

Description of Proposed Renaissance Zone

1. Provide a map which identifies the geographic boundaries and blocks in the proposed Renaissance Zone.

See Attachment 'A'

The proposed zone consists of twenty-five blocks as there are 4 blocks containing government facilities.

2. Provide an inventory of the buildings on each block indicating block number, owner, property description and their present use and condition, and identify those properties to be initially targeted for projects. Indicate for those properties to be initially targeted the types of projects the city wants to encourage in those properties.

See Attachment 'B' for inventory

Lakota's priority for projects would be to see those properties identified as "needs improvement" in the condition for the inventory of buildings. There will be a significant zone improvement through the improvement of these properties. Business retention and development is also very important to the Zone Authority.

Block 4

15 0004 24387 000 Demolition of substandard motel and reconstruction

Block 8

15 0001 23062 000 (Napa building) Removal of commercial business and reconstruction

15 0001 23076 100 (Fitness Center) Commercial Business

15 0001 23077 000 (Theatre) Reconstruction of potential historic theatre

Block 10

15 0001 23127 000 Single Family Residential

Block 16

15 0001 23499 000 Single Family Residential

15 0001 23505 000 Single Family Residential

Block 20

15 0001 22972 000 Single Family Residential

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

The City of Lakota has one building on the State Historical list, which is the Lakota Library. The Lakota Library is not part of the Renaissance Zone map, therefore would not be affected.

Some *possibilities* for historical sites include:

Block 8

15 0001 23068 000	David & Tonia Price (Brick building built around 1900-1910)
15 0001 23071 000	
15 0001 23077 000	Barbonn Organization LLC (Old Theatre building – brick building built around 1900-1920)
15 0001 23078 000	Penny Russo (Seasons Café – Brick building built around 1900-1910)
15 0001 23080 000	Penny Russo (Four Seasons – Brick building, built around 1900-1910)
15 0001 23081 000	Steve Simonson (Devine Law Office – Brick building, built around 1900-1910)
15 0001 23082 000	Wally Johnson (Lodging unit – brick building, built around 1900-1910)

Block 9

15 0001 23102 000	City Hall
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Block 12

15 0001 23277 000	Harold Bergquist (Single family residential property)
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Block 14

15 0001 23421 000	Venetia Kaseman (Single family residential property)
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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.

Lakota has a comprehensive plan for development, which would not hinder the renovation of historic properties. Lakota would utilize the assistance of the State Historical Society for any historical rehabilitation plans.

Management of the Renaissance Zone

1. Describe how the jurisdiction will administer all zone activities, to include a description of the promotion, development and management strategies to maximize investment in the zone and how it will monitor all activities and projects and maintain all reportable information.

The city council will be the final authority on all zone activities. The promotion, development and management will be the responsibility of the City Auditor and the Lakota Economic Development Committee. Any projects involving renovation will also be required to gain approval from the Planning and Zoning Commission. All reportable information will be kept by the City Auditor in an accessible and organized format at City Hall.

2. Describe how jurisdiction will assure that all construction, renovation and remodeling will comply with the State Building Code, State Energy Code and the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Applicants will be required to present proof of compliance with the codes by a certified inspector as is required on any building permit submitted to the Planning and Zoning Commission.

3. Describe how the jurisdiction will assure that approved projects don't involve the restructuring of ownership of existing zone buildings, simply to make a taxpayer eligible for tax exemptions and/or credits without real benefit to the jurisdiction.

Lakota has a benefit of being a small community. Everyone has knowledge of current businesses and owners and would be aware of any unusual changes. Ownership information would be required for both the seller and the buyer of the property. If it is a corporation, the owners would need to be identified.

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 exemption.

Lakota City Hall will service as the primary point-of-contact for information and applications. This would include monitoring, gathering and maintaining information. The City Auditor will be maintaining continued contacts with the property owners in the Zone, which will also include monitoring, gathering and maintaining information of all the Renaissance Zone projects. The City's access to tax assessment will also be used to monitor projects.

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5. Describe how the city will maintain records on each Renaissance Zone project, to include collecting required reportable information.

The Lakota Economic Development Committee and the City Auditor will complete an annual assessment of zone projects and report to the City Council all required information.

Goals and Objectives of the Zone

1. Describe the jurisdiction’s vision, goals and objective for the zone. Describe the relationship of the goals and objectives to the current overall plans for the jurisdiction.

Land Use

Goal: To promote orderly development and arrangement of land uses throughout the community; provide ample space for future growth; insure compatibility of adjacent land uses; and to follow sound environmental planning principles.

Objectives:

1. Encourage the use of undeveloped lots within the city.
2. Utilize undeveloped land serviced by existing infrastructure for development where possible.
3. Seek compactness of urban form in order to minimize public expenditures and private costs and to more effectively utilize the existing land use base.
4. Require promote abatement of old unsafe structures.
5. Land areas between dissimilar land uses are transitional in nature and require the development of future uses which promote compatibility.

Future Land Use Residential

Goal: Maintain the integrity of residential areas in the City of Lakota

Objectives:

1. Maintain historical identity of the community by discouraging the demolition of existing structures and encouraging restoration and remodeling.
2. Prevent the encroachment of commercial into residential zones except as permitted by conditional uses and home occupations.

Future Land Use Commercial

Goal: Minimize the random spread of commercial activity by limiting locations to commercial areas, keep commercial areas compact and coherent, insure that adequate lands are properly zoned to encourage the growth and development of the commercial sector and maintain the integrity of existing commercial area.

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Objectives:

1. Promote and encourage the development of the commercial sector of Lakota's economy, recognizing the city's role as a full convenience center.
2. Promote infill of existing undeveloped commercial lots throughout the Central Business District and the frontage road.
3. Where possible, promote the use of apartments in the upper stories of commercial buildings downtown.
4. Encourage the renovation of existing commercial buildings in the Central Business District and Frontage Road to accommodate incubator businesses.

Future Land Use Industrial

Goal: Encourage the development of industry that utilizes local labor and products, and that can exist in harmony with the local environment; insure that adequate lands are zoned to encourage the growth and development of the industrial sector and to encourage the development of necessary public infrastructure that can accommodate industrial expansion.

Objectives:

1. Encourage and promote the growth and development of the industrial sector of the Lakota economy.
2. Encourage the construction or renovation of buildings that can be used to accommodate incubator businesses.

Economic Development

The new organization should work with other local organizations in their efforts to help existing businesses survive and prosper in Lakota. It should encourage local entrepreneurs to start new ventures. Early efforts should be focused on business retention; long term marketing efforts should be focused on attracting small manufacturing industries that will be modest contributors to the city leaders' economic vision for the region. Modest contributors would be those that employ five to ten employees.

The organization should identify an incubator building that can be utilized to help new businesses get started. The availability and marketing of this building will put the City into a more competitive situation in recruiting new businesses as well as helping the first-time entrepreneur get a start.

2. Describe the milestones or benchmarks for managing and monitoring the progress of the zone.

Lakota would anticipate 5 projects per year. The Economic Development Committee would meet at least quarterly during each year to monitor.

3. Describe the intended duration of the zone and describe why that amount of time is needed.

Five years is the intended duration of the zone. This length of time is necessary to have adequate time for the development of project yet placing a cap at the end to ensure timeliness for completion

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Selection of Projects in the Zone

1. For properties other than single family primary residences, describe the criteria and process the city will use to select projects within the zone to qualify for state tax exemptions and credits, and describe how the selection criteria support the jurisdiction's goals and objectives for the zone. The selection process must include some form of public participation.

The Lakota Renaissance Zone will follow the guidelines as stated in NDCC 40-63. These guidelines will be used to determine state and local tax exceptions. All projects must be consistent with the goals of the Renaissance Zone Development Plan. Lakota Economic Development Committee, Lakota Planning and Zoning and Lakota City Council all have meetings that are open to the public.

2. For purchases and rehabilitation of single family homes, describe how potential homeowners will be identified and how the zone authority will certify primary residence.

The listing of all properties in the Zone includes name, property description, current use and condition of the property. Marketing will be done to emphasize the benefits of the community and the benefits of purchasing or renovating a property located within the Renaissance Zone.

3. Describe how the city will decide to approve either partial or complete property tax exemptions.

The Lakota Economic Committee will review all request for property tax exemptions. Recommendation will be forwarded to the City Council for final approval.

An approved project for the purchase of a property within the Renaissance Zone will be eligible for up to 25% exemption of the property tax for that property. An approved project for the purchase of a property with major improvements (to an existing or new construction) within the Renaissance Zone will be eligible for up to 50% exemption of the property tax for that property. An approved project for the renovation or rehabilitation of an existing building within the Renaissance Zone will be eligible for up to 100% exemption of the property tax for that property.

Minimum Requirements:

- The use must be consistent with goals and objectives of the plan.
- Rehabilitation/renovation must be sufficient to eliminate any and all deteriorating condition.
- Commercial projects for renovation/rehabilitation must be at least 50% of the true and full taxable valuation with a minimum of \$20,000.00 project. The Zone Authority can require more if it deems it appropriate.

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- Residential projects for renovation/rehabilitation must be at least 20% of the true and fill taxable valuation with a minimum of a \$10,000.00 project. The Zone Authority can require more if it deems it appropriate.
 - Tenants applying for the leaseholder exemption must have City and State approval before executing the lease.
 - If a Zone applicant, who is purchasing a property in need of rehabilitation, the City Council can require the project include rehabilitation before approving the project.
 - Timelines for project completion can be imposed to ensure completion of the project in a timely manner.
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.

Any person wishing to apply for a Renaissance Zone project shall pick up an application at the City Hall in Lakota. After receiving all required documents, the City Auditor shall submit the documents to the Economic Development Committee. With their approval, the documents then go to the City Council for final approval. The guidelines in attachment "J" are factors that will be used to evaluate the varied range of projects that are expected to be presented.

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

All projects will need to fill out attachment "K" in order to see the cost/benefit calculation. The cost/benefit calculation will help the City Council make the final approval.

6. Describe the basis for determining the amount of local property tax to be exempted for five years.

The actual exemption amount allowed will be determined by using the Cost/Benefit Calculation found under attachment "K" to ensure positive return. Applicants should contact the City Auditor for potential property tax exemption calculation to ensure positive return.

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7. State in the plan if the city will allow utility infrastructure projects. If so, describe how the approved projects will be monitored in and outside the Renaissance Zone. How will we work with the State Board of Equalization to determine the property tax exemption and what the property tax exemption is for the utility companies.

The City of Lakota plans to allow utility infrastructure projects. The property tax exemption would be on the portion of cost contributed to the project. This would be monitored by the City of Lakota's existing regulations of our utilities. The City's water, sewer and electricity are owned by the city, in which the City of Lakota is tax exempt.

Renaissance Fund Organization

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.

Lakota will be establishing a Renaissance Fund Organization through the Lakota Economic Development Committee that is already established at a later date.

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.

The fund will be a local fund for those wishing to invest in Lakota and see the benefits of their investment. All details of the investors will be kept by the Secretary/Treasurer for the Lakota Economic Development Committee.

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-zoned projects in its own city or other Renaissance Zone cities.

Lakota Economic Development Committee is responsible for the economic development within the entire city. Priority will be given to Renaissance Zone projects. Any funds that are given to the Renaissance Fund Organization must be utilized for projects within the Zone only. Any requests for funding outside of the Zone will be funded from our standard tax levy.

4. If 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.

The Renaissance Zone Authority intends to contract with the Lakota Economic Development Committee for management of the Renaissance Fund Organization within one year pending sufficient interest by investors.

See also Attachment 'F'

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Local Commitment

1. Provide the results of at least one legal public hearing on the Development Plan. If more than one public hearing is held, provide the results of each. Identify how many people attending the hearing.

See Attachment 'G' for minutes.

2. Describe issues raised at the public hearing and how the jurisdiction handled them.

The public hearing that the Lakota Economic Development Committee held on May 19, 2010 had no local audience. Therefore, no issues were raised.

3. Describe the efforts to involve the public and results.

Lakota also held an informational meeting on December 2, 2009 at the Lakota Community Center having Gordon LaFrance and Amy Hall as speakers explaining the Renaissance Zone program. Advertisement for this was done by our local paper, Lakota newsletter, and flyers on all community bulletin boards. There was Economic Development Committee members in attendance as well as surrounding area residents.

4. Provide evidence of community support and commitment from residential and business interests.

See Attachment 'H' for Letter of Support.

5. Provide a resolution from the city indicating that it will approve the tax exemptions and credit provided for in the Renaissance Zone Act.

See Attachment 'I' for Resolution passed by Council on _____, 2010.