

Renaissance Zone Development Plan

WHY A RENAISSANCE ZONE?

One of Kindred City leadership's goals is to continue growth and development by supporting the older properties in Kindred. To achieve this goal, Kindred City Council established a Renaissance Zone (RZ) program in 2021. The Program incentivizes rehabilitation and redevelopment of residential and commercial properties, such as improving function and appearance, preventing the deterioration of buildings, and encouraging reactivation of underutilized properties. This doesn't *just* benefit the properties that utilize the program, but also translates into positive benefits for nearby properties by increasing values, creating jobs, and supporting local business and our population.

WHO IS ELIGIBLE?

Much of the City of Kindred is included in the Renaissance Zone. Please visit KindredND.com/renaissance-zone to view a map of eligible properties.

We encourage you to reach out if you feel you have a property and project that could be applicable and are unsure if it is located within the Renaissance Zone. In certain instances, RZ boundaries may be revised.

WHAT DOES THE RENAISSANCE ZONE PROGRAM DO FOR ME?

The Renaissance Zone program provides a tax incentive for property owners (both residential and commercial) who make improvements to their property. Once an approved project has been completed, the property owner will receive a complete property tax exemption (100%) of the property's building value for each of the five years following completion. In addition, some state income tax benefits may also apply.

What the program does NOT do: This is NOT a grant or loan program. Unfortunately, the Renaissance Zone does not assist with the upfront cost of improvements or provide loans of any kind.



WHAT KIND OF PROJECTS MAY QUALIFY?

Projects (or a combination of projects) must meet a cost requirement of at least 20% of the current total assessed value for a single-family home; or at least 50% of the current total assessed value of a commercial property. Examples of projects *could* include:

- Replacing roofing, siding materials, windows and/or insulation
- Adding a garage
- Updating an HVAC system
- Removing dead/dying/infected trees or shrubs
- Significant interior renovation (kitchen, baths, living spaces, etc. especially when replacing obsolete or dysfunctional amenities)
- Purchasing a property with the intent to rehabilitate
- And many, many other projects!

Please Note: Portions of a project that have been started prior to application are NOT eligible. However, any work that has not been started, or portions of a larger project that haven't been started may still qualify.

APPLICATION PROCESS

*Applications must be approved BEFORE any project work begins.

- Visit KindredND.com/renaissance-zone to download an application.
- Complete and submit the application and requested documents to the City Auditor for preliminary review. Following preliminary review, your application will be presented to the Renaissance Zone Committee (RZC) for evaluation at a public meeting; upon RZC approval, application will be reviewed at a public meeting by City Council for approval; and finally, to the ND Division of Community Services (DCS) for state approval.
- After the Auditor is notified of your application's final DCS approval, *THEN* you may commence your project.
- Applicants have 12 months to complete their project(s). RZ committee members may perform periodic site visits and/or request updates during that time. If additional time is needed to complete a project, an extension may be requested and considered.

RENAISSANCE ZONE COMMITTEE

Lacey Bergh - plambergh@gmail.com

Megan Glasow - meganglasow@outlook.com

Sue Kersting - suzyquack@yahoo.com

Jamie R. Swenson - 701-799-1779

Nate Weber - nwebman@yahoo.com

*The Renaissance Zone Committee meets the second Tuesday of each month at 5:30 pm at City Hall.

PROJECT APPROVAL

- Projects are evaluated and scored in alignment with the goals of the Renaissance Zone. To view an application scoring worksheet, please visit KindredND.com/renaissance-zone
- Projects must meet a cost requirement equal to or greater than 20% of the current total assessed value of a single-family home, or 50% of the current total assessed value of a commercial property.
- Rehabilitation of all properties in the RZ must conform to the requirements of ND State Building Code and other pertinent codes.
- A project must not be part of an earlier RZ project.
- Projects must show intent and action to remove all deteriorating parts and make the structure safe, attractive, and a viable addition to the housing stock and business sectors.
- Improvements that involve the essential functions of a property and those that remedy health or safety concerns have a great likelihood of being eligible. Projects that are chiefly "luxury" in nature do not.

WHERE DO I BEGIN?

Visit www.KindredND.com/renaissance-zone for program documents and more information.

Or, reach out to Tabitha Arnaud, City Auditor.

(701) 428-3115

cityofkindred@msn.com



Renaissance Zone Development Plan

Kindred, North Dakota