

RENAISSANCE ZONE PROJECT APPLICATION

NORTH DAKOTA DEPARTMENT OF COMMERCE

DIVISION OF COMMUNITY SERVICES

SFN 59291 (5/16)

In order to receive DCS approval on zone projects, the following information must be submitted to the DCS:

1. Type of project

Business Residential Utility Infrastructure Project (UIP)

2. If this is a UIP, project is the applicant a renaissance zone project? Yes No

a. To be considered a Renaissance Zone project, the project would need to take place in the Renaissance Zone and be a utility company.

b. If this is a property owner affected by a UIP not participating in a renaissance zone project, is the property owner in the Renaissance Zone? Yes No

3. Name of applicant(s)/or business name Siwek Lumber, LLC

If business, type of entity Corp

Provide a copy of the Certificate of Good Standing from Tax Department)

Address and renaissance zone block number as it appears in the development plan property listings.

Address 1 South Main Street

City Hillsboro Renaissance Zone Block 12

4. For residential projects provide evidence that the home purchased is the taxpayer's primary residence.

5. Project Type:

a. Purchase (to include new construction)

b. Purchase with major improvements

c. Lease

i. What type of lease?

New Expansion Continuation of a Lease Leasehold Improvement

If this an expansion, what is the additional square feet of the expansion? _____

ii. If it is a lease project, does it involve the relocation of a business from one location in the city to the Renaissance Zone or from one zone property to another zone property? Yes No

d. Rehabilitation

i. Commercial 50% of the True and full value

Or

ii. Residential 20% of the true and full value

iii. Current true and full value \$ 78,000

iv. For rehabilitation projects, provide a description of the work and the estimated costs.

Work to be Done	Estimated Cost

6. Does this project involve historical preservation or renovation? Yes No

a. For projects that involve historical preservation or renovation, but are not part of a rehabilitation project, provide a description of the work and the estimated costs. **A letter of approval from the Historical Society is required to claim any historical tax credits either on a rehabilitation project or renovation.**

b. Information for historical properties may be obtained by contacting the Historical Society at: (701) 328- 2666.

7. For projects other than the purchase(includes new construction) or rehabilitation of a single family home and historical preservation and renovation, describe how the overall benefit(s) of the project to the community meets or exceeds the financial and tax benefit to the businesses or investor.

8. Is the project being funded by a Renaissance Fund Organization? Yes No

If yes, describe the type and amount of financing and name of the Renaissance Fund Organization.

9. Provide the estimated state and local tax benefit to the taxpayer for five years (applies to all projects).

Total State tax benefit for five years \$ 0.00

Total Property tax benefit for five years \$ 21,500.00

Total Non-participating owner tax credit \$ 0.00

10. Zone Authority and City Documentation:

Date of approval or conditional approval ____/____/____

Provide a copy of minutes or other supporting documentation that indicates the formal approval by the approving entity.

11. Identify from the Development Plan the specific criteria used to approve the project

- Consistency with the Renaissance Zone Development Plan
- Consistency with the City of Hillsboro Strategic Plan
- Conformance with applicable City Ordinances
- Taxpayer may not have been the beneficiary of a previous zone project for the same purpose
- Property must be zoned according to its actual use
- Purchases, leases or improvements may not be made prior to application approval.

• The applicant is requesting a 5-year, 100% exemption on the building's property taxes (land not exempt). The current property is valued at approximately \$78,000 of which taxes paid to the city in 2023 amounted to \$325.57 and \$52.65 to the park district. It is anticipated that the building valuation post-sale will be doubled, and taxes increased significantly beyond that 5-year period.

12. Evidence that the taxpayer is current on state taxes. **(Taxpayers can contact the Office of State Tax Commissioner to receive a Certificate of Good Standing. This request must indicate that it is for a Renaissance Zone Project.)** See Appendix E.

Letter of Good Standing Attached? Yes No

13. Expected date of occupancy 07/01/2024

NOTE: The DCS reserves the right to reject a zone-approved project or to continue negotiating its approval. When a project is approved by the DCS, the local zone authority will be notified in writing.

If after a project is approved and the property changes hands or a replacement project is approved during the five year exemption period, the DCS does not need to approve the transfer or the replacement project. The zone authority, however, must notify the DCS of the change and provide the applicable information about the new homeowners, business, and/or investor. The zone authority must also notify the DCS if any other change occurs in the status of the business or investor tax would affect the exemption approved.

Once the project is completed, DCS must be informed by email, Fax or letter of the exact date of completion, and project number before the final letter of approval can be issued.

On historical Renovations/rehabilitations documentation from the Historical Society approving the final restorations must be submitted to DCS prior a final letter of approval can be issued.


Signature

5/28/24
Date

Siwek Lumber, LLC – Renaissance Zone Application

May 28, 2024

Ms. Eggermont,

Please accept the following as our application for a Renaissance Zone project at 1 South Main Street in Hillsboro. The following items have been included for your review regarding the Siwek Lumber, LLC Renaissance Zone application as per the city's Renaissance Zone checklist:

- ✓ Renaissance Zone Application (attached separately)
- ✓ Certificate of Good Standing from the State Tax Commissioner
- ✓ Estimated local tax benefit for 5-years (property tax only) see application
- ✓ Copy of real property tax statement receipt from Traill County
- ✓ Current True & Full Value: \$78,000
- ✓ Legal Description PAULSON'S SUBDIVISION - E 69' 4" OF SUBD A & B OF LOTS 1 & 2 BLK 20
- ✓ Estimated start (purchase) date: July 1, 2024
- ✓ Colored renderings of the building
- ✓ Project's alignment with the City's minimum criteria and Renaissance Zone Development Plan

We appreciate your time and consideration as we adjusted our previously submitted application.

Sincerely,

Brian & Allison Whisney
701.430.0114 or 701.430.9841