

# RENAISSANCE ZONE PROJECT APPLICATION

NORTH DAKOTA DEPARTMENT OF COMMERCE

DIVISION OF COMMUNITY SERVICES

SFN 59291 (06/23)

To receive Division of Community Services' (DCS) approval on zone projects, the following information must be submitted to DCS.

1. Type of project		
Business <input checked="" type="checkbox"/>	Residential <input type="checkbox"/>	Utility Infrastructure Project (UIP) <input type="checkbox"/>
2. If this is a UIP, project is the applicant a Renaissance Zone project? Yes <input type="checkbox"/> No <input type="checkbox"/>		
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 <input type="checkbox"/> No <input type="checkbox"/>		
3. Applicant Information		
Name of applicant(s) or business name Millico Dickinson LLC // 5215 Old Orchard Rd. Suite 130. Skokie, IL, 60077 // 312-377-7800		
If business, type of entity (Provide a copy of the Certificate of Good Standing from Tax Department)		
<b>Address and renaissance zone block number as it appears in the development plan property listings.</b>		
Address 446 18th Street	City Dickinson	Renaissance Zone Block 41
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) <input type="checkbox"/>		
b. Purchase with major improvements <input type="checkbox"/>		
c. Lease <input type="checkbox"/>		
i. What type of lease?		
New <input type="checkbox"/> Expansion <input type="checkbox"/> Continuation of a Lease <input type="checkbox"/> Leasehold Improvement <input type="checkbox"/>		
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 <input type="checkbox"/> No <input type="checkbox"/>		
d. Rehabilitation		
i. Commercial 50% or more of the true and full value <input checked="" type="checkbox"/>		
Or		
ii. Commercial 75% or more of the true and full value <input type="checkbox"/>		
Or		
iii. Residential 20% of the true and full value <input type="checkbox"/>		
iv. Current true and full value \$ <u>2,642,400.00</u>		

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

	Work to be done	Estimated Cost
	See budget attached	\$ 2,205,000.00

vi. What is the term (in months) sought for benefits related to this project? 60 months

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.

To our understanding, the subject property has been vacant for over 5 years.

Millco Dickinson LLC's redevelopment will bring 2 national retailers to Dickinson who will generate significant revenue and in turn significant sales tax. By filling this vacancy, we will be benefiting the tax base of the community while also adding a needed shopping alternative for citizens of Dickinson.

8. 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      \$ 50,000.00  
 Total Property tax benefit for five years      \$ 152,500.00  
 Total Non-participating owner tax credit      \$                     

9. 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.

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

- The subject property is within the renaissance zone.
- The redevelopment will enhance the community by creating jobs, generating tax dollars and giving the citizens of Dickinson more shopping options.
- The total cost of the project will easily cover 50% of the true value of the property. The hard costs alone total more than \$2.2M (see budget attached)

11. 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


12. Expected date of occupancy or project completion 10/01/2024

**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.

Printed Name Robert Miller	Title Managing Partner
Signature 	Date 12/27/2023