

MICROFILM DIVIDER

OMB/RECORDS MANAGEMENT DIVISION

SFN 2053 (2/85) 5M



ROLL NUMBER

DESCRIPTION

3049

2007 HOUSE POLITICAL SUBDIVISIONS

HCR 3049

2007 HOUSE STANDING COMMITTEE MINUTES

Resolution No. HCR 3049

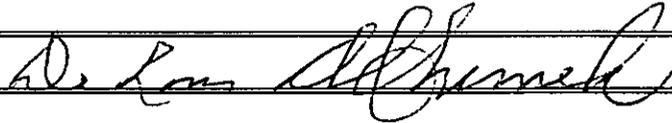
House Political Subdivisions Committee

Check here for Conference Committee

Hearing Date: February 23, 2007

Recorder Job Number: 3784

Committee Clerk Signature



Minutes:

Chairman Herbel opened the hearing on HCR 3049.

Rep. Ekstrom: In support of the bill. (see testimony #1).

Rep. Kari Conrad: Scattered industrial sites is something that I would like to see happen because of the problems we have with the railroad in the city of Minot.

Rep. Ekstrom: I think that is exactly what I am trying to get at. There are difficult neighbors for the things that happen around them. We have a corridor called seventh avenue north. It was originally zoned as industrial and now it is very close to the downtown. It is a perfect place to expand without expanding infrastructure so that we can take those kinds of prosperities where we are making concert pipe like steel manufactures are happening within what is now the urban core.

Chairman Herbel How do you see to take those industrial sites and moving them? Would it be a suggestion that they would be given some kind of incentive?

Rep. Ekstrom: That might be the crutch of my problem. We need to find the right package of incentives like Fargo has an industrial park. We would like to encourage those operations to move there.

Rep. Lawrence Klemin Are we talking about an industrial use currently in a renaissance zone could move out of the renaissance zone and continue as an industrial use somewhere else with the same tax benefits?

Rep. Ekstrom: What I am talking about would not typically be within the bonds of the renaissance zone.

Rep. Lawrence Klemin You are not talking about some other industrial zone somewhere else that is going to continue to be used an industrial.

Rep. Ekstrom: No, nothing will continue. If this could flow what could happen is MidAmerica Steel would move to our park and that would be a fine addition. I did not envision that we would extend renaissance zone to that property. That would become a whole different entity of some other use.

Opposition: None

Hearing closed.

Chairman Herbel reopened the hearing on HCR 3049.

Do Pass Motion Made By Rep. Lee Kaldor Seconded By Rep. Nancy Johnson

Discussion:

Rep. Lee Kaldor: Outside the city limits where everyone had land I think everyone would have been happier if that could have been done. There wasn't a very good mechanism to make it happen. I think this is something we should be looking at because it could help allot of communities in the long run.

Major Workan: Administrator, City of Bismarck: I support the concept. Land use wise it makes a good decision. We don't have a lot of industrial park in our down town areas so I choose not to testify on the issue. I think it will help remove some industrial areas that do not belong in the down town any longer. HB 1225 allows there to be a separate zone that has to

be within a half mile and be at least 3 blocks in size and can be treated as part of a renaissance zone. We did support that bill. This does not solve Rep. Donald Dietrich with Highway 2.

Rep. Pat Hatlestad I think we are looking at the establishment of two separate zones, otherwise, we are going to be scattered all over everywhere? Maybe the law needs to be looked at also.

Chairman Herbel That is the purpose of the study.

Rep. Donald Dietrich I think it would be an excellent tool in the future for the city of Grand Forks since we do have industrial since we do have a industrial processing plant setting in the city and prevailing winds send the odor and a vacant plant setting there for 20 some years in disrepair.. It reaches two salvage yards that have been a thorn in the side of beautification of our city and the gateway to Grand Forks.

Vote: 12 Yes 0 No 2 Absent Carrier: Rep. Lee Kaldor

Put on consent calendar.

Hearing closed.

Date: 2-23-07
Roll Call Vote #: 1

2007 HOUSE STANDING COMMITTEE ROLL CALL VOTES
BILL/RESOLUTION NO. HCR 3079

House Political Subdivisions Committee

Check here for Conference Committee

Legislative Council Amendment Number _____

Action Taken Do Pass

Motion Made By Rep. Kaldor Seconded By Rep. Johnson

Representatives	Yes	No	Representatives	Yes	No
Rep. Gil Herbel-Chairman	✓		Rep. Kari Conrad	✓	
Rep. Dwight Wrangham-V. Chair	✓		Rep. Chris Griffin	✓	
Rep. Donald Dietrich	✓		Rep. Lee Kaldor	✓	
Rep. Patrick Hatlestad	✓		Rep. Louis Pinkerton	✓	
Rep. Nancy Johnson	✓		Rep. Steve Zaiser	✓	
Rep. Lawrence Klemin	✓				
Rep. Kim Koppelman	✓				
Rep. William Kretschmar	✓				
Rep. Vonnie Pietsch	✓				

Total (Yes) 12 No 0

Absent 2

Floor Assignment Rep. Kaldor

If the vote is on an amendment, briefly indicate intent:
Consent Calendar.

REPORT OF STANDING COMMITTEE

HCR 3049: Political Subdivisions Committee (Rep. Herbel, Chairman) recommends DO PASS and BE PLACED ON THE CONSENT CALENDAR (12 YEARS, 0 NAYS, 2 ABSENT AND NOT VOTING). HCR 3049 was placed on the Tenth order on the calendar.

2007 SENATE POLITICAL SUBDIVISIONS

HCR 3049

2007 SENATE STANDING COMMITTEE MINUTES

Bill/Resolution No. **HCR 3049**

Senate Political Subdivisions Committee

Check here for Conference Committee

Hearing Date: **March 9, 2007**

Recorder Job Number: **4807**

Committee Clerk Signature

Shirley Borg

Minutes:

Chairman Cook called the Senate Political Subdivisions Committee to order. Four members were present and one absent.

Chairman Cook opened the hearing on HCR 3049 relating to modify the renaissance zone law to allow for scattered site development.

Representative Ekstrom, District 11, Fargo, ND introduced and testified in support of HCR 3049. (Attachment # 1)

Senator Warner: I can see where this might be useful.

Representative Ekstrom: I think this gives us an opportunity to do some things especially in a smaller town.

Chairman Cook: When you talk about a scattered site. In the Mid America Steel situation, what would be the scattered site? Is the scattered sight, the sight that Mid America moved to or the site that they exit from?

Representative Ekstrom: The sight that they presently occupied is the scattered site.

Bill Shalhoob, Economic Developers of North Dakota appeared in support of HCR 3049.

No further testimony.

Chairman Cook closed the hearing on HCR 3049.

2007 SENATE STANDING COMMITTEE MINUTES

Bill/Resolution No. **HCR 3049**

Senate Political Subdivisions Committee

Check here for Conference Committee

Hearing Date: **March 22, 2007**

Recorder Job Number: **5448 (Action)**

Committee Clerk Signature

Shirley Borg

Minutes:

Chairman Cook called the committee to order. All members (5) present.

Chairman Cook asked the committee to look at HCR 3049 relating to renaissance zones.

Senator Hacker: Moved a Do Pass

Senator Olafson seconded the motion.

Discussion

Voice Vote: All members in favor. Yes 5 No 0 Absent 0

Carrier: **Senator Warner**

REPORT OF STANDING COMMITTEE (410)
March 22, 2007 1:15 p.m.

Module No: SR-54-5909
Carrier: Warner
Insert LC: . Title: .

REPORT OF STANDING COMMITTEE

HCR 3049: Political Subdivisions Committee (Sen. Cook, Chairman) recommends DO PASS (5 YEAS, 0 NAYS, 0 ABSENT AND NOT VOTING). HCR 3049 was placed on the Fourteenth order on the calendar.

2007 TESTIMONY

HCR 3049

HCR 3049 / Scattered Site Industrial Renaissance Zones
February 23, 2007 / 8:30 AM
Political Subdivisions Committee / Prairie Room
Representative Gil Herbel, Chairman

*Same
given to
senate*

Good morning Mr. Chairman and members of the House Political Subdivisions Committee. For the record, my name is Mary Ekstrom. I represent District 11 in Fargo.

Several sessions ago we passed the Renaissance Zone laws which have been wildly successful. We have seen the rebirth of cities and towns across North Dakota. Over the last few sessions we have tweaked the laws to allow them to work even better.

Today, I am proposing HCR 3049 to study the idea of scattered site industrial renaissance zones. One of the dilemmas that Fargo faces is that there are industrial operations located very close to the urban core. Indeed one of the largest pieces of land in downtown is the base operation for Mid-America Steel. That is why it was essential that Representative Don Clark co-sponsor this study.

There was a time when it was appropriate for such an operation to be in downtown Fargo. In fact, it is ironic that "Machinery Row" where agricultural equipment was manufactured at the turn of the century has been converted to upscale condominiums, likewise the old Ford Motor manufacturing building on the north end of Broadway.

I bring forward this idea as a study because of the challenges of structuring the incentives for these operations to move elsewhere. I refer to these projects as scattered sites because they would not have to be within the confines of the continuous blocks called renaissance zones but could be stand alone properties.

In truth, I don't know exactly what taxes or incentives could be used but with study and an economic impact analysis, we should be able to draft a bill during the next interim.

This concept would not only help Fargo. Consider smaller cities and towns where a grain elevator sits in the middle of Main Street. There are hundreds of communities where those operations are no longer viable but the cost of removing the silos and elevators make the projects impractical.

This concept could provide economic development and add value to our cities and towns.

I respectfully request a DO PASS recommendation for HCR 3049. I would be happy to answer any questions.