

TAX EXEMPT REVIEW COMMITTEE
Fargo, North Dakota

Regular Meeting

Tuesday, December 17, 2019

The December meeting of the Tax Exempt Review Committee of the City of Fargo, North Dakota was held in the City Commission Room at City Hall at 1:00 p.m., Tuesday, December 17, 2019.

The committee members present or absent are:

Present: Dave Piepkorn, Bruce Grubb, Jim Buus, John Cosgriff, Jim Gilmour, Robert Wilson, Ben Hushka,

Absent: Mayor Tim Mahoney, Jessica Ebeling, Jackie Gapp, Erik Johnson, Kent Costin, Levi Bachmeier, Joseph Raso

Commissioner Piepkorn called the meeting to order at 1:00 p.m.

Renaissance Zone and Downtown Incentive Boundary Map Changes

Jim Gilmour stated that, at the last meeting, he referred to a major remodeling project at the corner North University and 7th Avenue that he felt was cause to consider the need for a change in the map defining the downtown. He stated that he reviewed the entire edge defining the downtown according to the existing map.

Gilmour stated that commercial properties in the downtown area are eligible for remodeling exemptions for two years longer than those outside the boundary. Policy also allows for longer Payment In Lieu of Tax (PILOT) incentives for apartment projects within the downtown area. He said that he looked at all of the properties just outside the current boundary to determine where it would be appropriate to change it. Mr. Gilmour said that most all of the properties he identified to be included in the downtown boundary are non-owner occupied and most are zoned for apartments and they fit more in a downtown character. He stated that most of the properties added to the south side included an additional half to one block to the defined area. The new map extends from the river west to beyond University Dr. to, for the most part, 14 St. N. He stated that recent changes to the Renaissance Zone Boundary added an additional block to the west. He said that he excluded properties or parts of blocks that were single family homes.

Commissioner Piepkorn suggested that there should be contact with the downtown neighborhood associations to inform them of these policies so that they know the boundaries and what is going on. Mr. Gilmour said that he has not yet met with the downtown neighborhood associations or Downtown Community Partnership, but said that we certainly can do that. He said that we can probably do that before putting this change on the City Commission agenda. Commissioner Piepkorn also stated that, although a separate issue, it would also be good to have a map of the opportunity zone. Mr. Gilmour said most of the downtown is in the opportunity zone.

Mr. Gilmour recommended changing the wording in the policy from "Downtown Business District" to "Downtown Incentive Area" and adopt the recommended changes to the boundary of the area map as well as changes to the Tax Exempt Review Committee membership.

Jim Buus made a motion to approve as recommended by Mr. Gilmour. John Cosgriff seconded the motion.

Commissioner Piepkorn adjourned the meeting.