

City Of Lisbon

Renaissance Zone Project Application

Proposed Renaissance Zone projects must be submitted to and approved by the city prior to start of construction. Please submit a project proposal that addresses the following items: (please address ALL items on checklist in given order)

CHECKLIST

- Legal description and street address of proposed project
- Current property owners
- Name of applicant with current phone, address and description of business entity with social security or Federal Tax ID number
- Current use of property
- Square footage of the lot and of the building-each floor should be listed separately
- Describe the impact this project has on any historical properties and “letter of clearance” from the State Historical Society if required
- Identify type of investment (purchase, improvement, lease & improvement, investment and improvement, or Lease with building owner improvements)
- Date of acquisition (or proposed acquisition) of subject property and current True and Full value (contact city Assessor)
- Describe scope of work, including a detailed cost estimate of the work to be completed
- Provide a break out of capital improvements
- Estimate the value of the building after improvements have been completed
- Describe how the project meets the renaissance zone goals, objectives and guidelines
- Extend of the exterior renovation and/or property improvements-include site plans and building plans or remodeling
- Provide documentation that the project costs meets the city’s minimum criteria
- Provide evidence that the applicant is current on state and local taxes-Certificate of Good Standing from the State Tax Commissioner and copies of receipts showing proof that local real estate taxes have been paid

Submit complete project proposals to:
City Of Lisbon
ATTN: Renaissance Zone
PO Box 1079, 423 Main Street
Lisbon, ND 58054

Goals and Objectives of the Zone

Lisbon is a service center that provided a broad range of service and employment to its residents and large area around it. The Renaissance Zone (Business District) in Lisbon is the heart of the business and commerce. Many older buildings including several historic structures, give the Zone a sense of identity as a center for human activity. Any project submitted for approval by the Renaissance Zone Authority and City Council must meet the intents of these goals and objectives which primarily focus on: (1) the economic development; (2) improving the visual quality of the Renaissance Zone; (3) extend the life expectancy of the structure (s); and (4) the project will benefit the community and its people.

Vision

To create an active, vibrant town center to serve the people of Lisbon and its service for now and in the future.

Goals

- a. To facilitate activities in the Zone to maintain its identity as a center for all types of housing and business services.
- b. To encourage development and expansion of consumer and professional services but avoid active recruitment of business from other North Dakota cities.
- c. To encourage preservation, restoration and use of older structures particularly those of historic value.
- d. To assist and support the property owners and Civic and Commerce Committee to maintain and enhance the Zone as a physically attractive environment for the use and enjoyment of the people.
- e. To encourage undertaking a diverse range of events and activities to offer the Zone as a wholesome and user-friendly place.

Objectives

- To encourage private investment in the Renaissance Zone area as a major component of the city economic development program. Whenever possible, the city should assist in expansion, renovation of existing structures to make them up to date for meeting today's business requirements.
- To keep the Zone employment growth at pace with the community employment growth. The purpose is to encourage expansion of the private business services to keep up with the employment growth in the city and environ. This requires recognition of the regional retail economic forces, but does not necessitate recruiting businesses from other North Dakota cities.
- To encourage activities and entertainment in the Zone to support the businesses.
- To encourage retail growth particularly specialty retail. The Zone Authority has an opportunity to work with the business groups to enhance the situation. More of these uses create an exciting environment in downtown and encourage more foot traffic.
- To promote seasonal activities and events to attract people and service users. Year-round types of activities of leisure and business nature stimulate the interest of the citizens and encourage them to patronize the business more consistently.
- To provide for accessible and sufficient parking to accommodate business and residential uses.
- To encourage preservation of historic buildings and adopt standards and incentives to guide remodeling of existing buildings. Historic buildings fascinate people as they bring the past and present together. Also, many of the older building, with renovation, will be adaptable to similar or different uses while maintaining the identity of the area.
- To adopt a beautification program and make continual improvement to the Renaissance Zone appearance.
- Periodically review the zoning and land use in the Zone and work with the Planning Commission to make appropriate adjustments as needed.

LISBON RENAISSANCE ZONE PROJECT APPLICATION

APPLICANT INFORMATION					
Last Name		First		M.I.	Dat
Street				Apartment/Unit	
City		State		ZIP	
Phone		E-mail			
PROJECT INFORMATION					
Street		Current Property			
Date of Acquisition or proposed acquisition of subject property:					
Current True & Full Value (Contact City Assessor):					
Legal Description of Property:					
Current Use of Property:					
Parcel Size (square feet):					
Total Building Floor Area (square feet) List each floor separately:					
Type of Investment:					
PROJECT DISCIPTION- INCLUDING SCOPE OF WORK, DETAILED COST ESTIMATE OF WORK					

Submit Completed Application to:
 City of Lisbon
 Attn: Renaissance Zone
 PO Box 1079423 Main Street
 Lisbon, ND 58054

ADDITIONAL INFORMATION REQUIRED

- ❖ Detailed project description including cost estimates, any impact of the project on historic properties, anticipated tenant mix, the current building valuation, the estimated building valuation upon completion of project
- ❖ Description of how the project meets the Zone goals and objectives
- ❖ Fore rehabilitation, documentation that the re-investment totals not less than 50% of the full and true market value of a commercial building and not less than 20% of the full and true market value for residential building with a minimum \$15,000 capital investment for commercial and residential projects
- ❖ For rehabilitation or new construction, building plans and/or renderings
- ❖ Evidence that the applicant is current on state income tax and local property tax(contact ND State Tax Commission for Certificate of Good Standing: 1-800-638-2901 Contact Ransom county Treasurer for Paid Receipt of Real Estate Taxes: 701-683-5823 X 117)
- ❖ Any Additional information the applicant believes will help the Zone Authority make a decision regarding the project (Example: Blue prints)

CERTIFICATION

Applicant certifies that, to the best of his/her knowledge and belief, the information contained in the application and attached hereto is true and correct. If the project is a single-family residence, applicant also certifies that the property is his/her primary place of residence.

Signature _____ Date _____

FOR OFFICE USE ONLY

High-Priority Land Use:

Targeted Area:

Public Space:

Capital Investment:

Relocation:

Historic Property:

Comments: