

JAMESTOWN CITY COUNCIL
SPECIAL MEETING, OCTOBER 24, 2019, 2:30 PM
OFFICIAL MINUTES

The special meeting of the City Council was called to order by Mayor Heinrich at 2:30 PM.

Roll Call showed the following members present: Mayor Heinrich, Council Members Phillips, Steele, Buchanan and Brubakken, City Attorney Ryan, and City Administrator Hellekson.

A public hearing was held concerning the request from Eagle Flats Apartments LLC for a tax abatement under N.D.C.C. Section 40-57.1 for a period of fifteen (15) years for the development of a low to moderate income based 1-, 2- and 3-bedroom unit building with green space, playground and parking in the downtown.

David Ritchay, Commonwealth Companies, Inc., presented information regarding the proposed project and information on similar projects completed by the company. Ritchay explained that construction should begin toward the end of the summer in 2020 and conclude in August 2021. Ritchay explained the financial structure of the project.

The following spoke in favor of the project: David Klein, Director, Great Plains Housing Authority; Lynn Lambrecht, President of the Jamestown Downtown Association; Julie Wanzek, resident. They stated that bringing residential housing downtown is part of downtown revitalization and that the new project with reduced tax amounts for 15 years would bring in far more than it does currently. Klein stated that HUD requires secure buildings, walkability, accessible units, no lead paint, and other standards that current lower rent units do not meet. In addition, there are very few options for low income families in this community. Written communications in support of the project were received from Great Plains Housing Authority, Jamestown Public Schools District No. 1 and High Plains Fair Housing Center.

The following were opposed to the project: Dwight Rasmussen, resident, spoke of his concern that the developer would receive a flat annual tax rate. Written communications opposing the project were received from Marvin Brown, Clarice Liechty, and Russ Rogne.

Council Member Phillips moved to adjourn at 3:30 PM. Seconded by Council Member Buchanan. Unanimous aye vote. Carried.

ATTEST:

SARAH HELLEKSON, City Administrator

APPROVED:

DWAINE HEINRICH, Mayor