




## Board of County Commissioners

### MEMO

Chad M. Peterson  
Fargo, North Dakota

TO: Cass County Board of Commissioners

Rick Steen  
Fargo, North Dakota

FROM: Heather Worden, Commission Assistant 

Ken Pawluk  
Fargo, North Dakota

DATE: November 5, 2020

SUBJECT: Renaissance Zone – City of Kindred

Duane Breitling  
West Fargo, North Dakota

Commissioners:

Mary Scherling  
Stanley Township, North Dakota

North Dakota Century Code enables cities to establish renaissance zones for a period of up to 15 years to encourage property rehabilitation and redevelopment, new businesses, and business expansions. The City of Kindred plans to establish a renaissance zone program.

The North Dakota Department of Commerce requires a letter of support from the county for the city to create a renaissance zone program.

In the past you have approved requests from Fargo, Buffalo and West Fargo to extend their renaissance zone programs.

**SUGGESTED MOTION:**

Authorize the chairman to sign a letter of support for the City of Kindred to establish a renaissance zone tax incentive program.

Heather Worden  
Commission Assistant

CASS COUNTY\DOCUMENTS\HEATHER\MEMO-RENAISSANCE ZONE FOR KINDRED.DOCX

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Fargo, North Dakota 58108  
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www.casscountynd.gov



October 20, 2020

RECEIVED  
CASS COUNTY COMMISSION

OCT 28 2020

Cass County Commission  
211 9<sup>th</sup> St S  
Fargo, ND 58103

### **CITY OF KINDRED RENAISSANCE ZONE**

In order to further enhance Kindred's quality of life and increase economic opportunity, the City Council intends to establish a Renaissance Zone (RZ) incentive program per N.D.C.C 40-63. The aim of the program is to encourage the rehabilitation of properties, redevelopment of infill properties, creation of new businesses, expansion of existing business, and attracting new residents towards the older portion of town. This is to be accomplished through the provision of property tax and income tax incentives.

Enclosed you will find a draft version of the Development Plan. This document was created through the collaborative effort of local residents comprising the newly formed Renaissance Zone Committee. The Plan describes the program's desired outcomes, the tax incentives available, the types of eligible projects, and the boundary of the RZ itself. Since this is a new RZ, the length of the program will be for 15 years. Extensions of five year increments may be requested following the initial 15 year period.

For the North Dakota Department of Commerce to approve the establishment of Kindred's RZ, a letter of support from the County is required. Therefore, we are requesting a letter from the County Commission giving its consent for the creation of the RZ. We are willing to present to and share further information with the Commission about the proposed incentive program. We are looking forward to discussing with you how this may benefit not only the City but the County as well.

Sincerely,

Jason DuBord  
Mayor

November 16, 2020

Jason DuBord, Mayor  
City of Kindred  
PO Box 158  
Kindred, ND 58051-0158

Dear Mayor DuBord:

The Cass County Commission is submitting this letter in support of the effort by the City of Kindred to establish a Renaissance Zone (RZ) incentive program.

From the Commission's perspective, the Renaissance Zone program and the applicable incentives are an important catalyst to revitalization, economic development and investment to the City of Kindred.

The Commission acknowledges that the City is seeking to establish a RZ program for 15 years and as part of this effort the City is required to submit a Development Plan in addition to securing a letter or resolution of support from other major taxing entities affected by the tax incentives. It is the opinion of the Cass County Commission that the Renaissance Zone will serve as an important program for the city; and therefore, the County strongly supports the City of Kindred applying to establish a Renaissance Zone incentive program.

The Cass County Commission requests that this letter of support be submitted and filed with the City of Kindred application.

Sincerely,

Chad Peterson, Chairman  
Cass County Commission

cc: Tabitha Arnaud, Kindred City Auditor

# RENAISSANCE ZONE Development Plan

**City of Kindred**  
NORTH DAKOTA

Original development plan adopted October 7, 2020

## ABBREVIATIONS LIST

North Dakota Department of Commerce .....	DOC
Division of Community Services .....	DCS
Renaissance Zone .....	RZ
Renaissance Zone Committee .....	RZC

DRAFT

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## **INTRODUCTION**

The City of Kindred is located near the southern border of Cass County approximately 25 miles southwest of Fargo. Due to its proximity, Kindred serves as a “bedroom community” whereby most residents commute daily. Kindred’s high quality of life and strong sense of community have contributed to its growth from 569 residents counted in the 1990 Census to 692 in the 2010 Census. The population estimate for 2018 was around 864 residents.

One of the city leadership’s priorities is to continue this growth and development by encouraging the revitalization of the older portions of town. New or expanded businesses located there will provide goods and services that residents currently purchase from stores in Fargo, offer employment opportunities in town, and increase sales tax revenue. Businesses will also benefit from this revitalization by seeing increased patronage and increased property values resulting from investments made into their properties and neighboring properties. The City also intends to encourage investments into the housing stock that will keep those buildings in good condition.

To help achieve that goal, the Kindred City Council has established a Renaissance Zone program per the parameters of NDCC 40-63. The Renaissance Zone will strengthen Kindred’s overall economic development program by incentivizing the redevelopment or rehabilitation of structures, both residential and commercial, that will improve the city’s visual appearance, increase property value, create jobs, and increase population in Kindred.

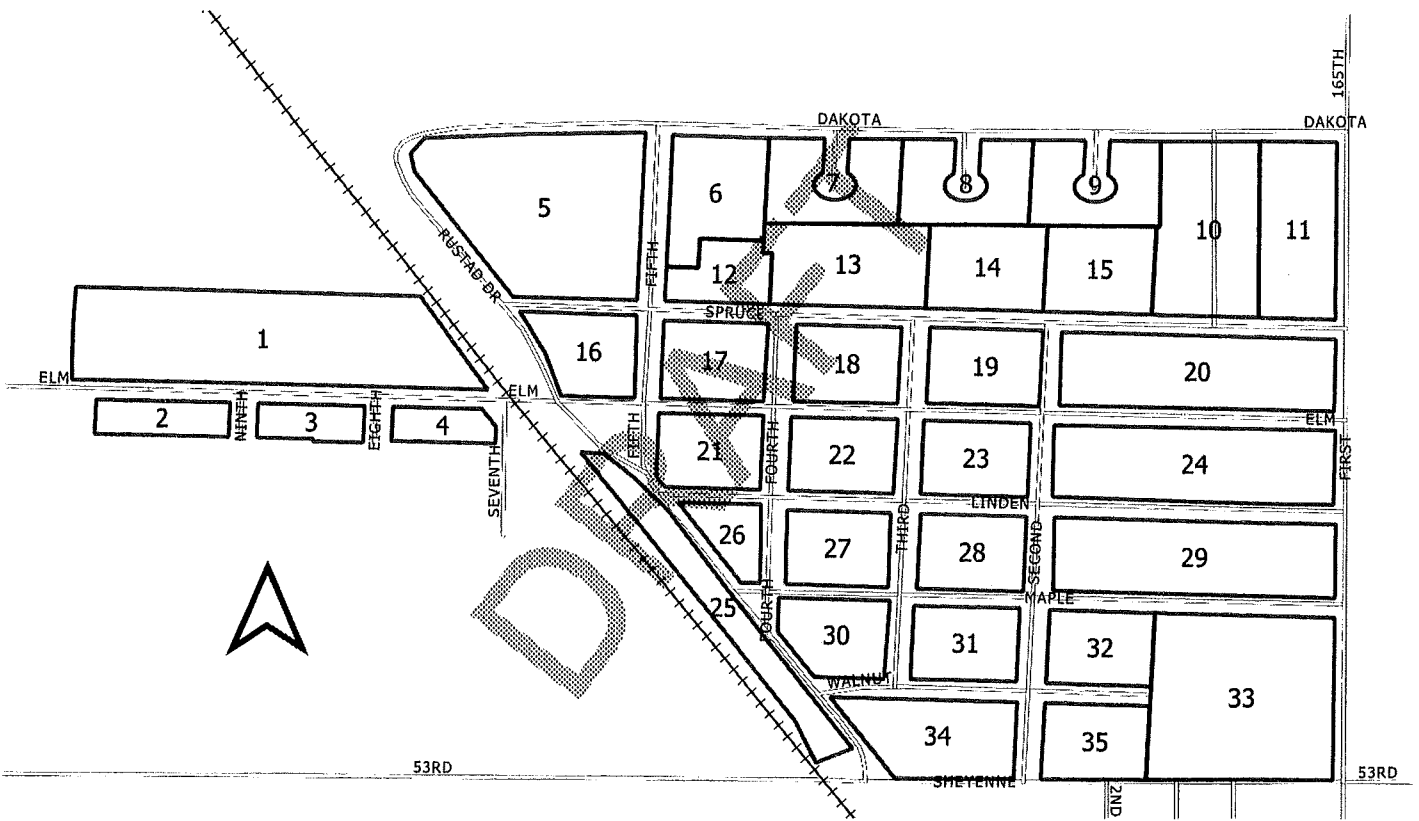
The State of North Dakota’s Main Street Initiative encourages the reuse and redevelopment of infill properties. The benefits are numerous: fiscal savings in utilizing existing infrastructure, preservation of historic architecture, and opportunities for creative placemaking leading to a greater sense of community. Maintaining the Renaissance Zone program is an integral contribution to the implementation of that Initiative.

### **I. DESCRIPTION OF THE RENAISSANCE ZONE**

Kindred’s Renaissance Zone encompasses thirty-five blocks within the city’s gridiron street network. The buildings located within the Zone are typically older and a few may even qualify for historic status. Most of the properties are single-family residential with several multi-family residential. In the downtown core along Elm Street are two blocks of commercial and institutional land uses. Some of the buildings and lots are currently underutilized.

The following map identifies the geographic boundaries and blocks of Kindred's Renaissance Zone.

**MAP A**  
**Renaissance Zone Map**





The block boundaries followed the grid street plan where possible. For those blocks that do not conform to a grid pattern – such as those with a cul-de-sac or no through streets – the boundaries were drawn with an imaginary grid pattern overlaid. It was envisaged that the northern area within Dakota and Spruce streets and First and Fifth avenues was split up in a way very similar to the remainder of the city.

The manner by which the properties were addressed provided guidance on how the blocks were to be delineated. Although Rustad Court is a private street, it was treated as public in this instance since the housing units are addressed as if it were public

The following table summarizes the types of properties located in each block, the general conditions of the properties, the number of vacant parcels, and any properties which would be a catalyst for revitalization if a project were to occur.

**TABLE A**  
**Summary of Buildings and Uses by Block**

<b>Block</b>	<b>Primary Use</b>	<b>Gen. Bldg Cond.</b>	<b>Vacant Lots</b>	<b>Priority Projects</b>
1	Commercial storage and single-family residential (SFR)	Good	None	None
2	SFR	Good	None	None
3	SFR	Good	None	None
4	SFR	Good	None	None
5	SFR	Good	None	Home rehab
6	SFR	Good	None	None
7	Apartments	Fair	None	None
8	SFR	Good	None	None
9	SFR	Good	None	None
10	Mobile home park	In Need of Work	None	Upkeep of mobile home units
11	SFR	Good	None	Home rehab
12	SFR	Good	None	None
13	Church & SFR	Good	None	None
14	SFR	Good	None	None
15	Daycare & SFR	Good	None	Home rehab

16	Public, Commercial, and SFR	In Need of Work	None	Grocery store and adjacent buildings
17	Public & Commercial	In Need of Work	On Elm and Spruce	Infill along Elm
18	SFR	Good	None	None
19	SFR	Good	None	Home rehab
20	SFR & Commercial on east side	Good	None	None
21	Commercial	Fair to Good	On Elm and Linden	Infill along Elm
22	Apartments & SFR	Fair to Good	None	None
23	SFR & Religious	Good	None	None
24	SFR & City Park	Good	Sizable lot between 181 and 141 Linden	Infill
25	Commercial (grain elevators)	Fair to poor	None	None
26	SFR & water tower	Good	None	Home rehab
27	SFR	Good	None	None
28	SFR	Good	None	None
29	SFR	Good	None	Home rehab
30	SFR & Commercial	Good	None	Home rehab
31	SFR	Good	None	None
32	SFR & Apartments	Fair	None	None
33	Commercial	Good	None	None
34	SFR	Good	None	None
35	SFR	Good	None	None

## Half-Blocks

The following blocks contain tax-exempt public buildings. Therefore, these are to be considered half-blocks.

**TABLE B**  
**Blocks with Government-owned Buildings**

<b>RZ Block Number</b>	<b>Building(s)</b>
16	Kindred Fire Department
17	City Hall
24	City Park
26	Water Tower

## Initial Priority Projects

Across Kindred, several single-family houses can benefit from repairs and rehabilitation. Ensuring the housing stock remains in good condition is a priority for the City. The following properties are also priorities due to the catalytic effect they may bring if a project were to occur.

<b>RZ Block Number</b>	<b>Priority Projects</b>
10	Redevelopment of mobile home park
16	Rehabilitation of grocery store and its adjacent buildings
17	Infill along Elm
21	Infill along Elm
24	Infill on lot by the city pool

The infill properties can be easily connected to the city's existing infrastructure system, thus presenting significant cost savings. The two blocks along Elm Street that constitute Kindred's core have emerged as an area that will receive more of the city's attention going forward. Revitalizing Elm Street will have an outsized impact upon enhancing Kindred's quality of life.

## Natural and Historic Assets

The Renaissance Zone is one tool to preserve historical assets by providing an incentive to renovate and adapt structures for new uses. While there are no properties in Kindred that are officially listed on the National Register of Historic Places, numerous older buildings have historical architectural features of local significance. Applicants are highly encouraged to preserve these features to the greatest extent possible.

- The building currently occupied by the Hawk's Market grocery store was originally the Evingson General Merchandise Store owned by the namesake proprietor Rudolph Evengson. Mr. Evingson was an immigrant from Norway who moved to Kindred by way of Chicago in 1884. He operated the store with others until his death in 1939. The building was constructed in 1901 and exhibits corbeling typically found in Romanesque Revival architecture.
- The old Cass County Electric Cooperative building was originally the Farmers and Merchants Bank. Renovations in 1949, 1963, and 1979 expanded the building. This building is notable for its stone ornamentation evoking the Italianate style.
- 440 Elm Street was once the home to a harness shop, followed by a combined grocery store and restaurant, followed later by the Viking Café which had numerous proprietors over the years.
- The Alsager Ranch office at 446 Elm Street was once a municipal liquor store that opened following the end of Prohibition. It was later a beauty shop and insurance agent office.
- 450 Elm Street was once a harness and shoe repair shop followed by a funeral chapel.

- The building with Morning Glory at 460 Elm Street was once a millinery and dressmaking shop and then a butcher shop.
- Kindred State Bank at 411 Elm Street was built in 1894. It once housed a pharmacy.

Kindred aims to maintain a clean and attractive community through code enforcement and addressing dilapidated properties when possible. The town's natural assets include an urban tree canopy with many fully-grown trees and two parks with recreational amenities. While not within the city limits of Kindred, the Sheyenne River is just to the south and east. As the town continues to expand, this may become more of an asset in the future.

### **Local Regulatory Burdens**

The city's designated Code Administrator is responsible for enforcing the adopted building code and for assisting the Planning Commission and City Council on code-related matters. He/she issues all certificates, permits, and violation notices, and maintains the records thereof. The Planning Commission is the body which hears requests for zoning amendments, subdivision plats, and conditional use permit applications. The City Council is the appellate body for zoning related matters.

The City recognized that the regulatory framework for the properties on several blocks along Elm Street needed to be adjusted in order to prevent incompatible development as well as empower context-sensitive development patterns. Therefore, in early 2020 a new zoning district specific for Kindred's downtown core was created. This downtown district added to the existing agriculture, four single-family, one multi-family, two commercial, one industrial, and two special districts (planned unit development and flood plain overlay). The purpose of this new category was to allow for greater range of permitted land-uses, while ensuring that the walkable and human-scale streetscape was protected. It will also encourage denser development and allows for mixed-uses.

When it comes to regulatory barriers for historic preservation, Kindred's zoning ordinance does not contain any unique provisions that would inhibit the rehabilitation and reuse of old properties beyond those found in nearly all zoning ordinances. Non-conforming structures that do not meet the current standards – but did meet standards at the time - for height, lot coverage, and setbacks can remain as it is. That is until a substantial rehabilitation, addition, or change in use would trigger the need to follow the current regulations. The need to follow modern building codes, fire code, or accessibility requirements may make historic preservation financially infeasible.

One provision that could make historic preservation more feasible is the planning commission's power to issue variances on dimensional standards if and only if the property owner can demonstrate that the strict application of the regulations will create unnecessary physical hardships. This means that the zoning regulations prevent the property from being used for something otherwise allowable. The applicant must not have been responsible for the conditions which is causing the hardship, the variance must not adversely affect surrounding property owners and the public, and the variance must be the minimal one necessary to overcome the physical hardship. Variances to the permitted and non-permitted uses is not allowed. Economic hardships cannot be considered in variance applications.

In the older parts of many towns, one typically finds the platted lot sizes do not meet current standards. Therefore, the structures that were built may not meet maximum lot coverage or minimum setbacks. A variance could be a method to make historic structures conforming.

### **Property Inventory**

The consultant conducted a property inventory in August 2019 via the "windshield survey" method. This entailed driving throughout Kindred and making assessments of the condition of building exteriors. This allowed for the Renaissance Zone Committee to identify those blocks that have the most potential to benefit from the program.

The following tables identify the property owner – as of February 2020 – the address, the predominant use of the building, the condition when the inventory was conducted, and whether it is a priority project or not.

The condition of the property is categorized according to the following:

- “Good” means that the property is maintained and does not readily appear to need any rehabilitation or redevelopment conducted.
- “Fair” means that the property could use some minor rehabilitation work, such as fixing one building component (e.g. siding, shingles, windows, gutters, porch, stairs, etc.)
- “Poor” means that the property could use some more extensive rehabilitation, such as fixing more than one of the aforementioned building components, repairing cracked foundations, or fixing sagging roofs.
- “Demolition” means that the property has clear signs of abandonment, such as missing windows and doors or holes in the roof.
- “Vacant” means that the lot has no structure on it and has separate ownership from adjacent lots.

**BLOCK 1**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORITY PROJECT
Cass Rural Water Users District	971 Elm St	Commercial	Good	
Cass County Electric	951 Elm St	Commercial	Good	
Single-family	931 Elm St	Residential	Good	
Single-family	891 Elm St	Residential	Good	
Single-family	851 Elm St	Residential	Good	
Single-family	821 Elm St	Residential	Good	
Single-family	741 Elm St	Residential	Good	

**BLOCK 2**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORITY PROJECT
City of Kindred	N/A	Infrastructure	Good	
Single-family	980 Elm St	Residential	Good	
Single-family	940 Elm St	Residential	Good	
Single-family	920 Elm St	Residential	Good	

**BLOCK 3**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORTY PROJECT
Single-family	890 Elm St	Residential	Good	
Single-family	860 Elm St	Residential	Good	
Single-family	840 Elm St	Residential	Good	
Single-family	20 8 <sup>th</sup> Ave S	Residential	Good	
Single-family	30 8 <sup>th</sup> Ave S	Residential	Good	

**BLOCK 4**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORTY PROJECT
Single-family	780 Elm St	Residential	Good	
Single-family	750 Elm St	Residential	Good	

**BLOCK 5**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORTY PROJECT
Single-family	590 Dakota St	Residential	Good	
Single-family	570 Dakota St	Residential	Good	
Single-family	190 5 <sup>th</sup> Ave N	Residential	Fair to Poor	✓
Single-family	180 5 <sup>th</sup> Ave N	Residential	Good	
Single-family	170 5 <sup>th</sup> Ave N	Residential	Good	
Single-family	150 5 <sup>th</sup> Ave N	Residential	Good	
Single-family	130 5 <sup>th</sup> Ave N	Residential	Good	
Single-family	521 Spruce St	Residential	Good	
Single-family	531 Spruce St	Residential	Good	
Single-family	541 Spruce St	Residential	Good	
Single-family	551 Spruce St	Residential	Good	
Single-family	561 Spruce St	Residential	Good	
Single-family	151 Rustad Dr	Residential	Good	
Single-family	161 Rustad Dr	Residential	Good	
Single-family	171 Rustad Dr	Residential	Good	

**BLOCK 6**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORTY PROJECT
Single-family	181 5 <sup>th</sup> Ave N	Residential	Good	
Single-family	171 5 <sup>th</sup> Ave N	Residential	Good	
Single-family	161 5 <sup>th</sup> Ave N	Residential	Good	
Single-family	151 5 <sup>th</sup> Ave N	Residential	Good	
Single-family	131 5 <sup>th</sup> Ave N	Residential	Good	
Single-family	430 Dakota St	Residential	Good	



**BLOCK 7**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORTY PROJECT
Multi-family apartment	171 Viking Cir	Residential	Good	
Multi-family apartment	164 Viking Cir	Residential	Good	
Multi-family apartment	154 Viking Cir	Residential	Good	
Multi-family apartment	155 Viking Cir	Residential	Good	
Multi-family apartment	165 Viking Cir	Residential	Good	
Single-family	185 Viking Cir	Residential	Good	

**BLOCK 8**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORTY PROJECT
Single-family	182 Prairiewood Cir	Residential	Good	
Single-family	172 Prairiewood Cir	Residential	Good	
Kindred Evangelical Lutheran Church	162 Prairiewood Cir	Religious	Good	
Single-family	152 Prairiewood Cir	Residential	Good	
Single-family	153 Prairiewood Cir	Residential	Good	
Single-family	163 Prairiewood Cir	Residential	Good	
Single-family	173 Prairiewood Cir	Residential	Good	
Single-family	183 Prairiewood Cir	Residential	Good	

**BLOCK 9**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORTY PROJECT
Single-family	170 Evergreen Cir	Residential	Good	
Single-family	160 Evergreen Cir	Residential	Good	
Single-family	150 Evergreen Cir	Residential	Good	
Single-family	151 Evergreen Cir	Residential	Good	
Single-family	161 Evergreen Cir	Residential	Good	
Single-family	181 Evergreen Cir	Residential	Good	

**BLOCK 10**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORTY PROJECT
Kindred MH Park LLC	151 Spruce St	Residential	Fair to Poor	✓
Single-family	141 Spruce St	Residential	Good	

**BLOCK 11**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORITY PROJECT
Single-family	120 1 <sup>st</sup> Ave N	Residential	Good	
Single-family	118 1 <sup>st</sup> Ave N	Residential	Good	
Single-family	116 1 <sup>st</sup> Ave N	Residential	Fair to Poor	✓
Single-family	112 1 <sup>st</sup> Ave N	Residential	Good	
Single-family	108 1 <sup>st</sup> Ave N	Residential	Good	
Single-family	104 1 <sup>st</sup> Ave N	Residential	Good	
Single-family	102 1 <sup>st</sup> Ave N	Residential	Good	
Single-family	111 Spruce St	Residential	Good	

**BLOCK 12**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORITY PROJECT
Single-family	491 Spruce St	Residential	Good	
Single-family	471 Spruce St	Residential	Good	
Single-family	451 Spruce St	Residential	Good	

**BLOCK 13**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORITY PROJECT
Kindred Evangelical Lutheran Church	391 Spruce St	Religious	Good	
Single-family	351 Spruce St	Residential	Good	
Single-family	321 Spruce St	Residential	Good	

**BLOCK 14**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORITY PROJECT
Single-family	291 Spruce St	Residential	Good	
Single-family	281 Spruce St	Residential	Good	
Single-family	261 Spruce St	Residential	Good	
Single-family	241 Spruce St	Residential	Good	

**BLOCK 15**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORITY PROJECT
Lucky Ducky Childcare & Pre-School	195 Spruce St	Commercial	Good	
Single-family	191 Spruce St	Residential	Good	
Single-family	181 Spruce St	Residential	Good	
Single-family	171 Spruce St	Residential	Fair to Poor	✓

**BLOCK 16**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORTY PROJECT
Single-family	570 Spruce St	Residential	Good	
Single-family	550 Spruce St	Residential	Good	
Single-family	530 Spruce St	Residential	Good	
Dakota Hills Electric	510 Spruce St	Commercial	Good	
Jason & Amanda Gette	511 Elm St	Commercial	Fair	✓
City of Kindred	521 Elm St	Commercial	Fair	✓
Derek Arnaud	531 Elm St	Commercial	Fair	✓
Kindred Fire Department	571 Elm St	Public	Good	

**BLOCK 17**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORTY PROJECT
City of Kindred	31 5 <sup>th</sup> Ave N	Public	Good	
Dakota Hills Electric	N/A	Commercial (vacant lot)	Good (Infill opportunity)	✓
Single-family	420 Spruce St	Residential	Good	
Kindred State Bank	411 Elm St	Commercial	Good	
Kindred Spirits	441 Elm St	Commercial	Good	
Rnymark LLC	491 Elm St	Commercial	Fair (underutilized)	✓

**BLOCK 18**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORTY PROJECT
Single-family	350 Spruce St	Residential	Good	
Single-family	31 4 <sup>th</sup> Ave N	Residential	Good	
Duplex	360 Spruce St	Residential	Good	
Single-family	340 Spruce St	Residential	Good	
Single-family	40 3 <sup>rd</sup> Ave N	Residential	Good	
Single-family	321 Elm St	Residential	Good	
Single-family	341 Elm St	Residential	Good	
Single-family	361 Elm St	Residential	Good	

**BLOCK 19**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORTY PROJECT
Single-family	280 Spruce St	Residential	Good	
Single-family	240 Spruce St	Residential	Good	
Single-family	230 Spruce St	Residential	Good	
Single-family	220 Spruce St	Residential	Good	
Single-family	30 2 <sup>nd</sup> Ave N	Residential	Good	
Single-family	221 Elm St	Residential	Good	
Single-family	241 Elm St	Residential	Good	

Single-family	261 Elm St	Residential	Good	
Single-family	281 Elm St	Residential	Fair to Poor	✓

**BLOCK 20**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORITY PROJECT
Single-family	31 2 <sup>nd</sup> Ave N	Residential		
Single-family	180 Spruce St	Residential		
Single-family	170 Spruce St	Residential		
Single-family	160 Spruce St	Residential		
Single-family	150 Spruce St	Residential		
Single-family	140 Spruce St	Residential		
Single-family	130 Spruce St	Residential		
Elm River Credit Union	120 Spruce St	Commercial		
Kindred Area Ambulance Service	100 1 <sup>st</sup> Ave N	Nonprofit		
Single-family	101 Elm St	Residential		
Single-family	111 Elm St	Residential		
Single-family	121 Elm St	Residential		
Single-family	131 Elm St	Residential		
Single-family	141 Elm St	Residential		
Single-family	151 Elm St	Residential		
Single-family	161 Elm St	Residential		
Single-family	171 Elm St	Residential		
Single-family	181 Elm St	Residential		
Single-family	191 Elm St	Residential		

**BLOCK 21**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORITY PROJECT
Roger & Debra Miller	490 Elm St	Commercial	Fair	✓
Zielsdorf Properties LLC/Post Office	472 Elm St	Commercial	Good	
Jesse Hopewell	470 Elm St	Commercial (vacant lot)	Poor (underutilized)	✓
Jesse Hopewell/Morning Glory	460 Elm St	Commercial	Good	
Wesley & Connie Anderson	446 Elm St	Commercial	Good	
Bruce Hendrickson	440 Elm St	Commercial	Good	
Steven Lee Reinhold/old car dealership	20 4 <sup>th</sup> Ave S	Commercial	Fair	✓
Jeffrey & Tammy Wanner	30 4 <sup>th</sup> Ave S	Commercial (vacant lot)	Fair	✓
J & D Properties	41 5 <sup>th</sup> Ave S	Commercial	Good	

**BLOCK 22**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORTY PROJECT
EVI Kindred LLC	31 4 <sup>th</sup> Ave S	Residential	Good	
Kindred Area Rural Recovery ED	350 Elm St	Nonprofit	Good	
Single-family	320 Elm St	Residential	Good	
Big Valley Properties LLC	40 3 <sup>rd</sup> Ave S	Residential	Good	
Big Valley Properties LLC	331 Linden St	Residential	Good	
EVI Kindred LLC	351 Linden St	Residential	Good	

**BLOCK 23**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORTY PROJECT
Single-family	280 Elm St	Residential	Good	
Single-family	260 Elm St	Residential	Good	
Single-family	240 Elm St	Residential	Good	
Single-family	220 Elm St	Residential	Good	
Single-family	210 Elm St	Residential	Good	
Single-family	40 2 <sup>nd</sup> Ave S	Residential	Good	
Single-family	241 Linden St	Residential	Good	
United Methodist Church	281 Linden St	Religious	Good	

**BLOCK 24**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORTY PROJECT
Single-family	170 Elm St	Residential	Good	
Single-family	160 Elm St	Residential	Good	
Single-family	150 Elm St	Residential	Good	
Single-family	140 Elm St	Residential	Good	
Single-family	130 Elm St	Residential	Good	
Single-family	120 Elm St	Residential	Good	
City of Kindred	121 Linden St	Public	Good	
Old American Legion building	141 Linden St	Vacant	Good	✓
Donald Beulah & Janice Rustad LLLP	N/A	Vacant Land	Poor (underutilized)	✓
Single-family	181 Linden St	Residential	Good	
Single-family	191 Linden St	Residential	Good	

**BLOCK 25**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORTY PROJECT
CHS Inc.	144 Rustad Dr	Commercial (grain elevators)	Good	

**BLOCK 26**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORITY PROJECT
Single-family	470 Linden St	Residential	Good	
Single-family	120 4 <sup>th</sup> Ave S	Residential	Fair to Poor	✓
Single-family	130 4 <sup>th</sup> Ave S	Residential	Fair to Poor	✓
City of Kindred	140 4 <sup>th</sup> Ave S	Public (water tower)	Good	

**BLOCK 27**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORITY PROJECT
Single-family	121 4 <sup>th</sup> Ave S	Residential	Good	
Single-family	340 Linden St	Residential	Good	
Single-family	320 Linden St	Residential	Good	
Single-family	130 3 <sup>rd</sup> Ave S	Residential	Good	
Single-family	140 3 <sup>rd</sup> Ave S	Residential	Good	
Single-family	151 4 <sup>th</sup> Ave S	Residential	Good	

**BLOCK 28**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORITY PROJECT
Single-family	290 Linden St	Residential	Good	
Single-family	220 Linden St	Residential	Good	
Single-family	120 2 <sup>nd</sup> Ave S	Residential	Good	
Single-family	140 2 <sup>nd</sup> Ave S	Residential	Good	
Single-family	241 Maple St	Residential	Good	
Single-family	261 Maple St	Residential	Good	
Single-family	131 3 <sup>rd</sup> Ave S	Residential	Good	

**BLOCK 29**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORITY PROJECT
Single-family	121 2 <sup>nd</sup> Ave S	Residential	Good	
Single-family	180 Linden St	Residential	Good	
Single-family	170 Linden St	Residential	Fair to Poor	✓
Single-family	160 Linden St	Residential	Good	
Single-family	150 Linden St	Residential	Good	
Single-family	140 Linden St	Residential	Fair to Poor	✓
Single-family	130 Linden St	Residential	Good	
RDO Agricultural Equipment	110 Linden St	Commercial	Good	
Steven & Joan Halland	111 Maple St	Commercial	Good	
Northwestern Bell/US West	121 Maple St	Commercial	Good	
Cass Rural Water Users District	131 Maple St	Commercial	Good	
Rick & Ann Huether	151 Maple St	Commercial	Good	
Single-family	161 Maple St	Residential	Good	
Single-family	171 Maple St	Residential	Good	
Single-family	181 Maple St	Residential	Good	
Single-family	191 Maple St	Residential	Good	

**BLOCK 30**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORTY PROJECT
Single-family	221 4 <sup>th</sup> Ave S	Residential	Good	
Single-family	370 Maple St	Residential	Good	
Single-family	340 Maple St	Residential	Good	
Single-family	320 Maple St	Residential	Good	
Single-family	231 Rustad Dr	Residential	Fair to Poor	✓
Single-family	241 Rustad Dr	Residential	Good	
Single-family	240 3 <sup>rd</sup> Ave S	Residential	Good	

**BLOCK 31**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORTY PROJECT
Single-family	280 Maple St	Residential	Good	
Single-family	260 Maple St	Residential	Good	
Single-family	240 Maple St	Residential	Good	
Single-family	220 Maple St	Residential	Good	
Single-family	281 Walnut St	Residential	Good	
Single-family	261 Walnut St	Residential	Good	
Single-family	241 Walnut St	Residential	Good	
Single-family	221 Walnut St	Residential	Good	

**BLOCK 32**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORTY PROJECT
Single-family	190 Maple St	Residential	Good	
Single-family	180 Maple St	Residential	Good	
Single-family	170 Maple St	Residential	Good	
Single-family	160 Maple St	Residential	Good	
Norman Lutheran-Congregational Church	161 Walnut St	Religious	Good	
Housing Authority of Cass County	241 2 <sup>nd</sup> Ave S	Residential (nonprofit)	Good	

**BLOCK 33**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORTY PROJECT
Single-family	150 Maple St	Residential	Good	
Jason Gette/Express Lane	220 1 <sup>st</sup> Ave S	Commercial	Good	
RDO Agricultural Equipment Co	N/A	Commercial	Good	

**BLOCK 34**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORITY PROJECT
Single-family	300 Walnut St	Residential	Good	
Single-family	280 Walnut St	Residential	Good	
Single-family	260 Walnut St	Residential	Good	
Single-family	240 Walnut St	Residential	Good	
Single-family	320 2 <sup>nd</sup> Ave S	Residential	Good	
Single-family	221 Sheyenne St	Residential	Good	
Single-family	201 Sheyenne St	Residential	Good	
Single-family	340 2 <sup>nd</sup> Ave S	Residential	Good	

**BLOCK 35**

OWNER/BUSINESS NAME	ADDRESS	BLDG. USE	CONDITION	PRIORITY PROJECT
Single-family	321 2 <sup>nd</sup> Ave S	Residential	Good	
Single-family	180 Walnut St	Residential	Good	
Single-family	160 Walnut St	Residential	Good	
Single-family	140 Walnut St	Residential	Good	
Single-family	171 Sheyenne St	Residential	Good	
Single-family	181 Sheyenne St	Residential	Good	
Single-family	191 Sheyenne St	Residential	Good	

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## II. MANAGEMENT OF THE RENAISSANCE ZONE

### **Renaissance Zone Committee**

The City of Kindred have created a three-member Renaissance Zone Committee comprised of residents appointed by the Council. As of writing, the term lengths of the committee members is to be decided upon by the City Council.

The RZC is charged with reviewing applications, approving or denying applications, and conducting site visits of the project to make sure progress is being made according to what the application had stated. The committee will engage in efforts to promote the program through public meetings and workshops.

Aside from the objective criteria described elsewhere in this development plan, the Committee shall judge applications according to the type and extent of benefit to the public the project will bring, given the amount of tax incentives to be offered.

### **Administration**

The auditor will take the lead on day-to-day administration of the program with assistance from the RZC. This includes assisting prospective applicants by determining project eligibility, doing a preliminary review to ensure that applications are complete, maintaining records and documentation, serving as liaison to the Cass County auditor, and submitting annual reports to the Division of Community Services. The auditor may confer with the Committee Chair for clarification regarding technical questions that may arise out of the preliminary review.

The RZC may elect to do site visits during the project if warranted. One site visit will be done upon the conclusion of the project to ensure the owner accomplished what they set out to do.

The city's building inspector is responsible for ensuring that the building code, health and safety requirements, and ADA accessibility requirements (if applicable) are followed. He/she will be responsible for writing a report on their findings. One city council member will have the RZ within his or her portfolio.

### **Applications**

Prospective applicants shall and submit the *Renaissance Zone Project Application* – provided by DCS – to the Auditor The applicant shall also submit a description of the proposed improvement, cost estimates, and drawings which adequately show the extent of the project.

Cost estimates may come from a contractor, architect, or other professional. The drawings may be done by the applicant themselves, although an architect, draftsman, or other professional may be of assistance. The RZC has example drawings showing the level of detail necessary for them to review the application.

If the project is to affect a historic structure – as defined within the State’s program guidelines – the applicant must submit documentation from the State Historical Society that indicates they deem the project to not adversely affect historically significant properties.

Once the application has been approved at the local level, the auditor will forward it to DCS staff for the ultimate approval.

### **Marketing and Promotion**

The RZC shall be an ambassador of the program. The Committee will undertake promotional efforts via local newspapers, letters sent to each property owner on a regular basis, preparation of a brochure addressing the financial and overall community benefits of the zone project, creation of page on the City’s website, and the through the City’s social media accounts.

Information about the program will be sent to banks and credit unions within the area as well as real estate agents or commercial brokers. Increasing their knowledge about the RZ will mean they can assist their clients with the application.

### **Monitoring of Projects Until Completion**

The Auditor will be responsible for monitoring the progress of each zone project until it is completed. This will be accomplished with cooperation from the Committee through on-site visits while construction or rehabilitation is going on. All expenses must be verified prior to the submittal of final project documentation to the Division of Community Services. Additionally, the Auditor shall present to the City Council on an as-needed basis the progress made on open projects and the status of the program as a whole.

The property owner has one year upon the approval of the RZ application to complete the project. If a project has been delayed in any manner, it is incumbent upon the applicant to notify the City via written correspondence explaining the reason for the delay.

Routine site visits will verify the scope of work remains the same as presented in the application. The property owner must notify the city when the scope of work has changed.

The City of Kindred will enforce the provisions of N.D.C.C Chapter 40-64, as it enforces other laws of the City granted by the State of North Dakota. The RZC and the City Council will rely on the advice of the City Attorney and ND Division of Community Services if it finds peculiarities in projects at the time of the project review.

### **Monitoring of Continued Project Eligibility**

Ultimately, it is the property owner's responsibility to notify the Auditor about a change in ownership or other conditions that would affect their tax exemption status. However, the Auditor will also monitor each project throughout the tax exemption period for possible transfer of the tax exemption to another qualified taxpayer or for the termination of the tax exemption. He/she will check with the Cass County Assessor office once a year to verify the ownership of the property. Any changes in eligibility or a change in ownership will be reported to the Division of Community Services.

### **Recordkeeping**

The Auditor is charged with scheduling meetings of the RZC as needed to review applications, record the meetings and actions, and present to the RZC the status of open projects. Project-specific records will include the original application with Certificate of Good Standing, project staff report, meeting minutes showing Authority recommendation(s) and City Council action, DCS conditional and final project approval, and any correspondence. As appropriate, project records may also include executed purchase agreements and/or leases, construction inspection reports, invoices, and records of any transfer actions.

The Auditor will be responsible for collecting information required in the annual report due to the Division of Community Services on March 1st of each year. This includes the following:

- Number of new businesses created
- Number of existing businesses in the zone that expanded in the zone
- Number of businesses that expanded into the zone
- Number of new jobs created
- Number of new apartment buildings constructed and number of units

- Number of existing apartment buildings purchased and number of units
- Number of apartment buildings rehabilitated and number of units
- Number of commercial buildings or space in buildings, leased and amount of space leased
- Number of new residents
- Estimated increased value of properties declared as zone projects.

The RZC and the Auditor reserve the right to request information from participating property owners at any time it is deemed necessary.

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### **III. GOALS AND OBJECTIVES OF THE ZONE**

#### **Vision for the Zone**

Kindred anticipates the RZ being a valuable tool alongside its other community and economic development efforts. The vision for the RZ is threefold. First, it will encourage the reactivation of vacant or underutilized properties. This may take the form of adaptive reuse of existing structures or through new infill development. The city benefits if the infill is the substitute for greenfield development, which can entail quite costly infrastructure investments.

Second, it will encourage the formation of new businesses and expansion of existing businesses. Increasing the number of retail and service establishments is vital if Kindred is to continue growing in population. Currently, many residents commute elsewhere for work. Especially to the Fargo metropolitan area. Increasing the share of people who remain in town during the day will lead to more patronage of shops and restaurants, thus increasing sales tax revenue.

Third, the RZ will be a tool that will prevent the deterioration of buildings and the formation of blighted areas. Owners will have the incentive to renovate their properties for both keeping it in good condition and for upgrading its functionality. Well-maintained buildings not only mean higher property values, it also translates into positive externalities for adjacent properties. This program will also be a benefit to maintaining the town's housing stock, which is an important economic development concern for many small towns.

#### **Purpose of the Zone**

The primary goal of the Kindred's RZ is to incentivize investment in properties. More specifically, the city considers the RZ program as a vehicle: (a) to improve the visual quality of the buildings and uses in the zone; (b) to extend the life of existing buildings and uses, including retrofitting some buildings for new and mixed uses; (c) to increase the tax base and encourage new capital investment and; (d) to create new jobs by expanding the existing businesses and recruiting new businesses.

As of writing, the City of Kindred is in the process of selecting a consultant(s) who will facilitate a visioning and strategic planning process. This will be paired with a new Capital Improvements Plan. Therefore, the city's overarching goals have not been articulated at this time.

However, there has been a recent push towards revitalizing the blocks that constitute Kindred's downtown. This shows that the RZ program will be a valuable incentive tool towards filling vacant buildings, increasing the number of retail options, and for creating a high-quality aesthetically-pleasing corridor.

### **Milestones to Measure Progress**

Priority projects are identified within the inventory and analysis section of this plan (see Table A). These priority projects consist of one part of redevelopment in the RZ, although the city will encourage all property owners to take an active role in property rehabilitation particularly those properties that are listed as poor-fair. Outreach to all eligible owners is an ongoing process that will continue. The following are milestones by which success will be measured.

- Each year around late winter insert information about the RZ in water utility bills.
- Hold a public meeting each year to remind property owners about the program.
- Assessed property values will increase by at least 50% for RZ-supported commercial properties and 20% for RZ-supported residential properties.

DCS allows cities to remove a block from the RZ boundary if it has been deemed the block has been sufficiently revitalized. The city may also remove a block if it determines that no activities are taking place and no projects are anticipated to eventually occur there. Each year, the RZC shall review the performance of each block to find if an adjustment to the boundary is warranted. The City will need to follow the proper public hearing procedures and obtain DCS approval for the block changes to be in effect.

#### **IV. SELECTION OF PROJECTS IN THE ZONE**

The following project selection criteria in the RZ applies to all applicants and project types. These are based on the goals, objectives and policies adopted by the City within its Comprehensive Plan

- 1) All projects must meet the long-term interest of the city.
- 2) All projects must conform to the provisions of the Kindred Comprehensive Plan
- 3) All single-family units, multi-family units and businesses in the RZ are eligible to submit applications for property rehabilitation.
- 4) Rehabilitation of all properties in the RZ must conform to the requirements of ND State Building Code, Energy Code and other pertinent codes that provide for the health and safety of the occupants.
- 5) A proposed project must not be a part of an earlier RZ project.
- 6) All proposed projects must show intent and action to remove all deteriorating parts of the building and make the structure safe, attractive and a viable addition to the housing stock and business sectors.
- 7) All projects must meet the capital investment requirement equal or greater than 20 percent of the full market value of single-family houses and 50 percent of the full market value of commercial properties.

##### **Local Criteria for Commercial Projects**

The City will elect to not add any additional requirements to the RZ program for commercial projects above and beyond the minimum requirements as set by the State of North Dakota.

##### **Local Criteria for Single-Family Residential Projects**

The applicant for a home rehabilitation or home purchase must submit documentation verifying the single-family home will serve as their primary residence. Failure to provide proof will result in revocation of commitments and may result in legal action against the applicant by the City of Kindred. The RZC may verify residency by requesting city utility billings, federal or state income tax returns, or through Cass County records.

##### **Ineligible Projects**

The City will elect to not add any ineligible project types to the RZ program above and beyond the minimum requirements as set by the State of North Dakota. The City reserve the right to reject any application where the public benefit is minimal or non-existent.

## **Process for Reviewing and Approving Applications**

The following steps must be followed to obtain a Zone project status:

- 1) The property owner contacts a RZC member or the Auditor.
- 2) The auditor will give the property owner information about the program and will emphasize the criteria of what can and what cannot be an eligible zone project. The Auditor will confirm that the purchase, rehabilitation, lease, or renovation has not been started or completed before local and state approval as a zone project.
- 3) The property owner will complete the application and compile all of the supporting documentation.
- 4) The auditor will conduct a preliminary review. If it is deemed to be in order, it will be forwarded to the RZC for its review and evaluation at a public meeting. In addition to the property owner who is required to attend, members of the public will be encouraged to attend for information and input.
- 5) If the RZC agrees with the recommendations of the Auditor, the project is forwarded to the City Council for a public hearing.
- 6) If the RZC does not approve the application, the applicant may choose to appeal the denial to the City Council.
- 7) At the public hearing or shortly thereafter, if the City Council determines that the project is eligible, it approves it and instructs the Auditor to forward the documents to the ND Division of Community Services.
- 8) The project can only proceed after the Auditor is notified of the approval of DCS.
- 9) If the project is denied by DCS, the Auditor will relay that information to the applicant. If there are specific changes or conditions required by DCS, the Auditor will notify the property owner about the terms and conditions required before he/she can proceed.
- 10) If DCS approves the project, the Auditor will give the go-ahead to the applicant that he/she can proceed with the rehabilitation project.
- 11) The Auditor will oversee the project's progress by involving a certified building inspector to assure meeting all requirements of the ND Building Code, Energy Code and Americans with Disabilities Act Accessibility Guidelines, as applicable for the project.



All property owners are required to submit the following:

- 1) Proof of ownership of property for rehabilitation of single-family homes and commercial buildings
- 2) The total tax assessment value of the building and the land.
- 3) Statement of intent to buy, or proof of purchase, for an existing single-family home or a commercial building and size of the building and appraised market value.
- 4) Proof of a lease or agreement for a lease of a commercial property.
- 5) Drawings (including floor plan and profile view of building) and cost estimate for rehabilitation. The applicant can create their own drawings as long as it is legible and usable by the RZC.
- 6) For new construction, a statement of intent to build and including detailed description of the building and location by legal description and street address.
- 7) At its discretion, the RZC may require a document or letter certifying credit worthiness of the applicant by providing a letter from a bank or a lending company.
- 8) A letter from the Cass County Finance Office indicating that the applicant has no history of tax delinquency in the past five years or receipts from the previous five years showing taxes were paid in full.
- 9) A Certificate of Good Standing from the ND Office of State Tax Commissioner indicating that the applicant is current in paying State income taxes. The form to request this certificate (SFN 28220) is found at:  
<https://www.nd.gov/tax/data/upfiles/media/request-for-renaissance-zone-certificate-of-good-standing-or-state-tax-clearance-record.pdf>
- 10) Estimate of annual state income tax to be exempt and annual property tax to be exempt. You can estimate your pre- and post-project property taxes by using the calculator at <https://www.casscountynnd.gov/property-taxes/what-are-the-taxes-on-my-home>

### **Determination of Public Benefit**

The RZC will look at several factors when determining whether the public, and not just the property owner, will benefit from the project. These will help the RZC decided whether to approve the application or not. Factors include but may not be limited to the extent of building code violations being fixed, if the longevity of the building will be extended, whether the façade and exterior elements of the property are being addressed in addition to the interior, whether

the building will be made accessible and ADA-compliant, and if the property will house a new business or will expand the range of services and goods offered at new ones.

When it comes to the types of investments that will count towards a project's eligibility, the RZC will limit it to ones it deems to be essential to the function of the property or for those that remedy health and safety concerns. It will not count those that are chiefly "luxury" in nature.

No business will be actively recruited to relocate their business from any other North Dakota city to the City of Kindred. This does not mean that the RZC or City will, however, discourage businesses from considering applying to the Renaissance Zone program.

If the RZC finds that a person or business is involved in a Zone project that is conceived to distort the intents of the North Dakota Renaissance Zone Act by restructuring the ownership of a property to simply qualify for a local property tax exemption or state income tax exemption, it shall disqualify the project. Furthermore, the Zone Authority may not accept another application from such individual or company for the duration of the Zone.

### **Application Scoring System**

The RZC will utilize a scoring system to assist in the determination of whether or not an application comports with the purpose of the RZ and merits public investment through the provision of tax incentives. The criteria differ in whether it is a commercial or residential application. A mixed-use project may utilize both sets of criteria.

The committee will first evaluate the application and score it through a series of questions. The maximum obtainable score from these questions is 12 points. The committee will then evaluate the merits of the project and assign their own scores individually and on an anonymous basis. These will be combined and then averaged per the number of voting committee members. The maximum number of points committee members may score under this discretionary category is 20.

The scores derived from the questions and the committee member's discretionary points will be combined for the final score. Applicants must score at least 20 points out of the 40 points possible for approval.

## Commercial Properties

**#1** Project investment's percentage of current true and full value

0-49.99% .....	Ineligible
50-54.99% .....	1 point
55-59.99% .....	2 points
60-64.99% .....	3 points
65- 69.99% .....	4 points
70% +.....	5 points

*Not applicable for "purchase only" projects*

**#2** Will the project increase the number of features and/or enhance the functionality of the commercial structure?

5 pts	Strongly agree
4 pts	Mostly agree
3 pts	Agree
2 pts	
1 pt	Slightly agree
0 pts	Neutral/No effect
-1 pt	Slightly disagree/minor adverse effect
-2 pt	Disagree/major adverse effect

*Features that improve the functional nature of the commercial property include but are not limited to: adding usable square feet, making unoccupied space usable, and adding or renovating spaces required for operating the business (e.g. kitchen, production areas, equipment, or showroom space).*

**#3** Will the project improve the condition of the property and/or address building code violations and other health and safety-related items?

5 pts	Strongly agree
4 pts	Mostly agree
3 pts	Agree
2 pts	
1 pt	Slightly agree
0 pts	Neutral/No effect
-1 pt	Slightly disagree/minor adverse effect
-2 pt	Disagree/major adverse effect

*A goal is to incentivize investment into the rehabilitation of properties that are experiencing dilapidation, underutilization, and identified building code violations. Extending the lifespan of the structure and its systems is heavily encouraged.*

**#4** Will neighboring property owners and the public-at-large benefit from the project?

5 pts	Strongly agree
4 pts	Mostly agree
3 pts	Agree
2 pts	
1 pt	Slightly agree
0 pts	Neutral/No effect
-1 pt	Slightly disagree/minor adverse effect
-2 pt	Disagree/major adverse effect

*People other than the property owner may benefit through the elimination of negative externalities (e.g. properties with pests or rodents, vacant buildings harbor delinquent behavior, unaesthetic visuals, dilapidation that is dangerous to adjacent properties, and so on) and the creation of positive externalities (e.g. enhanced curb appeal, reuse of vacant structures, increased property values, etc.). Projects that are "purchase only" must have a demonstrable public benefit beyond just the transfer of ownership.*

*Positive externalities may result if the property is an "activity generator" in that it increases the number of customers coming to the block. Examples include retail, restaurants, personal services, and entertainment facilities. Similarly, the business may add to the range of goods and services offered in Kindred, thus making the town more appealing vis-à-vis surrounding communities.*

*The public can benefit if the project enhances the "walkability" of the block by having active uses on the ground floor, creating outdoor gathering spaces for customers, and orientating automobile traffic away from conflict points with pedestrians. Good urban design principles are another element that benefits others. This can be accomplished through proper building massing and form, building materials, streetscape, building orientation and recognition of the importance of defined block corners, architectural styles, high building coverage percentages, context appropriate setbacks, design longevity, street level transparency, and preservation of historic character-defining features.*

**#5** Discretionary Evaluation

The Renaissance Zone Committee members shall each score the application based upon their judgement of the project's worth as it relates to the goals of the RZ program. The averages of the committee member's scores will be added to the sum of the preceding scores. The maximum number of points which can be earned under this discretionary category is 20.

**For applications to be approved, it must score 20 points out of the 40 points possible.**

**Residential Properties**

**#1** Project investment's percentage of current true and full value

0-19.99% .....	Ineligible
20-24.99% .....	1 point
25-29.99% .....	2 points
30-34.99% .....	3 points
35-39.99% .....	4 points
> 40% .....	5 points

*Not applicable for "purchase only" projects.*

**#2** Will the project increase the number of features and/or enhance the functionality of the residence?

5 pts	Strongly agree
4 pts	Mostly agree
3 pts	Agree
2 pts	
1 pt	Slightly agree
0 pts	Neutral/No effect
-1 pt	Slightly disagree/minor adverse effect
-2 pt	Disagree/major adverse effect

*Features that improve the functional nature of the residence(s) include but are not necessarily limited to: increasing the number of bedrooms or bathrooms, making the house handicap accessible, extending the house's lifespan, adding square footage, etc.*

**#3** Will the project fix code violations and other threats to the inhabitant's health and safety?

5 pts	Strongly agree
4 pts	Mostly agree
3 pts	Agree
2 pts	
1 pt	Slightly agree
0 pts	Neutral/No effect
-1 pt	Slightly disagree/minor adverse effect
-2 pt	Disagree/major adverse effect

*A goal of the RZ program is to prevent blight and underutilization by incentivizing the rehabilitation and restoration of properties that are experiencing dilapidation and have building code violations. The City's building inspector will identify those violations that must be fixed before the residence can be occupied.*

**#4** Will neighboring property owners and the public-at-large benefit from the project?

5 pts	Strongly agree
4 pts	Mostly agree
3 pts	Agree
2 pts	
1 pt	Slightly agree
0 pts	Neutral/No effect
-1 pt	Slightly disagree/minor adverse effect
-2 pt	Disagree/major adverse effect

*People other than the property owner may benefit through the elimination of negative externalities (e.g. properties with pests or rodents, vacant buildings harbor delinquent behavior, unaesthetic visuals, dilapidation that is dangerous to adjacent properties, and so on) and the creation of positive externalities (e.g. enhanced curb appeal, reuse of vacant structures, increased property values, etc.). Projects that are "purchase only" must have a demonstrable public benefit beyond just the transfer of ownership.*

**#5** Discretionary Evaluation

Each Committee member shall score the application based upon their judgement of the project's worth as it relates to the goals of the RZ program. The averages of the committee member's scores will be added to the sum of the preceding scores. The maximum number of points which can be earned under this discretionary category is 20.

**For applications to be approved, it must score 20 points out of the 40 points possible.**

**Basis for Determining Amount of Local Property Tax Exemption**

The City will elect to keep its local property tax exemption regime the same for both residential and commercial properties. This is up to 100% exemption for five years of the property's value exclusive of the value of the land.

In Kindred, the eligible projects types are listed below:

	<b>Property Tax</b>	<b>Income Tax</b>
<p style="text-align: center;"><b><i>Purchase Only</i></b></p> <p style="text-align: center;">-----</p> <p>For the purchase of properties with no rehabilitation or new construction (i.e. transfer of ownership).</p>	<ul style="list-style-type: none"> <li>• Commercial applicants will receive a complete exemption (100%) of the property's entire building value for 5 years. The purchase must be for property that is already developed. Applicants may occupy the property for their businesses and/or rent out to other businesses and/or residents.</li> <li>• Residential applicants will receive a complete exemption (100%) of the property's building value for 5 years. The property must be the taxpayer's primary place of residence. The purchase must be of property that is already developed.</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial applicants may obtain a business or investment income exemption per NDCC § 40-63-04(2) or a business purchase or expansion tax credit per NDCC § 40-63-04(3).</li> <li>• Residential applicants may obtain a single-family residence tax credit per NDCC § 40-63-04(1).</li> </ul>
<p style="text-align: center;"><b><i>Lease Only</i></b></p> <p style="text-align: center;">-----</p> <p>For the lease of properties with no renovation done</p>	<ul style="list-style-type: none"> <li>• Not applicable</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial applicants will obtain a business or investment income exemption per NDCC § 40-63-04(2).</li> </ul>
<p style="text-align: center;"><b><i>Purchase with Major Improvements</i></b></p> <p style="text-align: center;">-----</p> <p>For the purchase of a vacant building followed by renovations</p>	<ul style="list-style-type: none"> <li>• Commercial applicants will receive a complete exemption (100%) of the property's entire building value for 5 years.  Applicants may occupy the property for their businesses and/or rent out to other businesses and/or residents.</li> <li>• Residential applicants will receive a complete exemption (100%) of the property's building value for 5 years. The property must be the taxpayer's primary place of residence.</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial applicants will obtain a business or investment income exemption per NDCC § 40-63-04(2) or a business purchase or expansion tax credit per NDCC § 40-63-04(3).</li> </ul>

<p><i>Leasehold Improvements</i></p>	<p>Not applicable</p>	<ul style="list-style-type: none"> <li>Commercial applicants may obtain a business or investment income exemption per NDCC § 40-63-04(2) or a business purchase or expansion tax credit per NDCC § 40-63-04(3).</li> </ul>
<p><i>Rehabilitation Only</i></p> <p>-----</p> <p>For the repair or remodel of a building on a foundation</p>	<ul style="list-style-type: none"> <li>Commercial applicants will receive a complete exemption (100%) of the property's entire building value for 5 years.</li> </ul> <p>Applicants may occupy the property for their businesses and/or rent out to other businesses and/or residents.</p> <ul style="list-style-type: none"> <li>Residential applicants will receive a complete exemption (100%) of the property's building value for 5 years. The property must be the taxpayer's primary place of residence.</li> </ul>	<ul style="list-style-type: none"> <li>Commercial applicants may obtain a business or investment income exemption per NDCC § 40-63-04(2) or a business purchase or expansion tax credit per NDCC § 40-63-04(3).</li> <li>Residential applicants may obtain a single-family residence tax credit per NDCC § 40-63-04(1).</li> </ul>
<p><i>Historic Preservation &amp; Renovation</i></p>	<ul style="list-style-type: none"> <li>Commercial applicants will receive a complete exemption (100%) of the property's entire building value for 5 years.</li> </ul> <p>Applicants may occupy the property for their businesses and/or rent out to other businesses and/or residents.</p> <ul style="list-style-type: none"> <li>Residential applicants will receive a complete exemption (100%) of the property's building value for 5 years. The property must be the taxpayer's primary place of residence.</li> </ul>	<p>Commercial and residential applicants may obtain a historic preservation or renovation tax credit per NDCC § 40-63-06</p>
<p><i>Utility Infrastructure</i></p>	<p>Kindred elects to not make utility infrastructure projects eligible under its RZ</p>	<p>Kindred elects to not make utility infrastructure projects eligible under its RZ</p>



### **Utility Infrastructure Projects**

The City of Kindred does not wish to include utility infrastructure projects in its RZ program.

## **V. RENAISSANCE FUND ORGANIZATION**

The City of Kindred does not wish to establish a Renaissance Zone Fund at this time. However, it will reserve the right to examine the feasibility at a later date and to create or contract with a Renaissance Fund Organization in the future with the approval of the Division of Community Services.

## **VI. LOCAL COMMITMENT**

### **1. Public Meetings**

The City of Kindred held one public meeting on October 7, 2020. Members of the City Council asked about the application process for property owners, the Zone's boundary, and the project timeline for the approval of the Development Plan by the State of North Dakota. No members of the public had questions or offered comments.

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**2. Letters of Support**

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**3. Resolution**

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