

CITY OF
DICKINSON
 North Dakota

Planning Staff Report

To: Planning and Zoning Commission
From: City of Dickinson Development Team
Date: February 14, 2024
Re: REN-001-2024 Millco Dickinson LLC

APPLICANT

Millco Dickinson LLC
 5215 Old Orchard Road Suite 130
 Skokie IL 60077

Public Hearings:	February 21, 2024	Planning and Zoning Commission
	March 5, 2024	City Commission

EXECUTIVE SUMMARY

The applicant is requesting a five-year real estate tax exemption and a maximum five-year income tax exemption for a commercial rehabilitation project on Block 41 of the City of Dickinson's Renaissance Zone. Millco Dickinson LLC intends to renovate an existing vacant building located at 446 18th Street West legally described as Lots 4 and 5, Block 2 of the 2nd Replat of Prairie Hills 1st Addition Subdivision within the City of Dickinson. The vacant 37,785 square foot will be converted into two separate retail units

City Development Team staff has reviewed the request and recommends approval of the proposed Renaissance Zone rehabilitation project.

PROJECT DESCRIPTION

Millco Dickinson LLC has submitted a completed application and is in compliance with application requirements.

The applicant estimates the project investment amount is \$2,205,000. According to the applicant, the following improvements are required:

- Removal and replacement of two non-operational and collapsed sanitary sewer lines;
- Asbestos removal;
- Installation of a demising wall separating the existing 37,785 square foot space into two separate retail spaces;
- The separation of all utilities between the two separate retail spaces;
- The separation of the existing fire suppression system between the two separate retail spaces;
- The separation and improvement of fixtures, ceilings HVAC units and interior ductwork;
- The creation of two new facades, sales floors, and store fronts; and
- Improving and updating the parking lot.

The City of Dickinson City Assessor indicates the current true and full value of the property is \$2,642,400.

ANALYSIS AND FINDINGS OF FACT

Staff of the North Dakota Department of Commerce have confirmed this project is considered an allowable Renaissance Zone project.

According to the City of Dickinson’s Renaissance Zone Development Plan, as amended effective January 2024, the site of the project is located within the City’s Renaissance Zone, and it is listed in Plan’s Property Inventory.

The proposed project is consistent with the following goals of the City’s Renaissance Zone Plan:

To gain at least 3 improved structures or new businesses in the Renaissance Zone a year.

This is the first Renaissance Zone project submitted to the City in 2024.

The proposed project is consistent with the following objective of the City Renaissance Zone Plan:

Foster a culture of progressiveness and change while recognizing the traditions and history of the area.

In Chapter IV of the Development Plan “Selection of Projects in the Zone”, item 1.b. appears as follows:

b. To be considered an eligible zoned rehabilitation project, a commercial property owner must invest at least 50% of the full and true values of the property.

Half of the full and true value of the property is \$1,321,200. The estimated project cost of \$2,205,000 exceeds 50 percent of the full and true value of the property.

The proposed project is consistent with Policy 1.1. of Chapter 3 of the City of Dickinson Comprehensive Plan, which states the City shall actively promote the Renaissance Zone. The project is also consistent with Comprehensive Plan Policy 1.4 of Chapter 3, which states the City shall provide technical assistance with Renaissance Zone applications.

PUBLIC INPUT

No public input was received prior to writing this staff report.

Attachments:

- Attachment “A” Application Materials

MOTIONS:

*****Approval*****

I move the City of Dickinson Planning and Zoning Commission recommend Approval of REN-001-2024 The Millco Renaissance Zone Rehabilitation project as being consistent with City of Dickinson Renaissance Zone Development Plan, as well as being the compliant with the City of Dickinson Comprehensive Plan and also being in the interest of the public health, safety and welfare. (AND) the following additional requirements **(IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):**

- 1. _____;
- 2. _____.

*****Denial*****

I move the Dickinson Planning and Zoning Commission recommend Denial of The Millco Renaissance Zone Rehabilitation project as NOT being consistent with City of Dickinson Renaissance Zone Development Plan, as Not being compliant with the City of Dickinson Comprehensive Plan and as being contrary to interest of the public health, safety and welfare.

ATTACHMENT A – APPLICATION MATERIALS

ATTACHMENT B – AGENCY COMMENTS