

Development Plan

I. Description of the Proposed Renaissance Zone

Provide a map which identifies the geographic boundaries and blocks in the proposed Renaissance Zone. Number each proposed block.

1. To claim half blocks because of government buildings, identify the tax exempt government buildings.

RZ Block Number	Building(s)
14	2 City Hall
20	1 Fire Hall
21	Ambulance
7	School
14	Museum

2. Indicate for those properties to be initially targeted the types of projects the city wants to encourage in those properties.

Distressed Commercial - Blocks 7, 13, 14, 19, 20, 26

Distressed Residential - Blocks 2, 3, 8, 9, 14, 20

32 Total block minus 4 blocks where Tioga Elementary School, Fire Department, Ambulance, City Owned Theater, Norsk Museum and Tioga Police Department are located.

3. Provide a list of the natural and historical assets/sites in the zone, the location of each, and description of how they will fit into and be enhanced by the zone.

Norseman's Museum - Block 14

4. Provide a description of any local regulatory burdens that may affect renovation of historic properties and the incorporation of mixed use development, and how these burdens will be eased for developers and investors.

Environmental concerns - City Engineer

Zoning concerns - Building Inspector

Suitability for zone - EDC - President/Director

5. Use the format in the example below on your own excel spreadsheet to provide an inventory of the buildings on each block indicating block number, owner, address and their present use and condition, and identify those properties to be initially targeted for projects.

	Owner	Address	Present Use	Condition
1	Simon	301 1 st St.	Commercial	Fair
1	Sampson	105 2 nd St.	Commercial	Good
1	Jones	500 Main St.	Commercial	Good
1	Smith	550 Main St.	Commercial	Fair
1	Bennett	560 Main St.	Vacant	Poor
1	Johnson	16 Oak St.	Residential	Poor

II. Management of the Renaissance Zone

1. Identify who will manage day-to-day Renaissance Zone activities and, the membership of the local zone authority, if one is established.

Under the supervision of the Tioga Board of Commissioners/Tioga Auditor

- #1. Tioga Community Development Director or
- #2. Designee(s) the Tioga Economic Development President or
- #3. Designee(S) of the President of Tioga Chamber of Commerce
- #4. Tioga Auditor - Annual Report - Submitted to the state

2. Describe how the city will market and promote its Renaissance Zone.

- #1. Tioga Auditor from City Hall
- #2. Tioga Community Development
- #3. Tioga Economic Development - Monthly meetings & advisory capacity of director/consultant
- #4. Tioga Chamber of Commerce - Monthly meetings & distribution of marketing materials
- #5. Renaissance zone marketing and promotions will be through DOT street signage, merchant windows signage, City of Tioga website, Visitor's Promotion & EDC Funding, Chamber meetings

3. Describe how the city will monitor the progress of each zone project until it is completed.

Under the supervision of the Tioga Board of Commissioners/Tioga Auditor
Tioga Community Development Director will work closely with the Tioga Economic Development President to establish 'Guidelines and Standards', state guidelines and City of Tioga input set goals expectations and establish deadlines for projects applicants. Tioga's Building Inspector will do site visits. The goal is 3-5 participants per year.

4. Describe how the city will monitor projects during the five-year tax exemption period for possible transfer of the tax exemption to another qualified taxpayer or for termination of the tax exemptions.

Tioga Community Development Director Tioga EDC will report qualifying projects to the Tioga City Auditor and/or tax assessor who will then report and communicate with the ND Division of Community Services.

5. Describe how the city will maintain records on each Renaissance Zone project, to include collecting required reportable information (See Section XIII of the program guidelines).

Tioga Community Development Director and Tioga EDC will collect reportable information on qualifying projects and will maintain records at Tioga City Hall.

III. Goals and Objectives of the Zone

1. Describe what the city hopes to accomplish in its zone. Include a description of the city's vision for the area and the major activities such as rehabilitation of buildings, new construction, leasing of buildings, etc. it wants to encourage.

Maintain the zone as a mixed-use area that will accommodate retail, governmental, service, residential functions and to promote continued support for development.

Tioga promote downtown activities to attract various interest to promote downtown commerce.

We have created a centrally located public spaces in the zone for events and holiday festivals and we would like to promote our theater and the heritage museum the zone and add a future library.

2. Describe how the city's goals and objectives for the Renaissance Zone fit into the overall comprehensive or strategic plans for the city.

To create a vibrant downtown area that will provide quality services and jobs in an attractive downtown area. Develop a downtown that will provide economic development activity and commerce activity for local businesses and recruit new business development.

- 3 Identify milestones or benchmarks to monitor progress of the Renaissance Zone in achieving the city's goals and objectives for the zone.

#1. Improvement of storefronts

#2. Reconditioning of existing structures

#3. Clean up former commercial sights (through use of brown-field grants)

#4. Construction of new structures

#5. Goal of 3-5 projects per year

IV. Selection of Projects in the Zone

1. For commercial zone projects describe the local requirements for project approval. These may include such things as a minimum cost per square foot for rehabilitation; requiring rehabilitation when someone purchases a building; job creation; an expected increase in property value after rehabilitation; landscaping; leasehold improvements; etc. The city may with DCS approval, revise the selection criteria and local requirements.

#1. Minimum of 50% or more of current true and present value

#2. Rehabilitation after purchase

#3. Minimum 10% landscaping

#4. RZ Pre-approval required for simple purchase (Prior to purchase)

2. For single-family zone projects, describe how the city will determine “primary residence,” and describe any local requirements that must be met, such as rehabilitation or other work to increase property value in order to be approved as a zone project. The city may, with DCS approval, revise the local requirements.

Primary residence requirement is six months plus one day per calendar year. Verified with municipal water billing and communication with city auditor.

3. Describe types of projects, if any, that the city will not approve for state and tax exemptions. One example might be not approving a purchase of a building that does not need to be rehabilitated, unless it is for the purpose of preventing a building from becoming vacant or for job retention or creation. Other examples might be not approving specific types of businesses or projects that only involve a purchase.

The City of Tioga reserves the right to reject a property if the benefit to the owner is greater than the benefit to the community.

4. Describe the process for receiving, reviewing, and approving applications for zone projects to determine if they meet state and local requirements, and to assure that the purchase, rehabilitation, lease, and historical preservation and renovation has not started or been completed before local and state approval as a zone project.

Applications will submitted to either EDC, Tioga Community Development/Building Inspector for review by City Auditor. If review is approved then the application is forwarded to Tioga City Commission and if approved by City Commissioners then submitted to the ND Division of Community Services.

5. Describe how projects will be reviewed to determine public benefit, and not just benefit to the taxpayer.

Tioga EDC board will consult with Tioga Chamber board if/when applications are unclear of public benefit.

6. Describe the basis for determining the amount of local property tax to be exempted for five years. Some examples are 100% exemption of the current taxes for five-years; 100% of the cost for improvements; some other percentage for purchases of buildings that don't require rehabilitation; a sliding scale exemption; different percentages for exemption for residential versus commercial; etc. Each potential zone project applicant must be able to determine from the description the amount of the exemption that will be approved for his or her potential zone project. The city, with DCS approval, may revise the property tax exemptions.

Demolition in the Renaissance Zone plan shall be eligible for 100% exemption from property taxes if the existing property is demolished and replaced by a new structure. (Property taxes on land are not exempt.) New construction that requires building demolition in order to construct the zone project must demolish existing structures set for removal prior to application for project consideration in zone. Property meeting the criteria of the Renaissance Zone shall be eligible for 100% property tax exemption on the existing building and improvements, rehab, purchase and leasing.

7. State in the plan if the city will allow utility infrastructure projects. If the city will allow projects then the city must describe how they will monitor the approved projects in and outside the Renaissance Zone.

Not Allowed

- a. How they will work with the State Board of Equalization to determine the property tax exemption and what the property tax exemption is for the utility companies

Auditor will co-ordinate with Tax Equalization Board

V. Renaissance Fund Organization

Does the city wish to establish a Renaissance Fund at this time? Yes No
(If no, move to Section VI, Local Commitment)

1. Describe if the city will establish its own Renaissance Fund Organization or contract with an existing or new organization to act as its Renaissance Fund Organization.

NA

2. Describe how the Renaissance Fund Organization will be managed and marketed, how it will obtain commitments from investors, and how it will keep track of original investors.

NA

3. Describe how the Renaissance Fund Organization and local zone authority or other designated entity will work together to assure that funds raised are allocated to approved zone projects or other investments in the city or in other Renaissance Zone cities. If an organization is under contract by more than one Renaissance Zone city, describe how the city will assure that the organization will keep track separately of funds raised and allocated for its Renaissance Zone. Describe the city's role in deciding if its investor funds will be used in non-zone projects in its own city or other Renaissance Zone cities.

NA

4. If a new organization will be established by the city, provide copies of the legal documentation for the creation of the Renaissance Fund Organization. If the city intends to contract with an organization, provide a copy of the contract. If the city intends to contract with an organization that does not yet exist, describe the organization to be created and the expected date for the creation of the organization.

NA

5. If the city wants to establish a Renaissance Fund or Organization at a later date, explain why and whether it intends to establish its own or to contract with an organization.

NA

VI. Local Commitment

1. Describe the results of the final legal public hearing on the Development Plan. How many people attended? What issues were raised? How did the city address the issues?

Six people attended the public hearing to determine delineation of the proposed zone.

The location and inclusion/exclusion of several single family residences was raised and the interested parties were satisfied that the proposed zone/zones included their properties.

All three proposed maps included the properties in question.

Also raised was the issue of how public property was included/ excluded and how they were delineated. The concerns raised were explained until no objection remained.

2. Provide letters of support from the community. A letter of support from the school district and county must be included.
3. Provide a resolution from the city indicating that it will approve the tax exemptions and credits provided for in the Renaissance Zone Act (See sample resolution in Appendix C of the Renaissance Zone Program Statement).

NOTE: The DCS reserves the right to ask for additional information deemed necessary to review the Development Plan.

Please include a Table of Contents with your Development Plan that clearly identifies where to find the discussion of each of the above questions.

(Submit the original and 1 copy of the Development Plan).