

**Kindred Renaissance Zone (RZ) Committee Meeting  
1/10/2023 5:30pm Kindred City Hall**

**1. Call to Order (5:33pm) by Chairperson Swenson**

RZ Members Present: Megan Glasow, Sue Kersting, Jamie Swenson, Nate Weber

Absent: Lacey Bergh

Others: Auditor Tabitha Arnaud, Nate Opgrand

**2. Review of Minutes**

Committee reviewed meeting minutes from 12/21/2023 RZ Committee meeting.

**Motion to approve minutes as written by Kersting, second by Weber. Roll Call Vote (RCV)- Motion Carried Unanimously (MCU).**

**3. Applications**

Nate Opgrand of Korner Holdings, LLC (applicant) presented his plan and RZ application for a new commercial building at the corner of Cass County Hwy 15 and ND Hwy 46. The project proposed a fueling station, office spaces, and a small restaurant/coffee/food service space. Renaissance Zone Committee reviewed all documentation and scored the application. Upon passing the scoring portion, **Motion to approve the Korner Holdings, LLC RZ Project Application for 5390 165 Ave SE by Glasow, second by Weber. RCV-MCU.**

**4. Plan Documents**

Distributed revised plan documents and maps for committee member binders.

**5. Mailing**


Discussed mailing letter & brochure to RZ eligible properties for February. Also discussed including information/article in the March/April newsletter.


**6. 2023 Schedule**

Fixed schedule for July 11<sup>th</sup> meeting date (not July 15<sup>th</sup>).

**7. Adjourn**

**Motion to adjourn at 6:36 pm by Kersting, second by Glasow. RCV-MCU.**

 2/14/23  
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Renaissance Board Member/Date

 2/14/23  
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Tabitha Arnaud, City Auditor/Date

**Kindred Renaissance Zone (RZ) Committee Meeting  
2/14/2023 5:30pm Kindred City Hall**

**1. Call to Order (5:40pm) by Chairperson Swenson**

RZ Members Present: Sue Kersting, Jamie Swenson, Nate Weber

Absent: Lacey Bergh, Megan Glasow

Others: Deputy Auditor Jackie Johnson

**2. Review of Minutes**

Committee reviewed meeting minutes from 1/10/2023 RZ Committee meeting. **Motion to approve minutes as written by Kersting, second by Weber. Roll Call Vote (RCV)- Motion Carried Unanimously (MCU).**

**3. Project Updates**

140 Linden St (Nokleberg) still in progress. Auditor will follow up with applicant to go over final review process in June. 5390 165<sup>th</sup> Ave SE (Nate Opgrand of Korner Holdings, LLC) project is pending state approval.


**4. Marketing**

Discussed edits to brochure and letter for mailing. Will include RZ article in next newsletter. Also presented opportunity to participate in Cocoa and Cider Crawl on March 24, 2023.

**5. Adjourn**

**Motion to adjourn at 6:15 pm by Weber, second by Swenson. RCV-MCU.**

  
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Renaissance Board Member/Date 4/11/23

  
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Tabitha Arnaud, City Auditor/Date 4/11/23

**Kindred Renaissance Zone (RZ) Committee Meeting  
05/09/23 5:30pm Kindred City Hall**

**1. Call to Order (5:37pm) by Chairperson Swenson**

RZ Members Present: Sue Kersting, Nate Weber, Jamie Swenson, Lacey Bergh  
Absent: Megan Glasow

**2. Review of Minutes**

Review and approval of 4/11/23 meeting minutes tabled until June meeting.

**3. Projects:**

- a. **140 Linden St-** Committee member completed site visit on 4/11/23 and took photographs of project progress. Committee member provided information on upcoming one year project deadline and advised that information regarding project completion or a project extension request should be provided to the RZ committee at June meeting.
- b. **5390 165<sup>th</sup> Ave SE-** in progress no new updates

**4. Applications/Inquiries**

No new applications or inquiries received for review.

**5. Marketing**

**a. Mailing/Newsletter**

Committee reviewed drafts and discussed edits to the RZ letter and brochure. Revisions to the letter were discussed and will be provided to Deputy Auditor Johnson. The brochure will be sent to Mitch Calkins for final review prior to distribution.


**6. Other Discussion**

Committee discussed need for clarification on project extension durations. Committee will reach out to Mitch Calkins for advisement as to requirements and report back at next meeting. Committee also discussed recent ND legislative activity (SB 2391) that may impact approved application extensions.

**7. Adjourn**

**Motion to adjourn at 6:07pm by Kersting, second by Weber**

**RCV-MCU**

  
\_\_\_\_\_  
Renaissance Board Member/ Date

6/13/23

  
\_\_\_\_\_  
Tabitha Arnaud, City Auditor/Date

6/13/23

Submitted by Lacey Bergh

**Kindred Renaissance Zone (RZ) Committee Meeting  
06/13/23 5:30 pm Kindred City Hall**

**1. Call to Order (5:35pm) by Chairperson Swenson**

RZ Members Present: Sue Kersting, Jamie Swenson, Megan Glasow  
Absent: Lacey Bergh, Nate Weber

**2. Review of Minutes**

Review and approval of 4/11/2023 & 5/9/2023 meeting minutes. **MOTION** to approve both minutes by Kersting, second by Glasow. **Roll Call Vote (RCV)- Motion Carried Unanimously (MCU)**

**3. Renaissance Zone Legislative Changes**

- a. Eligible projects may now receive up to eight taxable years of RZ benefits. Plan must be revised/adopted before effective. Communities that wish to keep term at 5 years may do so. To receive the eight-year benefit, rehab projects must exceed 75% of current T&F value.
- b. RZ extensions may be granted in increments of up to 10 years. (Previous cap at 5 years).
- c. RZ communities may have 2 exceptions (“islands”) to primary contiguous zone.
- d. Properties that have been previous RZ projects may be eligible again after 30 years have lapsed from previous completion of project.

**4. Projects**

- a. 140 Linden St: Final inspection has been completed and state approval letter received.
- b. 5390 165<sup>th</sup> Ave SE: in progress; no new updates

**5. Adjourn**

**MOTION** to adjourn at 6:08pm by Swenson, second by Glasow.

**RCV-MCU**

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Renaissance Board Member/ Date

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Tabitha Arnaud, City Auditor/Date

**Kindred Renaissance Zone (RZ) Committee Meeting**  
**08/8/23 5:30 pm Kindred City Hall**

**1. Call to Order (5:40 pm) by Chairperson Swenson, Roll Call**

RZ Members Present: Jamie Swenson, Sue Kersting, Lacey Bergh, Sue Kersting  
Others Present: Deputy Auditor Jackie Johnson, Jason Gette

**2. Review of Minutes**

Review and approval of 6/13/2023 minutes. **MOTION** to approve 6/13/2023 minutes by Kersting, second by Bergh. Roll Call Vote (RCV)- **Motion Carried Unanimously (MCU)**

**3. Development Plan amendments**

Discussion about the state's Renaissance Zone legislative changes. RZC need to request new letters of support from organizations (school, etc.) and start revising/making amendments to Kindred's RZ development plan. **MOTION** by Swenson, second by Kersting to adopt state's legislative changes into Kindred's Renaissance Zone Development Plan. **RCV, MCU**


**4. Projects:**

- 220 1<sup>st</sup> Ave S (Express Lane)- Jason Gette provided an overview of the project. Application pending at this time. Special meeting scheduled for 8/11/2023 at 8:00 am to review and score final application as application not complete at this time. **MOTION** to table the application review until 8/11/2023 made by Kersting, second by Bergh. **RCV, MCU**

**5. Adjourn**

**MOTION** to adjourn at 6:52 pm by Kersting, second by Swenson. **RCV-MCU**

  
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Renaissance Board Member/ Date 9/21/2023

  
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Tabitha Arnaud, City Auditor/Date 9/21/2023

**Kindred Renaissance Zone (RZ) Committee Meeting  
08/11/23 (Special Meeting) 8:00 am Kindred City Hall**

1. **Call to Order (8:01am) by Chairperson Swenson, Roll Call**  
RZ Members Present: Jamie Swenson, Sue Kersting, Lacey Bergh, Nate Weber, Megan Glasow  
Others Present: Deputy Auditor Jackie Johnson, Jason Gette
  
2. **Projects:**
  - a. 220 1<sup>st</sup> Ave S (Express Lane)- Jason Gette provided an overview of the project, application was discussed and scored by committee. **MOTION** to approve moving the project ahead to City Council with recommendation for approval pending Certificate of Good Standing being received from the Office of the State Tax Commissioner made by Weber, second by Bergh. Roll Call Vote- Motion Carried Unanimously (RCV-MCU)
  
  - b. 241 Walnut St- application pending no discussion
  
3. **Adjourn**  
**MOTION** to adjourn at 8:12 am by Weber, second by Swenson. RCV-MCU

 9/21/2023  
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Renaissance Board Member/ Date

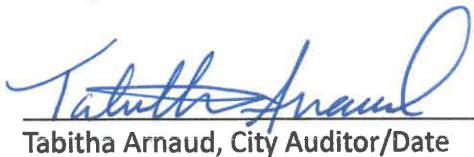
 9/21/2023  
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Tabitha Arnaud, City Auditor/Date

Submitted by Lacey Bergh

Kindred Renaissance Zone (RZ) Committee Meeting  
09/20/23 5:30pm Kindred City Hall

1. **Call to Order (5:32pm) by Chairperson Swenson**  
RZ Members Present: Jamie Swenson, Sue Kersting, Lacey Bergh, Nate Weber  
Absent: Megan Glasow  
Others Present: Deputy Auditor Jackie Johnson
2. **Approval of Agenda**  
Correction to agenda to reflect meeting date of 9/20/2023.  
**MOTION** to approve agenda with correction made by Weber, second by Bergh. Roll Call Vote- Motion Carried Unanimously (RCV-MCU)
3. **Review of Minutes**  
Review and approval of 8/8/23 and 8/11/23 meeting minutes. **MOTION** to approve by Swenson, second by Kersting. RCV-MCU
4. **Discuss Development Plan amendments**  
No updates on Plan amendments, continue to await State approval.
5. **Projects:**
  - a. **241 Walnut Street**  
Discussed project and application. Individual committee member scoring completed. **MOTION** to approve application made by Weber, second by Swenson. RCV-MCU
6. **Marketing**  
Committee will review current Plan document for potential edits prior to the next meeting.
7. **Additions**  
No additions.
8. **Adjourn**  
**MOTION** to adjourn at 6:04pm by Kersting, second by Weber. RCV-MCU

  
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Renaissance Board Member/ Date 12/12/23

  
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Tabitha Arnaud, City Auditor/Date 12/12/23

Submitted by Lacey Bergh

**Kindred Renaissance Zone (RZ) Committee Meeting  
12/12/23 5:30 pm Kindred City Hall**

**1. Call to Order (5:34 pm) by Chairperson Swenson**

RZ Members Present: Jamie Swenson, Megan Glasow, Nate Weber

Absent: Sue Kersting, Lacey Bergh

**MOTION** to approve agenda made by Glasow, second by Swenson. **Roll Call Vote- Motion Carried Unanimously (RCV-MCU)**

**2. Review of Minutes**

Review and approval of 9/20/2023 meeting minutes. **MOTION** to approve by Glasow, second by Swenson. **RCV-MCU**

**3. 2024 Meeting Dates**

**MOTION** to approve 2024 meeting dates by Weber, second by Glasow. **RCV-MCU**

**4. Development Plan Amendments**

Reviewed and edited verbiage on page 25. Nate Weber will discuss with school on increasing commercial benefit to 8 years. Members in attendance will take development plan for additional review and further discussion at 1/9/2024 meeting.

**5. Adjourn**

**MOTION** to adjourn at 6:12 pm by Swenson, second by Glasow. **RCV-MCU**

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Renaissance Board Member/ Date

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Tabitha Arnaud, City Auditor/Date

Submitted by Nate Weber