



MILLCO DICKINSON LLC  
 RENAISSANCE Zone project  
 staff report

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

**APPLICANT**

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

Email: Charlie@millcoinvestments.com  
 Phone: 312-377-7800

<b>Public Hearing</b>	February 21, 2024	Planning and Zoning Commission
<b>Final Consideration</b>	March 5, 2024	City Commission

**EXECUTIVE SUMMARY**

Property Description Based on Current Plat

Lots 4 and 5, Block 2 of the 2<sup>nd</sup> Replat of Prairie Hills 1<sup>st</sup> Addition Subdivision within the City of Dickinson.

Request

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. The vacant 37,785 square foot building will be converted into two separate retail units.

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.

Staff Recommendation

Approval.

**LOCATION**

The vacant structure is located at 446 18<sup>th</sup> Street West in Dickinson.

<b>CURRENT ZONING</b>	<b>Community Commercial</b>
<b>FUTURE LAND USE MAP DESIGNATION</b>	<b>COMMERCIAL</b>
<b>GROSS SITE ACREAGE</b>	<b>2.039</b>
<b>LOTS PROPOSED</b>	<b>n/a</b>

<b>NEARBY ZONING &amp; LAND USE</b>		
<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	<b>Community Commercial</b>	Retail shopping center
East	<b>Community Commercial</b>	NDDOT
South	<b>Community Commercial</b>	Retail shopping center
West	<b>Community Commercial</b>	Retail uses

## STAFF ANALYSIS

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.

### Consistency with the Comprehensive Plan

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 COMMENT AND STAFF RECOMMENDATION

**Public Input:** As of the date of this report, City staff has not received any public comments.

**Staff Recommendation:** The City Development Team staff recommends **approval** of this Renaissance Zone project request.

## **APPENDICES**

### **Appendix A – Application Materials**

## **MOTIONS**

### **\*\*\*Approval\*\*\***

I move the City of Dickinson Planning and Zoning Commission recommend Approval of REN-001-2024 The Millco Dickinson LLC 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.

### **\*\*\*Denial\*\*\***

I move the Dickinson Planning and Zoning Commission recommend Denial of The Millco Dickinson LLC 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.