

Gate City Bank Revitalization Plan

Presented by: City Planner, Natalie Birchak



History

- Gate City Bank has partnered with cities since 2003 to provide lower-interest loans to homeowners in an effort to spur revitalization projects
- These projects can include safety repairs, accessibility adjustments, and interior or exterior remodels
- So far, they've partnered with 14 communities, including Bismarck, Grand Forks, and Williston
- Requirements are made to specifically fit the needs of the community impacted



The Process

1. Applicant fills out an application and submits it to the City of Dickinson
2. City staff reviews application to ensure house type & project meets eligibility requirements
3. Applicant is reviewed by Gate City Bank through standard loan-granting process
4. Once approved, applicant must file any relevant building permits. Cost of building permit can be included in loan
5. Gate City Bank will issue draws as applicant does improvements
6. The project must be completed within 9 months of loan closing. No payments or interest on loan for up to 9 months from date of loan closing.
7. Structural changes require inspections by City staff





Neighborhood Revitalization Initiative (NRI) Application

Thank you for your interest in applying for a Mandan Neighborhood Revitalization Initiative (NRI) Loan. We look forward to working with you on a project that will improve your home and help to enhance the neighborhood in which you live.

ELIGIBLE IMPROVEMENT COSTS:
Funds may be used to address code and structural corrections, energy improvements, and general property improvements. Loans are available to finance new improvements not yet under construction and if there are any code corrections identified during inspections, they must be addressed as part of the project.

APPLICANTS:
A loan applicant must be the owner-occupant of the home and meet Gate City Bank's credit standards for repayment of the improvement loan.

PROPERTY REQUIREMENTS:

- ☐ Located within the City of Mandan municipal boundaries
- ☐ Zoned for residential use
- ☐ Outside of 100-year floodplain
- ☐ Home to be at least 40 years old
- ☐ Current assessed property value less than \$275,000
- ☐ Owner-occupied 1-2-unit, single-family homes
- ☐ Current on property taxes and special assessments

INELIGIBLE PROPERTY TYPES:

- Condo • Mobile Home
- 3-Plex • Townhome • Rental Property*

*Unless being converted from rental to single-family, owner-occupied housing

PROJECT MUST INCLUDE AT LEAST ONE:

- ☐ Foundation work (drain tile, bracing)
- ☐ Siding, roofing, windows, garages, or other major exterior upgrades
 - Garages must meet zoning code requirements for allowable square footage. No variances allowed (setback/height/etc.) for accessory buildings.
- ☐ Addition of bedroom or new living space
- ☐ Major interior remodeling (i.e., kitchen remodel, bathroom remodel)
- ☐ Replacement of major mechanical systems (furnace, electrical system, plumbing)
- ☐ Landscaping, Porch or Decking Addition or Updates
- ☐ Retaining Wall Addition & Updates
- ☐ Convert rental unit to owner-occupied
- ☐ Water & Sewer Upgrades
- ☐ Radon Mitigation

LOAN TERMS:

- Repayment options of 10 or 15 years with an APR as low as 4.99%**
- Minimum loan \$10,000/Maximum loan \$100,000
- Maximum loan-to-value 90%
- Property owner responsible for closing costs & customary fees (including possible appraisal fees if required)

**A \$50,000 home equity loan at 4.98% interest rate for 120 monthly payments of \$529.97 will have a 4.99% annual percentage rate.

Project to be completed within 9 months of loan closing. First payment due on Gate City Bank loan within 30 days from completion of project.

Revised 3/8/2024.

QUESTIONS on Property, Contractor, or Renovation Items?
Call or E-mail City of Mandan Planning Department - Andrew Stromme
Phone: 701.667.3225
Email: andrew.stromme@cityofmandan.com

QUESTIONS on Loan Processing/Appraisals?
Call or E-mail Pam Grange-Bernard (NMLS #491575) at Gate City Bank
Phone: 701.355.7685
E-mail: pamgrange-bernard@gatecitybank.com

PLEASE SUBMIT YOUR COMPLETED APPLICATION TO:
City of Mandan Planning Department
Attn: Neighborhood Revitalization Initiative
205 2nd Ave NW
Mandan, ND 58554



Eligibility

- Located within the City of Dickinson
- Zoned residential
- Outside of 100-year floodplain
- Current assessed property value of <\$300,000
- Owner-occupied single-family/manufactured home on permanent foundation
- Current on property taxes and special assessments

Ineligible Property Types

- Condos or Townhomes
- Rental properties (including Duplexes & Apartments)
- Mobile Homes (unless on permanent foundation)



Possible Projects

- Major mechanical replacements
- Room additions or interior remodeling
- Foundation work or retaining wall upgrades
- Radon mitigation
- Landscaping or porch/deck upgrades

Ineligible Projects

- Projects must be new improvements, anything in-progress at time of applying is not eligible
- No work in the City ROW is eligible (including SID, sidewalk repairs, water main connections, etc.)



Additional Comments

- If a code enforcement issue is present on the applying property, the applicant will be required to use part of the loan to bring their property into code compliance
- Applicants can apply for a minimum loan of \$10,000 and a maximum loan of \$100,000
- Gate City Bank will allocate a total amount available for the program in early 2025 (normally starts at around \$1,000,000)
- Any fees the project will require (outside of closing costs & fees attached to obtaining the loan) can be included in the amount being loaned. This includes the fee for a building permit
- Separate years or projects require separate loans
- Final approval for a partnership is completed by an internal committee in early 2025

Questions?