINSON, ND 58601

DACOTAH BANK
113 9TH AVE W
DICKINSON, ND 58601

PORTSCHELLER, JEREMY J
105 9TH AVE W
DICKINSON, ND 58601

HAMMOND, TYSON
106 10TH AVE W
DICKINSON, ND 58601

PETERS, EVA J
112 10TH AVE W
DICKINSON, ND 58601

HAAS, DUANCE C & ROSA
120 10TH AVE W
DICKINSON, ND 58601

TAYLOR, CECILIA A
128 10TH AVE W
DICKINSON, ND 58601

JOHNSEN, LUKE & DANIELLE
132 10TH AVE W
DICKINSON, ND 58601

MCAVOY, THOMAS A & KELLY L
929 4TH AVE W
DICKINSON, ND 58601

HALVERSON, WADE J
146 10TH AVE W
DICKINSON, ND 58601

PORTER WILK PROPERTIES LLC
145 10TH AVE W
DICKINSON, ND 58601

SCHLEVE, RICHARD
135 10TH AVE W
DICKINSON, ND 58601

LARSON, CARL & ESTHER
127 10TH AVE W
DICKINSON, ND 58601

SHADE & SHELTER, LLC
119 10TH AVE W
DICKINSON, ND 58601

YEAGER, CRAIG R
111 10TH AVE W
DICKINSON, ND 58601

MARTIN, ASHLEY
103 10TH AVE W
DICKINSON, ND 58601

KUDRNA, DEBORAH D
1044 1ST ST W
DICKINSON, ND 58601

DWORSHAK, JAKE A
116 11TH AVE W
DICKINSON, ND 58601

TB RENTALS 2, LLC
122 11TH AVE W
DICKINSON, ND 58601

BERRY, LISA
128 11TH AVE W
DICKINSON, ND 58601

ANDERSON, JEFFREY L & PEGGY H
140 11TH AVE W
DICKINSON, ND 58601

KERISCH, TERRANCE J
144 11TH AVE W
DICKINSON, ND 58601

HEIDECKER, GERALD J
1111 2ND ST W
DICKINSON, ND 58601

HAUGHT, RYAN & MICHELLE
141 11TH AVE W
DICKINSON, ND 58601

DSU FDTN, INC.
127 11TH AVE W
DICKINSON, ND 58601

ZIETZ, DIANA L
1124 1ST ST W
DICKINSON, ND 58601

BLACKRIDGE ENTERPRISES, LLC
1142 1ST ST W
DICKINSON, ND 58601

COMPLETE PROPERTIES LLC
114 12TH AVE W
DICKINSON, ND 58601

KOPPINGER, JERALD R & LAVERNE
R
122 12TH AVE W
DICKINSON, ND 58601

SMITH, ERVIN R & SUSAN A
130 12TH AVE W
DICKINSON, ND 58601

GREGORY, LARRY J & LINDA K
138 12TH AVE W
DICKINSON, ND 58601

BLUE HORSESHOE INVESTMENTS,
LLC
1141 2ND ST W
DICKINSON, ND 58601

POWELL, MARJORIE C. LIVING
TRUST
343 2ND AVENUE W
DICKINSON, ND 58601

KOVASH, DARCY
335 2ND AVENUE W
DICKINSON, ND 58601

KESSEL, CLARA
321 2ND AVENUE W
DICKINSON, ND 58601

BINSTOCK, EDWARD
313 2ND AVENUE W
DICKINSON, ND 58601

BINSTOCK, LORRAINE L
210 3RD STREET W
DICKINSON, ND 58601

238 3RD ST W LLC
228 3RD STREET W
DICKINSON, ND 58601

OUKROP, ALLEN L. & MARYLOU
240 3RD STREET W
DICKINSON, ND 58601

CHAMBER OF COMMERCE
314 3RD STREET W
DICKINSON, ND 58601

Client:

CITY OF DICKINSON

Account # 84711 Ad # 2739093

Phone: (701) 456-7744

Fax:

Address: 99 2ND ST E

DICKINSON, ND 58601-5222

Sales Rep.:

1299 Dickinson House Account

Phone: (701) 225-8111

Fax: (701) 225-4205

Email: classifiedadvertising@thedickinsonpress.com

Class.: 9950 NORTH DAKOTA LEGALS

Requested By:

Start Date: 03/30/2019

End Date: 04/06/2019

Nb. of Inserts: 9

Dimensions: Unit conversion failed.

Publications: The Dickinson Press

thedickinsonpress.com

Total Price: \$78.72

Paid Amount: \$0.00

Balance: \$78.72

Page 1 of 1

NOTICE OF PUBLIC HEARING

Notice is hereby given the Planning and Zoning Commission will meet on Wednesday, April 17th, 2019 at 7:10 AM, at 99 Second Street East, Dickinson, North Dakota, at which time and place all interested persons may appear and be heard on the following:

1. To consider a Five-Year Extension of the City of Dickinson Renaissance Zone Development Plan as adopted on July 1, 2004 and amended on July 23, 2012 and October 2, 2019.
2. To consider a Rezone Petition from R1 to R2 for property in the Country Oaks Estate Second Addition, Lots 7-11, and the south 110 feet of Lot 1 Block 6 of the replat of Block 2 & Blocks 6-12 of County Oaks Estates Second Addition not included in the re-plat of Country Oaks Estates Third Addition.

The Urban Forestry Committee will meet follow the Planning and Zoning meeting.

For additional information, contact Walter Hadley at 701-456-7812.

Copies are on file at the Planning Department, 99 2nd Street East
Dated this 27th day of March, 2019
PLANNING AND ZONING COMMISSION
City of Dickinson, North Dakota

(Published: March 30, & April 6, 2019)

City of Dickinson

Planning & Zoning Commission

AGENDA

Type of meeting: Regular meeting of the Planning & Zoning Commission
Watch Planning & Zoning Meetings at www.dickinsongov.com

Next City Commission Meetings scheduled for: May 7th, 2019 & May 21st, 2019
WEDNESDAY, April 17th, 2019
MEETING LOCATION – CITY HALL, 99 2ND STREET EAST

CALL TO ORDER – 7:10 AM

ROLL CALL

Chairman: Jason Fridrich
Vice Chairman: Scott Bullinger

Commissioners: Shirley Dukart, Dean Franchuk, Scott Karsky
Troy Bosch and Brad Kordonowy

Ex-Officio Members

Mayor Scott Decker, City Engineer Craig Kubas, City Planning Director Walter Hadley,
City Attorney Janilyn Murtha and County Planner Steven Josephson

I.	<u>ORDER OF BUSINESS:</u>	
II.	<u>MINUTES</u> - Meeting minutes dated March 20 th , 2019	Chairman
III.	<u>AGENDA- ACTION ITEMS</u>	
Item 1	<u>EXTENSION</u> - To consider a Five-Year Extension of the City of Dickinson Renaissance Zone Development Plan as adopted on July 1, 2004 and amended on July 23, 2012 and October 2, 2019.	Planning Director Hadley
Item 2	<u>REZONING</u> - To consider a Rezone Petition from R1 to R2 for property described in the Country Oaks Estate Second Addition, Lots 7-11, Block 6 and S1/2 of Lot 1, Block 6. (February 2012)	Planning Director Hadley
IV.	<u>WORK SESSION – NON ACTION ITEMS</u>	
Item 1	Chapter 34 Subdivision Ordinance update	County Planner Josephson
V.	<u>ITEMS NOT ON THE AGENDA</u>	
VI.	<u>PUBLIC ISSUES OF CITY CONCERN NOT ON THE AGENDA</u>	
VII.	<u>ADJOURNMENT</u>	

PLANNING & ZONING MEETING MINUTES

April 17th, 2019

Watch Planning & Zoning Meetings at www.dickinsongov.com

OPENING CEREMONIES AND PRESENTATIONS

I. CALL TO ORDER

Chairman Jason Fridrich called the meeting to order at approximately, 7:10 AM.

ROLL CALL

Present were:

Chairman: Jason Fridrich **Vice Chairman:**
Commissioners: Shirley Dukart, Dean Franchuk, Scott Karsky, Troy Bosch
and Brad Kordonowy

Absent: Mayor Scott Decker & Scott Bullinger

Ex-Officio Members: City Engineer Craig Kubas, Planning Director Walter Hadley, City Attorney Janilyn Murtha and County Planner Steve Josephson

II. ORDER OF BUSINESS

Chairman Jason Fridrich asked if there were any additions or corrections to the Order of Business, there being none he asked for a motion to approve as presented.

MOTION BY: Scott Karsky SECONDED BY: Dean Franchuk
DISPOSITION: Vote... Aye 6, Nay 0, Absent 1
Motion carried unanimously.

MINUTES – March 20th, 2019 meeting minutes for approval.

Motion to approve meeting minutes dated March 20th, 2019.

MOTION BY: Shirley Dukart SECONDED BY: Troy Bosch
DISPOSITION: Motion carried unanimously.

III. ACTION ITEMS – AGENDA

1. **EXTENSION** - To consider a Five-Year Extension of the City of Dickinson Renaissance Zone Development Plan as adopted on July 1, 2004 and amended on July 23, 2012 and October 2, 2019.

City County Planner Steve Josephson gave a presentation regarding the proposed five year extension for the Renaissance Zone.

Mr. Josephson explained the program's purpose and the benefits to commercial and residential properties within the Zone. Completed Renaissance Zone projects can receive up to five years of property tax relief. Completed commercial projects can also receive up to five years of state income tax relief. Dickinson's Renaissance Zone program was adopted 15 years, and per the Century Code will expire at the end of June 2019. City staff has been working with the State Division of Community Affairs to extend Dickinson's Renaissance Zone for five more years. A public hearing will be held at today's Planning Commission meeting. The Planning Commission recommendation will then be presented to the City Commission for final action.

As part of the five-year extension staff purposes to remove eight unproductive blocks and replace them with blocks adjacent to the downtown and along Villard Street West that appear to have more development potential. Notification letters were mailed out to owners in the blocks proposed for removal. Staff did not receive any responses to those letters.

PLANNING & ZONING MEETING MINUTES

April 17th, 2019

City staff recommends an extension of the City's Renaissance Zone program for five (5) years. Commissioner Karsky asked about the Renaissance Zone project approval process as well as how long the process takes. Mr. Josephson stated the approval process takes about two months and runs on the same schedule as Planning & Zoning Commission applications. Mr. Karsky asked if they can apply after the fact. The North Dakota Century Code does not allow for after the fact approval. Mr. Josephson stated that while the program can be used for façade updates, most projects are either for new construction or for bringing buildings up to code. The process can take up to two months from start to finish.

Commissioner Dukart asked if the Renaissance Zone program can be used for façade changes. Mr. Josephson stated that it can, but façade improvements do not usually qualify as Renaissance Zone projects because the project construction cost does not approach the minimum requirement of 50 percent of the property's true value. Stark Development Corporation's façade improvement program is more accessible for those seeking to do façade improvements.

Planning Director Hadley added the application deadline for Renaissance Zone projects are the first Friday of the month and requests are worked in to the Planning & Zoning agendas as they are received.

Mr. Fridrich stated that once the Renaissance Zone application is approved at Planning & Zoning Commission and City Commission then it will require state approval. Mr. Josephson stated this is correct. City staff, is working closely with State Renaissance Zone Coordinator Rikki Roerich to get the five-year extension completed.

Mr. Fridrich asked if there were any additional comments from Commissioners or the public, there were none. Mr. Fridrich asked for a motion.

*** Approval***

I move the City of Dickinson Planning and Zoning Commission recommend Approval of the proposed Five Year Extension of the City of Dickinson Renaissance Development Plan as being compliant with the City of Dickinson Comprehensive Plan and the City of Dickinson Renaissance Zone Development Plan, as meeting all the requirements of the Dickinson Municipal Code and also being in the interest of the public health, safety and welfare.

MOTION BY: Scott Karsky **SECOND:** Shirley Dukart

DISPOSITION: Vote... Aye 6, Nay 0, Absent 1

Motion carried unanimously.

2. **REZONING** - To consider a Rezone Petition from R1 to R2 for property described in the Country Oaks Estate Second Addition, Lots 7-11, Block 6 and S1/2 of Lot 1, Block 6. (February 2012)

Mr. Hadley explained the rezone, he stated that this a cleanup issue, the rezone wasn't taken to the city commission in 2012.

Mr. Hadley added that Mr. Sullivan is present if there are any questions. This for R-2 zoning which is a better fit for the area, this is just clean up to allow further development staff recommends approval.

Mr. Fridrich asked if there were any additional comments from Commissioners or the public, there were none. Mr. Fridrich asked for a motion.

*** Approval ***

REZ-003-17 Zone Change correction for Koch's 5th addition

I move the City of Dickinson Planning and Zoning Commission recommend Approval of REZ-001-19 Zone Change from R-1 Single Family to R-2 Medium Density Residential as depicted in Attachment A, and meeting all the requirements of the Dickinson Municipal Code and also being in the interest of the public health, safety and welfare.

PLANNING & ZONING MEETING MINUTES

April 17th, 2019

(AND) the following additional requirements (***IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE***):

1. _____;
2. _____.

MOTION BY: Shirley Dukart **SECOND:** Dean Franchuk

DISPOSITION: Vote... Aye 6, Nay 0, Absent 1

Motion carried unanimously.

3. WORK SESSION – AGENDA

- Chapter 34 Subdivision Ordinance update

Mr. Josephson explained the changes to chapter 34, subdivision of land. There were comments that came from different people; staff, private sector, engineering and planning staff met to go over the changes. There were several procedures removed because they are covered in pre development. There were a number of definitions that were added, updated design standards, made it consistent with the master plan. There were changes to plats and the Variance section regarding hardships, this was decided due to the Planning & Zoning board being more appropriate. The Developers deposit was revised from 130% to 160%.

This will help streamline procedures and the city won't have to make a change to the code with every update.

Mr. Hadley added that this falls in line with our process and checklists. There are several minor changes and this also addressed the bonding amount.

Mr. Fridrich stated he has a lot of questions on the bond amount, he was under the understanding that applies to public infrastructure but in section 34.0 060 it's for everything outlined in the project. Mr. Fridrich stated he and Mr. Kubas had a conversation and once the work is done and paid this would be released. MR Fridrich stated he would like Mr. Kubas to comment on this, on completion of the project this would be gone, and why is this cost so high.

Mr. Hadley stated there would be an inspection firm to inspect the infrastructure. Mr. Fridrich stated this is just a surety to say the project will be complete wouldn't protect the inspections or fall under an inspection fee. Commissioner Kordonowy stated he agrees a surety is just that surety that everything got done.

Mr. Hadley asked Mr. Gaa and Mrs. Murtha to jump in, there can easily be an engineering review fee for that can be backed out of the surety for any public infrastructure. Mr. Fridrich state if there's a 10 million dollar project you're asking a developer to put up like a 6 million dollar bond. Mrs. Murtha stated she hasn't been involved in the discussed changes but it's for the board to discuss and decide, it's a policy decision. The department who is proposing the increase can bring forward further details to present to the Commission. Mr. Fridrich said we currently require a 1 year warranty period and now it's outlined as a 2 year warranty period would be required, it doesn't seem like everyone is on the same page.

City Administrator Joe Gaa said we can go back to the departments and advise this wasn't well received, and review it to find reasonable alternatives.

There was a detailed discussion regarding the surety bond, warranty period, completion of projects and releasing the bond.

Mr. Fridrich stated if the burden falls on the developer, we aren't doing our job with proper inspections and follow up. Mr. Hadley agreed, that's why we are here for engineering projects, and the inspections would fall back on the engineering firm that provided the specs. Mr. Hadley added there are things that need fixed and we need to pay for it. Mr. Fridrich stated he showed the changes to one of the biggest developers in Bismarck and they wouldn't do any developments here after reading the changes. Brad Kordonowy stated he agrees the surety amount is too high and the warranty time is too long.

Mr. Fridrich stated we don't want to hinder growth because of the oil boom, or because we didn't do our job correctly, this will need a lot more discussion before we go any further with it.

Mr. Gaa agreed we can take this back to staff for further review, we don't want to discourage developers from coming to build here.

PLANNING & ZONING MEETING MINUTES

April 17th, 2019

Mr. Fridrich he would like to hear Mr. Kubas comments. Mr. Hadley stated be aware that it's currently 130% surety bond.

Mr. Fridrich stated there are several housekeeping items, like titles changed in one spot and not another, things like that need to be addressed. Mrs. Murtha stated this is a draft, and should be brought back for another work session. Prior to the public hearing, Mrs. Murtha stated she would review the document and make sure it's in proper format. Mrs. Murtha asked if there were any other areas that should be addressed other than the bonding. Mr. Fridrich stated the application process should be reviewed from start to finish. Commissioner Dukart asked if we were hiring an engineering firm. Mr. Fridrich stated we don't have the equipment or staff for those inspections, it's not uncommon. There was a discussion about which Engineers the developer should use.

Mr. Hadley asked what issues Mr. Fridrich had with process and applications. Mr. Fridrich said he would like to see the process from start to finish. Mr. Hadley gave a detailed explanation of the checklists, process and contacts.

Mr. Fridrich said all City Departments should be one stop, the City of Dickinson is one entity not 15 notifications and emails, this needs to be all in one, not spread out.

Mr. Gaa stated the checklists are a lot of work for the applicants and removes city staff involvement and if there is an outside hold up the contacts don't get any information. There are computer notifications to help everyone be aware and the comments are a work in process.

Mr. Josephson stated if there are any additional comments, let us know before next meeting we will meet prior to the next work session.

Mr. Hadley thanked Mr. Josephson and stated he had done a good job on the current revisions.

Mr. Fridrich asked when the last revision was.

Mr. Josephson said in 2012 when Ed Courton was here, there were mild tweaks, this is a major revision.

Mr. Bosch asked why the strike thru is done the way it is, it's hard to understand where the sections were taken from.

Mr. Josephson stated that there is an issue when using track changes, and changes from before were lost. Mr. Josephson stated he used the original word document to enter the changes.

Mr. Hadley stated there will be an update to the lot inventory at one of the next meetings.

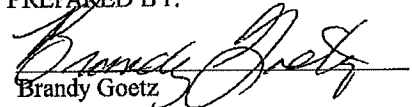
There being no further items to discuss Mr. Fridrich asked for a motion to adjourn.

MOTION BY: Brad Kordonowy **SECONDED BY:** Shirley Dukart

Adjournment of the meeting at approximately 7:57 AM

DISPOSITION: Motion carried unanimously.

PREPARED BY:


Brandy Goetz

APPROVED BY:


Walter Hadley

ATTACHMENT G

RESOLUTION NO. 14 - 2019

A RESOLUTION PROVIDING FOR THE FIVE-YEAR EXTENSION OF THE CITY OF DICKINSON RENAISSANCE ZONE AS WELL AS THE DELETION OF CERTAIN BLOCKS AND THE ADDITION OF OTHER BLOCKS TO THE CITY OF DICKINSON RENAISSANCE ZONE

WHEREAS, the City of Dickinson recognizes the need to encourage investment within a defined geographic area of its jurisdiction that needs to be revitalized; and

WHEREAS, the Renaissance Zone Act (North Dakota Century Code §40-63) authorizes cities to apply to the Division of Community Services ("DCS") for the designation of an area within their respective political boundaries as a Renaissance Zone and, as a precondition of such application, to enact a resolution which provides within the designated and approved Renaissance Zone state and local income tax and local property tax exemptions, and historical tax credits, which resolution will be contingent upon DCS approval of the application; and

WHEREAS, the City of Dickinson has established such a Renaissance Zone and adopted a Renaissance Zone Development Plan; and

WHEREAS, enactment of such exemptions and credits have in the past and will continue to result in improving the economic, physical, and social conditions within the Renaissance Zone; and

WHEREAS, North Dakota Century Code 40-63-03(1)(f) states the initial duration of a Renaissance Zone may not exceed 15 years; and

WHEREAS, in 2004 the City of Dickinson and DCS entered into a memorandum of agreement that is set to expire on June 30, 2019; and

WHEREAS, North Dakota Century Code 40-63-03(1)(f) allows a city to make application to DCS to extend the duration of the Renaissance Zone in five-year increments; and

WHEREAS, the City of Dickinson has identified areas within the city that would benefit from the extension of its Renaissance Zone program for an additional five years; and

WHEREAS, the City of Dickinson has updated its Renaissance Zone Development Plan, has secured a letter of support from the Dickinson Public School District and is in the process of securing a letter of support from the Stark County Commission; and

WHEREAS, North Dakota Century Code §40-63 permits cities to request DCS to delete certain blocks and add others to the Renaissance Zone if the city determines that blocks within the Renaissance Zone are not progressing; and

WHEREAS, as part of the updated Development Plan update the City of Dickinson is proposing to remove the blocks attached hereto as Exhibit A and add the blocks attached hereto as Exhibit B; and

WHEREAS, the Board of City Commissioners hereby finds that the Renaissance Zone is not progressing on the blocks attached hereto as Exhibit A; and

WHEREAS, Renaissance Zone eligible projects are available on the blocks attached hereto as Exhibit B, and such projects would be in keeping with the City's Renaissance Zone Development Plan, and in furtherance of City goals and objectives; and

WHEREAS, if the addition of the blocks listed on Exhibit B is granted, persons and property within the Renaissance Zone will be exempt from taxes as provided in sections 40-63-04 through 40-63-07.

NOW, THEREFORE, BE IT RESOLVED by the Board of City Commissioners that:

1. Contingent upon DCS approval, the City shall extend its Renaissance Zone Program for an additional five years beginning on July 1, 2019; and
2. Contingent upon DCS approval, the City deletes the blocks listed on Exhibit A hereto, from the City of Dickinson Renaissance Zone; and further adds the blocks listed on Exhibit B hereto, to the City of Dickinson's Renaissance Zone.

Dated this 7nd day of May, 2019.



Scott Decker, President
Board of City Commissioners

ATTEST:


Joseph Gaa, City Administrator

Exhibit A

SE1/4SW1/4, Section 3, Township 139 North, Range 96 West
Blocks 18 & 28, Original Plat of the City of Dickinson
Blocks 17, 22, 23 & 28, Young's Fifth Addition to the City of Dickinson
Block 4, Auditor's Plat 4, City of Dickinson

Exhibit B

Blocks 8, 9 & 10, Original Plat of the City of Dickinson
South ½ of Blocks 2 & 3, College Addition Subdivision, City of Dickinson
Blocks 1, 2, & 6, West End Addition to the City of Dickinson
Auditor's Plat #6, City of Dickinson

REGULAR MEETING

DICKINSON CITY COMMISSION

May 7, 2019

I. CALL TO ORDER

President Scott Decker called the meeting to order at 4:30 PM.

II. ROLL CALL

Present were: President Scott Decker, Commissioners Sarah Trustem, Nicole Wolla and Carson Steiner.

Absent: Commissioner Jason Fridrich

1. ORDER OF BUSINESS

MOTION BY: Carson Steiner

SECONDED BY: Nicole Wolla

To approve the May 7, 2019 Order of Business as presented with the addition of 3F – Amendment to the 2019 Airport Capital Improvement Funding.

DISPOSITION: Motion carried unanimously.

2. CONSENT AGENDA

MOTION BY: Carson Steiner

SECONDED BY: Sarah Trustem

A. Approval of meeting minutes dated April 16, 2019 and April 24, 2019.

B. Approval of Accounts Payable, Commerce Bank and Checkbook

C. Approval of Gaming Site Authorization for Red Coach Lounge, the Rock and Dickinson Charities.

D. Approval of MOU with Stark County for Cleaning of Indoor Fire Range

E. Approval of Pasture Lease with David Anderson

DISPOSITION: Roll call vote...Aye 4, Nay 0, Absent 1
Motion declared duly passed

3. ADMINISTRATION/FINANCE

A. Gallagher Actuarial Consulting Agreement

Deputy City Administrator Linda Carlson states the Retirement Board asked the City's actuarial firm, Gallagher to provide a revised contract limiting the term to one year, from a three year so the City can issue an RFP for Actuarial services. The City has been with the Gallagher firm for 10 years and feel that it is time to look at doing an RFP to check on the competitiveness of pricing. Administration received the contract from the vendor in February 2019, so the City is currently working without a contract for 2019 and any transition would take some time. Therefore, Legal recommends at least agreeing to use the current vendor for 2019.

MOTION BY: Carson Steiner

SECONDED BY: Nicole Wolla

To approve the one year contract for actuarial services from Gallagher for 2019.

DISPOSITION: Roll call vote...Aye 4, Nay 0, Absent 1
Motion declared duly passed

B. Chapter 39 Amendment – Relating to Permits and Inspection of Mobile Home Units

Administrator Joe Gaa states it is the recommendation of the ND Department of Commerce staff requests a change to Chapter 39 authorizing the City to inspect and permit mobile home units. The first reading and public hearing were held on April 16th with no public comments made at that time. Staff recommends approval of second reading and final passage.

MOTION BY: Carson Steiner

SECONDED BY: Nicole Wolla

To approve second reading and final passage of Ordinance 1674.

ORDINANCE NO. 1674

AN ORDINANCE AMENDING AND RE-ENACTING SECTION 39.06.003, OF THE CITY CODE OF THE CITY OF DICKINSON, NORTH DAKOTA, RELATING TO PERMITS AND INSPECTIONS OF MOBILE HOME UNITS

DISPOSITION: Roll call vote...Aye 4, Nay 0, Absent 1
Motion declared duly passed

C. Retirement Plan Amendment

City Administrator Joe Gaa presents the second amendment to the retirement plan which provides for the following: (1) participants who are employed may request an in-service distribution of all or a portion of the participant's rollover contributions at any time and for any reason, and (2) participants who are employed may request a hardship distribution from the plan if the participant experiences an immediate and heavy financial need as define under the regulations under section 401(k) of the Internal Revenue Code. The second amendment, as drafted, as an effective date of June 1, 2019, but the effective date can be changed to a later date if the Trustee/record-keeper for the plan needs more time to implement these changes.

MOTION BY: Sarah Trustem

SECONDED BY: Carson Steiner

To approve second amendment for the Retirement Plan.

DISPOSITION: Roll call vote...Aye 4, Nay 0, Absent 1
Motion declared duly passed

D. Freedom Energy Oil Lease Extension

City Administrator Joe Gaa states that as previously discussed at a special meeting on April 24th and was tabled to gather additional information. The extension and original lease are attached. The lease remains in effect until the drilling process has met a set threshold then additional terms begin. Having reviewed the site, it does not appear that threshold has been met and extending the lease would be appropriate. Staff recommends approval of the extension for a one-year term from May 2, 2019 to May 2, 2020. Administrator Gaa sates that since this discussion Freedom Energy feels they have met the requirements of the lease and have withdrawn their offer to extend the lease and the \$8,000. Mr. Gaa states at this time there is no items to approve, just provided for informational purposes only.

E. 2019 DDA Funding Request

City Administrator Joe Gaa states the City has provided operational funding for the DDA in the past. In an effort to align DDA funding with other organizations and eliminate periodic funding requests, an annual allocation for the DDA will be discussed with the Commission as part of the 2020 budget. This has been shared with the DDA, however they still felt compelled to request funding for 2019. While staff cautions against continuing this practice, if the Commission is compelled to approve partial funding for 2019, the recommended amount would be \$10,000. This amount is half of a recommended annual appropriation.

Kristi Schwartz reviews the DDA vision statement and states there are 85 members strong and this has grown from 35 members to 85 members. She reviews the Board members with the City Commission. She lists the number of events that Dickinson downtown holds to include parade of lights, 1st on 1st, golf scramble and others. She proposed funding

To approve \$500,000 to be given to the airport in 2019 instead of \$400,000 out of the \$1.6 million dollar dedication.

DISPOSITION: Roll call vote...Aye 4, Nay 0, Absent 1
Motion declared duly passed

4. **PUBLIC SAFETY**

A. Fire Department

Reports:

1. None

B. Police Department

Reports:

1. None

5. **ENGINEERING**

A. NDDOT CPM AGREEMENTS

1. 10TH Avenue West from 15th Street to 21st Street

Public Works Director Gary Zuroff presents a Cost Participation and Maintenance Agreement for the 10th Avenue West Street Mill and Overlay project with the North Dakota Department of Transportation. This is a federally funded Urban Funded project which 80.93 % will be funded federally up to the maximum of \$680,000. The remaining will be funded from the City's 50% of the 1% Sales Tax. The projected bid date is May 10th, 2019. Staff recommends approval.

Commissioner Carson Steiner states this is a good example of how the City should use the 1% sales tax. He states the City receives 80% from NDDOT but the rest needs to come out of the sales tax.

MOTION BY: Sarah Trustem

SECONDED BY: Nicole Wolla

To approve the 10th Avenue West from 15th Street to 21st Street CPM Agreement.

DISPOSITION: Roll call vote...Aye 4, Nay 0, Absent 1
Motion declared duly passed

2. 12th Street from State Avenue to Hillside Drive

Public Works Director Gary Zuroff presents a Cost Participation and Maintenance Agreement for the 12th Street from State Avenue to Hillside Drive. Mill and Overlay project with the North Dakota Department of Transportation. This is a federally funded Urban Funded project which 80.93 % will be funded federally up to the maximum of \$880,000. The remaining will be funded from the City's 50% of the 1% Sales Tax. The projected bid date is May 10th, 2019. Staff recommends approval.

MOTION BY: Carson Steiner

SECONDED BY: Sarah Trustem

To approve the 12th Street from State Avenue to Hillside Drive CPM Agreement.

DISPOSITION: Roll call vote...Aye 4, Nay 0, Absent 1
Motion declared duly passed

B. MOU with Stark County for 34th Street SW/40th Street W

Public Works Director Gary Zuroff presents a Memorandum of Understanding is between Stark County and the City of Dickinson. Stark County plans to chip seal the portion of 34th Street/40th Street West from 113th Avenue Southwest to the intersection of ND Highway 22/3rd Avenue West. Portions of this road are in the City and the County and Stark County will pay for the project and the City will reimburse the County for their portion. Stark

County will invoice the City for 25% of the engineering and construction costs and Stark County will be responsible for the remaining 75%. Staff recommends approval.

MOTION BY: Nicole Wolla

SECONDED BY: Carson Steiner

To approve the MOU with Stark County for 34th Street SW/40th Street W.

DISPOSITION: Roll call vote...Aye 4, Nay 0, Absent 1
Motion declared duly passed

C. 2019 Mill and Overlay Bid

Public Works Director presents a bid for 2019 Mill and Overlay which were opened April 18, 2019. Northern Improvement Company was the only bidder with a bid of \$1,588,421.30. The project includes mill and overlay on Fairway Street from 3rd Avenue West to 13th Ave West, Park Street, Hillside Drive, and some sections north of 9th Street East. Staff recommends acceptance of the Bid and to award the contract to Northern Improvement Company. Staff recommends approval.

MOTION BY: Sarah Trustem

SECONDED BY: Carson Steiner

To approve the 2019 Mill and Overlay Bid with Northern Improvement.

DISPOSITION: Roll call vote...Aye 4, Nay 0, Absent 1
Motion declared duly passed

D. Highlands Engineering Task Order for Master Plan Layout

Public Works Director Gary Zuroff presents a task order for funding which was included in the 2019 Engineering Department Budget to hire a firm to complete a Master Plan for a large section of land on the west side of the City. The land in question is bordered on the north by 21st St. NW, on the east by State Ave., on the south by I-94, and on the west by 30th Ave. NW. During a work session in February, the Commission concurred with moving forward with the project. Attached you will find a task order from Highlands Engineering to complete the Master Plan for the amount of \$10,000. This is within the budgeted amount and staff recommends approval.

MOTION BY: Carson Steiner

SECONDED BY: Sarah Trustem

To approve Highlands Engineering Task Order for Master Plan Layout.

DISPOSITION: Roll call vote...Aye 4, Nay 0, Absent 1
Motion declared duly passed

6. PUBLIC WORKS

A. Villard Memorandum of Understanding with Stark County

Public Works Director Gary Zuroff presents an MOU with Stark County for East Villard. Director Zuroff states that East Villard is deteriorating beyond patching this year. Director Zuroff states the County will hire Northern Improvement to complete the leveling and overlay of East Villard. Director Zuroff states the contractors will not be around for many more weeks in Dickinson, therefore, would like for the project to get done prior to them leaving.

MOTION BY: Carson Steiner

SECONDED BY: Nicole Wolla

To approve the Villard MOU with Stark County.

DISPOSITION: Roll call vote...Aye 4, Nay 0, Absent 1
Motion declared duly passed

B. Apex Engineering Task Order #5 for Water Model

Public Works Director Gary Zuroff states Apex Engineering Group was selected to perform engineering services for our water model update. The services include updating the Water Distribution Model to current conditions. Provide routine updates as infrastructure is added or decommissioned, perform "on-call" water modeling tasks and make recommendations to future water main, pump and storage improvements. Engineering and Public Works staff recommend approval.

MOTION BY: Sarah Trustem

SECONDED BY: Carson Steiner

To approve the Apex Engineering Task Order #5 for Water Model.

DISPOSITION: Roll call vote...Aye 4, Nay 0, Absent 1
Motion declared duly passed

C. Reports:

1. Urban Forestry Committee

City Forester Vern Quam informs the Commissioners on the updated list of Urban Forestry Committee members. He states Arbor Day Celebration will be at the Museum on May 22, 2019 at 9:00 a.m. The City will be joined by Hope Christian Academy third grade class to celebrate Arbor Day. He states there will be tree tours and demonstrations from June 17-19, 2019 at the NDSU Research Center from 7-9 p.m. each evening. These events are open to the public. Forester Quam reads the proposed Urban Forestry Committee members and would like to see them be on the committee as they all have a great background in forestry.

Commissioner Carson Steiner states he is happy to see the Urban Forestry Committee has been established again.

2. Public Works Week

Public Works Director Gary Zuroff has a press release for the Public Works Week which will be held from May 20 to May 23, 2019. Dickinson will be celebrating Public Works Week at the same time as National Public Works week. There will be in-house training along with lunch. Director Zuroff states on Tuesday the public will be invited to the compactor and on Wednesday and Thursday there will be open house at the Public Works Facility. There will be notifications on Facebook. Director Zuroff invites President Scott Decker along with the Commissioners to celebrate Public Works Week.

7. PLANNING

A. Reports:

1. None

8. BUILDING

A. Reports:

1. None

9. TIMETABLE AGENDA

5:00 p.m.

Public Hearing – Utility Easement Vacation

City Administrator Joe Gaa states in order to facilitate new construction, a request was made to vacate a utility easement at Subiaco Manor on 10th Avenue West. It appears this easement was put in place for possible utility and street location if 24th Street were to continue to the west. That never happened. The only affected utility would be a water main. Attached you will find an engineering report detailing the issue. The report concluded the main can be abandoned and the easement vacated with no adverse effects to the City. Staff recommends approval of the easement vacation request.

President Scott Decker opens the public hearing at 5:12 p.m. Hearing no public comment the public hearing was closed at 5:13 p.m. and the following motion was made.

MOTION BY: Carson Steiner
Adopt Resolution 13-2019.

SECONDED BY: Sarah Trustem

RESOLUTION 13-2019

**A RESOLUTION APPROVING VACATION OF A UTILITY EASEMENT
WITHIN STATE ADDITION, CITY OF DICKINSON, NORTH DAKOTA**

DISPOSITION: Roll call vote...Aye 4, Nay 0, Absent 1
Motion declared duly passed

Public Hearing – Renaissance Zone Five-Year Extension

County Planner Stephen Josephson presents a proposed extension of the City of Dickinson Renaissance Zone Program as adopted on July 1, 2004. The proposed changes, if adopted by the City and approved by the State of North Dakota Division of Community Services, would result in the following: 1) Extension of the City's Renaissance Zone Program through June 2024; and 2) Relocation of current Renaissance Zone Blocks 1, 3, and 7 and 21-25. Mr. Josephson states Planning and Zoning Commission and City staff recommend approval.

President Scott Decker opens the public hearing at 5:16 p.m. Hearing no public comment the public hearing was closed at 5:17 p.m. and the following motion was made.

MOTION BY: Carson Steiner

SECONDED BY: Nicole Wolla

RESOLUTION 14-2019

**A RESOLUTION PROVIDING FOR THE FIVE-YEAR EXTENSION OF
THE CITY OF DICKINSON RENAISSANCE ZONE AS WELL AS THE
DELETION OF CERTAIN BLOCKS AND THE ADDITION OF OTHER
BLOCKS TO THE CITY OF DICKINSON RENAISSANCE ZONE**

DISPOSITION: Roll call vote...Aye 4, Nay 0, Absent 1
Motion declared duly passed

Public Hearing – Country Oaks Rezoning

Planning Director Walter Hadley presents a Rezoning Petition from R-1 to R-2 for the property described in Country Oaks Estate Second Addition, Lots 7-11, Block 6, and the S ½ of Lot 1, Block 6. The Planning Commission conducted a public hearing on this item during the April 17, 2019 regular meeting and no opposition was heard. Staff and the Planning Commission would recommend approval.

President Scott Decker opens the public hearing at 5:19 p.m. Hearing no public comment the public hearing was closed at 5:20 p.m. and the following motion was made.

MOTION BY: Sarah Trustem
To approve first reading of Ordinance 1675.

SECONDED BY: Carson Steiner

ORDINANCE NO. 1675

**AN ORDINANCE AMENDING THE DISTRICT ZONING MAP FOR
REZONING AND RECLASSIFYING DESIGNATED LOTS, BLOCKS OR**

**TRACTS OF LAND WITHIN THE ZONING JURISDICTION OF THE CITY
OF DICKINSON, NORTH DAKOTA.**

DISPOSITION: Roll call vote...Aye 4, Nay 0, Absent 1
Motion declared duly passed

5:05 p.m.

Convention Visitors and Business Annual Report

Executive Director Terri Thiel updates the Commissioners on National Tourism week and the date of May 7, 2019 was National Tourism Day. Ms. Thiel states occupancy has climbed a little bit but the daily rate is dropping a little bit. Visitor walk-ins are a bit down but there were 33,421 visits to the website via mobile phone. Ms. Thiel visits about the goals and strategies for 2019.

Social Media Coordinator Julie Obrigewitsch discusses the 2019 online paid advertising. She updates the Commissioners on the events, trade shows, recruitment and preplan meetings. Ms. Obrigewitsch also discusses Facebook, Instagram, Utube and Twitter and how the CVB does their advertising on each site. She outlines the area such as Minnesota, Wisconsin, Illinois and other areas in which their advertising hits.

Commissioner Sarah Trustem thanks Ms. Obrigewitsch for the showcase of our community.

Multi-Media Mgr. Joel Walters updates the Commissioners on Instagram which includes photography and videos. He states over 100 videos are on social media. Mr. Walters states shorter videos are most affective. He states longer videos are local advertising. Mr. Walters shows the Commissioner 5 short videos which included coffee shops, Badlands Dinosaur Museum, and other outstanding sites in Dickinson. Mr. Walters states Utube had 47.2 thousand and Facebook had 57.5 thousand views only on videos.

City Commissioners commend Ms. Thiel and her staff on the great work they are doing for Dickinson.

10. PUBLIC ISSUES OF CITY CONCERN NOT ON THE AGENDA
None

11. COMMISSION

1. Veit Claim – Executive Session for Attorney Consultation under NDCC 44-04- 19.1 (2) & 44-04-19.2.

MOTION BY: Carson Steiner

SECONDED BY: Sarah Trustem

To approve an Executive Session for attorney consultation pursuant to NDCC § 44-04-19.1 and 44-04-19.2.

President Scott Decker states the City Commissioners met with the attorney to consult and under executive session rules the Commission provided guidance to the attorney for the claim.

ADJOURNMENT

MOTION BY: Sarah Trustem

SECONDED BY: Nicole Wolla

Adjournment of the meeting at approximately 7:00 P.M.


DISPOSITION: Roll call vote... Aye 4, Nay 0, Absent 1
Motion declared duly passed.

OFFICIAL MINUTES PREPARED BY:


Rita Binstock, Assistant to City Administrator

APPROVED BY:



Joe Gaa, City Administrator

Scott Decker, President
Board of City Commissioners

Date: May 21, 2019



June 10, 2019

Steven Josephson
City/County Planner
City of Dickinson
99 2nd St. E.
Dickinson, ND 58601

RECEIVED

JUN 13 2019

DEVELOPMENT
SERVICES

Dear Mr. Josephson:

Congratulations on completing the extension for the Renaissance Zone designation for the City of Dickinson. We sincerely hope that this designation will continue to enhance the community and economic development efforts in the zone, which can lead to a revitalization of both residential and commercial properties.

Attached is a copy of the updated Renaissance Zone Memorandum of Agreement. The MOA is effective July 1, 2019 through July 1, 2024.

I sincerely hope that your Renaissance Zone will continue to be a success.

Sincerely,

A handwritten signature in blue ink that reads "Bonnie Malo".

Bonnie Malo, Director
Division of Community Services

RR/ps
Enclosures

RENAISSANCE ZONE
MEMORANDUM OF AGREEMENT

RECEIVED

JUN 13 2019

Between
The North Dakota Division of Community Services
and
The City of Dickinson

DEVELOPMENT
SERVICES

This Memorandum of Agreement between the North Dakota Division of Community Services (DCS) and the City of Dickinson, effective July 1, 2019, continues a Renaissance Zone for the City (see attached map) pursuant to N.D.C.C. ch. 40-63, for a period not to exceed 5 years. The Renaissance Zone Program Statement and the City's Development Plan as submitted and approved by DCS are binding as if those items were set out at length in this Memorandum of Agreement.

The City agrees that it will fulfill its responsibilities under the Renaissance Zone Program Statement. The City further agrees that it will follow its Development Plan as submitted to DCS, that it will provide all requested information to DCS, and that it will meet its obligations under N.D.C.C. ch. 40-63. If the City does not fulfill these requirements, or if the City fails to make adequate progress after the DCS provides 90 days written notice that its progress has been inadequate, then DCS may take action against the City. This action may include canceling Renaissance Zone approval for future projects as outlined in Part X, Paragraph 18, of the Program Statement.

If N.D.C.C. ch. 40-63 is amended or repealed by the Legislative Assembly, all changes will apply to the Renaissance zone or to this Memorandum of Agreement automatically on the effective date of the legislation. Any changes to the Development Plan, or to any other matter, required by any legislative changes, must be made in writing signed by both parties. The failure of the parties to agree to any changes required by legislation before the effective date of the legislation will automatically terminate Renaissance Zone approval without further action by DCS, unless DCS waives the termination in writing. Any project or investment completed before the effective date of any legislative changes is grandfathered under the prior law unless the new law requires otherwise.



Bonnie Malo, Director
Division of Community Services



Scott J. Decker, Mayor
City of Dickinson

Date

6/10/2019

Date

5-21-19

CITY OF DICKINSON NORTH DAKOTA
RENAISSANCE ZONE DEVELOPMENT PLAN FIVE YEAR RENEWAL
MAY 7, 2022

ATTACHMENT H



Brent Seaks, School Board President
Board of Education
Dickinson Public Schools
444 4th Street West
Dickinson, ND 58601-4951

bseaks@dpsnd.org
www.dpsnd.org
(701) 456-0002
Fax: (701) 456-0035

April 9, 2019

The Honorable Scott Decker
Mayor of the City of Dickinson
99-2nd Street East
Dickinson, ND 58601

Dear Mayor Decker:

On April 8, 2019, the school board of the Dickinson Public Schools received a presentation from Mr. Steve Josephson and Mr. Walter Hadley regarding expansion of the Renaissance Zone in downtown Dickinson. The short-term impact for the school district was explained as well as the potential long-term benefits in this presentation regarding the proposed Renaissance Zone expansion.

The potential for assisting in the revitalization of the downtown area is an exciting possibility. A vibrant downtown business community improves the appeal of the City of Dickinson and benefits all governmental agencies of the city. The purpose of this correspondence is to verify that the Dickinson Public Schools Board of Education enthusiastically endorses the expansion of the Renaissance Zone. If there is anything the school board can do to assist with this project, please do not hesitate to contact the superintendent.

Sincerely,

Brent Seaks
School Board President
Dickinson Public Schools



701-456-2074
Fax 701-456-2073
2004 Fairway Street
Dickinson, ND 58601
www.dickinsonparks.org

TO: Dickinson City Commission

FROM: Scott Kovash, ^{of} Park Board President
James Kramer, ^{of} Executive Director
Dickinson Parks & Recreation

DATE: April 26, 2019

RE: Proposed Renaissance Zone

The Dickinson Board of Park Commissioners recently received a presentation regarding the Renaissance Zone in downtown Dickinson.

Mr. Walter Hadley and Mr. Steven Josephson discussed the history of the program, as well as its future while reviewing the map of the Renaissance Zone. They did a great job educating us on the purpose and benefits of this tremendous program. The Board of Park Commissioners unanimously supported the project and look forward to working with the City of Dickinson on the Renaissance Zone in the future.

Thank you and please let us know if you need any additional information or have questions.

SK/JK/lh

May 7, 2019

Scott Decker
Mayor of the City of Dickinson
99 2nd Street East
Dickinson, ND 58601

Dear Mayor Decker

On May 7, 2019, the Stark County Commission received a presentation by City staff regarding the five-year extension of its Renaissance Zone program. The Stark County Commission supports the City's proposed five-year extension of the Renaissance Zone program. The continued revitalization of Downtown Dickinson and the Villard Street West commercial district, and the addition of new businesses as well as the expansion of existing ones in both of these areas provides benefits to all of Stark County and to the region as well.

Sincerely,



Ken Zander, Chairman,
Stark County Commission