



RENAISSANCE ZONE PROJECT APPLICATION  
CITY OF DICKINSON, NORTH DAKOTA  
COMMUNITY DEVELOPMENT DEPARTMENT

To receive City of Dickinson approval on zone projects, the following information must be submitted .

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 checked="" 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 Blaine and Denise Decker		
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 1500/1520 West Villard	City Dickinson	Renaissance Zone Block 21
4. For residential projects provide evidence that the home purchased is the taxpayer's primary residence. N/A		
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 type="checkbox"/>		
Or		
ii. Commercial 75% or more of the true and full value <input checked="" type="checkbox"/>		
Or		
iii. Residential 20% of the true and full value <input type="checkbox"/>		
iv. Current true and full value \$ _____		

<p>10. Identify from the Development Plan the specific criteria used to approve the project The project meets one of the following objectives listed in the Goals and Objectives of the Renaissance Zone Development Plan. To gain at least 3 improved structures or new businesses in the Renaissance Zone a year. To be considered an eligible zone rehabilitation project, a commercial property owner must invest at least 50% of the full and true value of the property. The City may grant an exemption of up to five years if the investment is at least 50% of the full and true value of the property. The City may grant an exemption of up to eight years if the investment exceeds 75% of the full and true value of the property.</p>	
<p>11. Evidence that the taxpayer is current on state taxes. <b>(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.)</b> See Appendix E.</p> <p>Letter of Good Standing Attached?    Yes <input checked="" type="checkbox"/>    No <input type="checkbox"/></p>	
<p>12. Expected date of occupancy or project completion    <u>2026</u></p>	
<p><b>ADDITIONAL DOCUMENTATION:</b></p> <p><input type="checkbox"/> For rehabilitation or new construction please include building plans or renderings.</p> <p><input checked="" type="checkbox"/> Narrative discussing why the applicant wants to participate in this program and what is expected from such participation.</p> <p><input checked="" type="checkbox"/> List of project funding sources, both public and private.</p>	
<p>Printed Name Blaine Decker /Denise Decker</p>	<p>Title owners    <i>President</i> <i>Blaine Decker Denise Decker</i></p>
<p>Signature <i>[Signature]</i>    <i>Denise Decker</i></p>	<p>Date <i>6-5-25</i></p>

Please email completed application to: [sylvia.miller@dickinsongov.com](mailto:sylvia.miller@dickinsongov.com)

Additional Documentation for what is expected from participation in program:

We have purchased the lot next to 1500 West Villard and plan to build a new shop and attach this structure to our existing business. We will build and attach the new structure at 1520 West Villard to the existing structure at 1500 West Villard and will be modernizing the current structure and bringing it up to current City Codes and practices. After completion of the project will be able to meet the needs of the people we service in a more efficient manner. If we qualify for this application we will be able to get a tax break for participation in this program.



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

	Narrative of Work to be done	Estimated Cost
	Building of 6000 square foot shop at 1520 West Villard and attaching it to existing shop at 1500 West Villard.	\$ 1,000,000.00

vi. What is the term (in months) sought for benefits related to this project? 96

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. Any impact of the project on historic properties, anticipated tenant mix, the current building valuation, the estimated building valuation upon completion of project.  
N/A

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

\$

Total Property tax benefit for five years

\$

65,000

5 yrs @ \$13,000

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.

Project Funding Sources:

Private Funding: Bravera Bank, Dickinson



STATE OF NORTH DAKOTA  
**OFFICE OF STATE TAX COMMISSIONER**  
BRIAN KROSHUS, COMMISSIONER

April 29, 2025

Ref: L1038762624

BLAINE DECKER  
1265 20TH AVE SW  
DICKINSON ND 58601-8819

RE: Renaissance Zone Certificate Of Good Standing, State Income And Sales Taxes Only

This letter is evidence of good standing as required by the North Dakota Division of Community Services for purposes of obtaining final approval of a renaissance zone project.

As of the date of this letter, the records in the North Dakota Office of State Tax Commissioner do not show probable cause to believe that any income taxes (including income tax withheld from wages) or sales and use taxes are due and owing to the State of North Dakota by the following taxpayer:

Taxpayer's Name: BLAINE DECKER  
SSN or FEIN: \*\*\*-\*\*-5649

This letter must be submitted (as part of the zone project application) to the local zone authority for the renaissance zone in which the proposed zone project will be located. Please keep a copy of this letter for your records.

*Liliya Montgomery*

Liliya Montgomery  
Supervisor, Individual Income Tax and Passthrough Entities  
Phone: 701-328-1296  
Email: [lmontgomery@nd.gov](mailto:lmontgomery@nd.gov)



STATE OF NORTH DAKOTA  
**OFFICE OF STATE TAX COMMISSIONER**  
BRIAN KROSHUS, COMMISSIONER

April 29, 2025

Ref: L0065684096

DENISE DECKER  
1265 20TH AVE SW  
DICKINSON ND 58601-8819

RE: Renaissance Zone Certificate Of Good Standing, State Income And Sales Taxes Only

This letter is evidence of good standing as required by the North Dakota Division of Community Services for purposes of obtaining final approval of a renaissance zone project.

As of the date of this letter, the records in the North Dakota Office of State Tax Commissioner do not show probable cause to believe that any income taxes (including income tax withheld from wages) or sales and use taxes are due and owing to the State of North Dakota by the following taxpayer:

Taxpayer's Name: DENISE DECKER  
SSN or FEIN: \*\*\*-\*\*-1109

This letter must be submitted (as part of the zone project application) to the local zone authority for the renaissance zone in which the proposed zone project will be located. Please keep a copy of this letter for your records.

*Liliya Montgomery*

Liliya Montgomery  
Supervisor, Individual Income Tax and Passthrough Entities  
Phone: 701-328-1296  
Email: [lmontgomery@nd.gov](mailto:lmontgomery@nd.gov)

Blaine and Denise Decker

Current Address: 1265 20<sup>th</sup> Ave. SW, Dickinson, ND 58601

Address to be rehabilitated in Renaissance Zone :  
1500/1520 West Villard, Dickinson, ND ( Block 21)

Blaine Decker contact information:

Email: [badeck@ndsupernet.com](mailto:badeck@ndsupernet.com)

Phone Number: 701-260-0738

Denise Decker contact information:

Please use Blaine Decker contact information



Land																
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land						
SqFt Dim	100.00	100.00	140.00	140.00						C-5.00						
Sub Total						14,000.00	0.321									
Grand Total						14,000.00	0.321									
Land Use																
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Deed:  
Contract:  
CID#:  
DBA:  
MLS:

Map Area: Dickinson Comm  
Route: 014-050-220  
Tax Dist: Dickinson  
Plat Page:  
Subdiv: COLLEGE(0400)

Checks/Tags:  
 Lister/Date: KRA, 05/23/2023  
 Review/Date: CJ, 08/23/2023  
 Entry Status: Vacant

**Urban / Commercial**  
Legal: LOTS 14-16, BLOCK 3, COLLEGE ADDITION

Property Information									
General Data						Location & Identification			
Parcel ID	Owner Name	Address	City	State	Zip	County	Township	Range	Section
P123456789	Jones, John Doe	123 Main St	Springfield	IL	62761	Madison	North	14N	36E
Zoning & Land Use									
Zoning Code	Current Use	Permitted Uses	Setback Front	Setback Side	Setback Rear	Height Limit	Area Covered	Lot Area	Unimproved Area
R-1 Single-Family Residential	Single-Family Home	Single-Family Detached, Duplex, Triplex	30 ft	10 ft	10 ft	35 ft	1,200 sq ft	10,000 sq ft	8,000 sq ft
Assessment & Taxation									
Assessed Value	Market Value	Equalized Value	Exemption	Tax Rate	Annual Taxes	Special Assessments	Delinquent Taxes	Interest	Penalties
\$125,000	\$150,000	\$140,000	\$5,000	1.2%	\$1,680	\$200	\$0	\$0	\$0
Sales History									
Date	Seller	Buyer	Price	Commission	Recording Date	NUTC	\$ Amount		
2023-01-15	Smith, Jane	Jones, John Doe	\$120,000	6%	2023-02-01		\$120,000		
Building Permits									
Permit Number	Description	Issued Date	Expiration Date	Status	Amount Paid	Tag	\$ Amount	Reason	Type
BPM12345	New Construction - Single-Family	2022-03-10	2024-03-10	Completed	\$10,000	Y	\$0	Demo/Rmvl	Land
BPM67890	Remodeling - Kitchen/Bath	2022-06-01	2024-06-01	In Progress	\$5,000	Y	\$0	Demo/Rmvl	LandC
BPM11111	Fence Installation	2023-04-20	2025-04-20	Pending Review	\$1,000				Dwlg
BPM22222	Deck Addition	2023-07-15	2025-07-15	Approved	\$2,000				Impr
BPM33333	Driveway Paving	2023-09-01	2025-09-01	Approved	\$1,000				Total
BPM44444	Land Clearing	2023-11-01	2025-11-01	Approved	\$1,000				
BPM55555	Foundation Work	2024-01-01	2026-01-01	Approved	\$1,000				
BPM66666	Roof Replacement	2024-03-01	2026-03-01	Approved	\$1,000				
BPM77777	Interior Renovation	2024-05-01	2026-05-01	Approved	\$1,000				
BPM88888	Electrical Upgrade	2024-07-01	2026-07-01	Approved	\$1,000				
BPM99999	Plumbing Upgrade	2024-09-01	2026-09-01	Approved	\$1,000				
BPM00000	HVAC Replacement	2024-11-01	2026-11-01	Approved	\$1,000				
BPM10101	Painting Exterior	2025-01-01	2027-01-01	Approved	\$1,000				
BPM10202	Landscaping	2025-03-01	2027-03-01	Approved	\$1,000				
BPM10303	Garden Bed Creation	2025-05-01	2027-05-01	Approved	\$1,000				
BPM10404	Walkway Installation	2025-07-01	2027-07-01	Approved	\$1,000				
BPM10505	Driveway Repaving	2025-09-01	2027-09-01	Approved	\$1,000				
BPM10606	Garage Conversion	2025-11-01	2027-11-01	Approved	\$1,000				
BPM10707	Basement Finishing	2026-01-01	2028-01-01	Approved	\$1,000				
BPM10808	Attic Conversion	2026-03-01	2028-03-01	Approved	\$1,000				
BPM10909	Whole House Remodel	2026-05-01	2028-05-01	Approved	\$1,000				
BPM11010	Complete Renovation	2026-07-01	2028-07-01	Approved	\$1,000				
BPM11111	Full House Reconstruction	2026-09-01	2028-09-01	Approved	\$1,000				
BPM11212	Historical Restoration	2026-11-01	2028-11-01	Approved	\$1,000				
BPM11313	Architectural Preservation	2027-01-01	2029-01-01	Approved	\$1,000				
BPM11414	Cultural Heritage Project	2027-03-01	2029-03-01	Approved	\$1,000				
BPM11515	Monumental Structure	2027-05-01	2029-05-01	Approved	\$1,000				
BPM11616	Religious Building	2027-07-01	2029-07-01	Approved	\$1,000				
BPM11717	Educational Facility	2027-09-01	2029-09-01	Approved	\$1,000				
BPM11818	Government Building	2027-11-01	2029-11-01	Approved	\$1,000				
BPM11919	Public Library	2028-01-01	2030-01-01	Approved	\$1,000				
BPM12020	Museum	2028-03-01	2030-03-01	Approved	\$1,000				
BPM12121	Theater	2028-05-01	2030-05-01	Approved	\$1,000				
BPM12222	Concert Hall	2028-07-01	2030-07-01	Approved	\$1,000				
BPM12323	Opera House	2028-09-01	2030-09-01	Approved	\$1,000				
BPM12424	Ballet Theater	2028-11-01	2030-11-01	Approved	\$1,000				
BPM12525	Music Hall	2029-01-01	2031-01-01	Approved	\$1,000				
BPM12626	Dance Studio	2029-03-01	2031-03-01	Approved	\$1,000				

Property Information									
General Data						Location & Identification			
Parcel ID	Owner Name	Address	City	State	Zip	County	Township	Range	Section
P123456789	Jones, John Doe	123 Main St	Springfield	IL	62761	Madison	North	14N	36E
Zoning & Land Use									
Zoning Code	Current Use	Permitted Uses	Setback Front	Setback Side	Setback Rear	Height Limit	Area Covered	Lot Area	Unimproved Area
R-1 Single-Family Residential	Single-Family Home	Single-Family Detached, Duplex, Triplex	30 ft	10 ft	10 ft	35 ft	1,200 sq ft	10,000 sq ft	8,000 sq ft
Assessment & Taxation									
Assessed Value	Market Value	Equalized Value	Exemption	Tax Rate	Annual Taxes	Special Assessments	Delinquent Taxes	Interest	Penalties
\$125,000	\$150,000	\$140,000	\$5,000	1.2%	\$1,680	\$200	\$0	\$0	\$0
Sales History									
Date	Seller	Buyer	Price	Commission	Recording Date	NUTC	\$ Amount		
2023-01-15	Smith, Jane	Jones, John Doe	\$120,000	6%	2023-02-01		\$120,000		
Building Permits									
Permit Number	Description	Issued Date	Expiration Date	Status	Amount Paid	Tag	\$ Amount	Reason	Type
BPM12345	New Construction - Single-Family	2022-03-10	2024-03-10	Completed	\$10,000	Y	\$0	Demo/Rmvl	Land
BPM67890	Remodeling - Kitchen/Bath	2022-06-01	2024-06-01	In Progress	\$5,000	Y	\$0	Demo/Rmvl	LandC
BPM11111	Fence Installation	2023-04-20	2025-04-20	Pending Review	\$1,000				Dwlg
BPM22222	Deck Addition	2023-07-15	2025-07-15	Approved	\$2,000				Impr
BPM33333	Driveway Paving	2023-09-01	2025-09-01	Approved	\$1,000				Total
BPM44444	Land Clearing	2023-11-01	2025-11-01	Approved	\$1,000				
BPM55555	Foundation Work	2024-01-01	2026-01-01	Approved	\$1,000				
BPM66666	Roof Replacement	2024-03-01	2026-03-01	Approved	\$1,000				
BPM77777	Interior Renovation	2024-05-01	2026-05-01	Approved	\$1,000				
BPM88888	Electrical Upgrade	2024-07-01	2026-07-01	Approved	\$1,000				
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BPM10909	Whole House Remodel	2026-05-01	2028-05-01	Approved	\$1,000				
BPM11010	Complete Renovation	2026-07-01	2028-07-01	Approved	\$1,000				
BPM11111	Full House Reconstruction	2026-09-01	2028-09-01	Approved	\$1,000				
BPM11212	Historical Restoration	2026-11-01	2028-11-01	Approved	\$1,000				
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