



## *Community Development Department*

**RENAISSANCE ZONE AUTHORITY  
MEETING AGENDA  
September 20, 2016**

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City-County Office Building

4:00 p.m.

David J. Blackstead Meeting Room

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- 1. Call to Order**
- 2. Introduce New Renaissance Zone Authority Member**
- 3. August 16, 2016 Minutes**
- 4. CORE Incentive Grant Program**
  - a. Request of Vold Tire Company, LLC for assistance from the CORE Façade Improvement grant program for the building at 214 East Main Avenue. The property is owned by Vold Tire Company, LLC and is legally described as Lots 10-11, Block 52, Original Plat.
  - b. Request of River Road Partners, LLC for assistance from the CORE Technical Assistance Bank grant program for the building at 212 East Main Avenue. The property is owned by River Road Partners, LLC and is legally described as Lot 12, Block 52, Original Plat.
- 5. Downtown Design Review**
  - a. Request to install new wall sign at Parks and Recreation District building at 400 East Front Avenue.
  - b. Request to install new canopy awnings for The Capital Gallery at 109 North 4<sup>th</sup> Street.
- 6. Renaissance Zone Program**
  - a. Review of Renaissance Zone Program Self-Evaluation.
- 7. Downtown Update Provided by the Downtowners Association**
- 8. Other Business**
  - a. Distribute poster print of "Murderer's Gulch" wet plate.



**9. Adjourn – Next regular meeting is scheduled for Tuesday, October 18, 2016.**

**Attached:**

*Renaissance Zone Project Status Spreadsheet*

*CORE Incentive Grant Program Project Status Spreadsheet*

**RENAISSANCE ZONE AUTHORITY  
MEETING MINUTES  
August 16, 2016**

The Bismarck Renaissance Zone Authority met on August 16, 2016 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5<sup>th</sup> Street. Chairman Walth presided.

Authority members present were Jim Christianson, Chuck Huber, Todd Van Orman, and Chairman Walth.

Authority member Josh Askvig was present by phone conferencing.

Authority member George Keiser was absent.

Technical Advisors Bruce Whittey and Steph Smith were absent.

Staff members present were Kim Lee (Planning Manager), Will Hutchings (Planner), Sandra Bogaczyk (Office Assistant), Jason Tomanek (Assistant City Administrator), and Brenda Johnson (Senior Real Property Appraiser)

Guests present were Kate Herzog and Madison Cermak of the Downtowner Business Association, Beth Nodland of Nodmor, LLC, Shane Balkowitsch, artist, Dave Diebel and Carson Nordgaard of D&N Cinematics, LLC, and Ryan Duffey of Up and Running Design.

**CALL TO ORDER**

Chairman Walth called the meeting to order at 4:03 p.m.

**MINUTES**

The July 19, 2016 meeting minutes were distributed with the agenda packet.

**MOTION:** A motion was made by Mr. Christianson and seconded by Mr. Van Orman to approve the minutes of the July 19, 2016 meeting as distributed. The motion passed unanimously with members Christianson, Huber, Van Orman, and Chairman Walth voting in favor.

**DOWNTOWN DESIGN REVIEW –**

**124 NORTH 4<sup>TH</sup> STREET – SIGN INSTALLATION**

Ms. Lee stated that Mr. Balkowisch proposes, and staff supports, a photographic installation created through a wet plate and digitally-printed method on 1/8 inch thick aluminum panel in the alley behind the Toasted Frog building at 124 North 4<sup>th</sup> Street. The image is titled

“Murderer’s Gulch” and depicts the reenactment of a photographed scene from the late 19<sup>th</sup> century accompanied by a metal plaque acknowledging the actors and contributors to the mockup project .

Ms. Lee also mentioned that the Bismarck Sign Ordinance does not directly address this type of installation, but signs painted on walls in the DC-Downtown Core district are permitted that signs are to “Draw on the existing site characteristics to further define and enhance the sense of place.”

Mr. Balkowisch mentioned that all clothing worn was made by hand and that the event and outcome was accomplished using zero dollars with those who volunteered simply for the love of art and history. Mr. Balkowisch also stated that even though the photograph had to be taken in a less modernized alley that the installation is being hung in the alley where the event took place and mentioned that his work is displayed in the Bismarck Historical Society. Mr. Balkowisch mentioned that the Bismarck Historical Society spoke about the event, which happened between 1870 and 1875, and that the original historical photographic plate is at the Bismarck Historical Society.

Mr. Huber stated that “it’s a beautiful job” and Chairman Walth agreed.

**MOTION:** A motion was made by Mr. Christianson and seconded by Mr. Van Orman to approve the design for the installation. The motion passed unanimously with members Christianson, Huber, Van Orman, and Chairman Walth voting in favor.

### **121 EAST BROADWAY AVENUE– SIGNAGE REPLACEMENT**

Ms. Lee stated that the applicant is requesting approval of the design for a sign stating “HEARTVIEW FOUNDATION, TOM & FRANCES LEACH FOUNDATION CENTER” to be placed on the north side of the building located at 121 East Broadway Avenue. The lettering of the first line will be 14.25” in height, and the second line will be 8.25”. All letters will be 1” thick. The sign will not be illuminated, and the letters will be painted with an automotive finish. Ms. Lee also stated that the sign conforms to the Bismarck Code of Ordinances relating to Design Standards within the DC-Downtown Core and DF-Downtown Fringe zoning districts, and mentioned that staff supports this application.

**MOTION:** A motion was made by Mr. Van Orman and seconded by Mr. Huber to approve the design for the sign installation at 121 East Broadway Avenue. The motion passed unanimously with members Christianson, Huber, Van Orman, and Chairman Walth voting in favor.

### **512 EAST MAIN AVENUE - FACADE MODIFICATION AND SIGNAGE**

Ms. Lee stated that the lessee proposes to replace exterior windows on the west façade of the 512 East Main Avenue building, to be leased by the Starving Rooster, with an operating glass

'garage' door to allow open-air dining in warmer months. The design is similar to that of other operating doors that have been installed in restaurants in downtown Bismarck in recent years.

There was lengthy discussion about the absence and possible requirement of a knee wall, since other properties with open air seating along Main Avenue were required to build a knee wall. Mr. Whitman, City Attorney, commenting over the phone to Ms. Lee, stated that since the Starving Rooster liquor license is designated as a restaurant, as opposed to a bar liquor license, that a knee wall is not required with open air seating next to a sidewalk.

**MOTION:** A motion was made by Mr. Christianson and seconded by Mr. Van Orman to approve the proposed design for the modifications to 512 East Main Avenue as stated in the staff report as distributed. The motion passed unanimously with members Askvig, Christianson, Huber, Van Orman, and Chairman Walth voting in favor.

### **506 AND 510 NORTH 5<sup>TH</sup> STREET – DEMOLITION**

Ms. Lee stated that property owner Morris Tschider has submitted two demolition permits to remove two residential structures at 506 and 510 North 5<sup>th</sup> Street across from the Bismarck Veterans Memorial Public Library. Portions of these lots already function as accessory parking lots. She explained further that a Special Use Permit is not required since the owner has not requested to construct a larger parking lot and the buildings are not considered historical. The applicant stated in a letter dated August 3, 2016 that it is not his intention, at this time, to use the cleared land for an accessory surface parking lot. The applicant has not disclosed his intended use of the land once the structures have been cleared. He may decide to develop an accessory parking lot in this location in the future, and a Special Use Permit and site plan approval will be required prior to initiating this use.

Ms. Lee stated that the State Historic Preservation Office determined that the properties are not historically significant due to their structural integrity and the existence of other examples of the building type in the community. The Renaissance Zone Authority is acting as the Downtown Design Review Committee because the location of the buildings is within the DF - Downtown Fringe zoning district. Both structures currently contain three dwelling units each.

If the land at 506 and 510 North 5<sup>th</sup> Street remains vacant for several months, there are measures in place to require landscaping and maintenance.

Chairman Walth thought that the wording of the owner's letter referred to earlier designated that he may want to construct a surface parking lot. However, Ms. Lee stated that in a conversation with Planner Daniel Nairn, it was understood that the owner was not interested in creating a parking lot at this time, although he may reconsider in the Spring.

Mr. Christianson questioned the wording of the ordinance (Title 14-04-21.2) allowing demolition without requiring approval of a landscape plan.

Ms. Lee explained that the wording of the ordinance can be improved but that there are landscaping requirements already in place , as well as requirements for storm water management required anywhere in the city.

Mr. Christianson's asked what recourse the owner may have if his request were denied. Ms. Lee answered stated that if the Authority were to deny the request that the owners could appeal to the City Commission.

Ms. Lee added that the Planning Commission did approve the Special Use Permit to authorize the demolition of the building at 411 North 4<sup>th</sup> Street.

Ms. Hertzog stated that the letter seemed unclear as to future use and that the Downtowners have issue with a loss of \$300,000 in property taxes and the loss of six housing units. The issue that deferred maintenance may have played a part in the low cost-effectiveness of improving the properties was discussed.

Mr. Christianson mentioned that because the buildings are empty and services have been disconnected that the owner's expenses in insurance and property taxes are no longer balanced by any income.

**MOTION:** A motion was made by Mr. Huber and seconded by Mr. Askvig to approve the request to demolish the buildings on 506 and 510 North 5<sup>th</sup> Street. The motion passed by majority with members Huber, Keiser, Van Orman, and Chairman Walth voting in favor and Mr. Christianson voting against.

### **212 EAST MAIN AVENUE – FACADE MODIFICATION**

Ms. Lee stated that a request to modify the façade of the building at 212 East Main Avenue removing the metal awning and replacing it with bricks and original windows, and replacing three windows is supported by staff. The Renaissance Zone Authority previously approved a Renaissance Zone designation for the purchase with improvements of 212 East Main Avenue during the December 15, 2015 regular meeting. The following condition of the approval was included:

*“The final design for the proposed exterior façade improvements would need to be reviewed and approved by the Renaissance Zone Authority acting as the Downtown Design Review Committee prior to the commencement of any exterior improvements.”*

The building is now owned by the applicant, and building plans have been submitted for renovations.

After discussion there was a consensus, including support by the owners, that a transom window, indicative of the original building is preferred to the proposed window structure. Ms. Lee mentioned that an original photograph can be used as a guide to recreate an historically accurate façade.

Mr. Huber asked how signage would be used. Mr. Deible stated that a potential space for signage would exist between the transom window and the three windows, and label Rhythm Records, a web design company and a video design company renting space in the building.

Mr. Deible stated that their intention is to create an historically accurate and aesthetically appealing façade. The only changes would be the awning and the amount of tin around it along with altering the aluminum on the sides which should be brick. He continued that the single-pane storefront windows and doors would remain while the top three windows would be replaced.

There was an insistence from Authority members and staff that the material and coloring of the new windows must be presented to the Authority for approval and that the materials should match historic images of the building and blend in with the brick rather than creating a stark appearance by using a white window. Mr. Deible stated that a black window treatment similar to Terra Nomad would be of interest.

**MOTION:** A motion was made by Mr. Christianson and seconded by Mr. Van Orman to approve the façade modification in general terms pending continued technical assistance regarding materials, colors and design including a transom window. The motion passed unanimously with members Askvig, Christianson, Huber, Van Orman, and Chairman Walth voting in favor.

## **RENAISSANCE ZONE PROGRAM – DISCUSSION ABOUT IN-PROCESS PROJECTS**

Ms. Lee described the contents and points needing clarification from the Department of Commerce regarding tax credits for Renaissance Zone projects begun in 2016 but not closed by August 1, 2017. Ms. Lee stated that with Mr. Whitman's guidance the draft letter distributed to Authority members was constructed to express that, unless otherwise told by the Department of Commerce, projects begun before August 1, 2017 but not necessarily closed by August 1, 2017 will receive approval for tax credits, and that if that is not the case to inform Authority members as soon as possible.

## **DOWNTOWN UPDATE PROVIDED BY THE DOWNTOWNERS ASSOCIATION**

Ms. Hertzog stated that a road diet survey will be sent to business owners who will designate whether or not their business is directly on Main Avenue and asking them to share their experiences, customers' experiences and any direct evidence that their business has been positively or negatively affected by the new road configuration. Ms. Hertzog mentioned that business owners on Main Avenue have overwhelmingly positive comments although some have suggested improving signal timing.

A housing developer is interested in creating a new housing development. Ms. Herzog expressed a desire to bring a planner into the conversation about finding possible properties north and northwest of downtown.

Ms. Herzog requested advice, recommendations or suggestions for possible lots to be directed to her office. So far, she continued, there are not many options for repurposing buildings so projects will most likely be new construction.

#### **OTHER BUSINESS –**

Referring to last month's discussion about the Needs Assessment report Chairman Walth expressed interest in seeing staff's updates about information about the League of Cities.

Mr. Tomanek stated that he is currently working with the GIS department to graphically interpret Renaissance Zone valuations.

Ms. Nodland stated that her property at 124 North 4<sup>th</sup> Street was late on a tax payment and the Burleigh County Auditor's office has instituted the Omitted Property Statute to tax the property for 2015 valued taxes deferred due to a Renaissance Zone designation granted on June 23, 2009. Staff indicated that they would follow up on this action.

#### **ADJOURNMENT**

There being no further business, Chairman Walth adjourned the meeting of the Bismarck Renaissance Zone Authority at 5:02 p.m.

Respectfully Submitted,

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Sandra Bogaczyk  
Recording Secretary

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Curt Walth  
Chairman



# STAFF REPORT

City of Bismarck  
Community Development Department  
Planning Division

Agenda Item # 4a  
September 20, 2016

## Application for: CORE Incentive Grant Program Downtown Design Review

TRAKiT Project ID: CORE2016-001

### Project Summary

Title:	Modifications to 214-216 East Main Avenue
CORE Project Type:	Facade Incentive
Status:	Renaissance Zone Authority
Applicant(s):	Vold Tire Company, LLC
Owner(s):	Vold Tire Company, LLC
Street Address:	214 East Main Avenue
Legal Description:	Lots 10-11, Block 52, Original Plat



**Project Description:** Remove various elements from the building and install new elements with the intent to highlight the original building. Clerestory windows, energy efficient doors, and restoration of brick are key elements. The project is anticipated to start once approved by the City. The timeline has not been solidified, but is hoped to be completed this year.

### Project Information

Parcel Size (square feet):	6,500	Building Floor Area (square feet):	2,992	Incentive Requested:	50% match of improvements up to \$26,425
Total Project Cost:	Approximately \$72,000	Contractor:	Two bids received		

### Staff Analysis

Vold Tire Company LLC (Rolf Eggers) was awarded a technical assistance grant to help design façade improvements to 214-216 East Main Avenue on January 26, 2016. The final design for this work has been completed, and the applicant now requests a façade Incentive Grant to cover 50% of the costs of the improvements.

The Renaissance Zone Authority awarded \$3,575 for a partial façade renovation to this property in 2009. The CORE program guidelines allow a maximum of \$30,000 in reimbursement for façade improvement.

Deducting the amount already disbursed, a total of \$26,425 is available for the match.

Two bids have been received for construction of the proposed design. The façade program guidelines require three bids. The applicant claims to have contacted many contractors with only two interested in providing an estimate. Both estimates are close to each other.

This applicant is also requesting approval of Downtown Design Review for the project.

(continued)

**Required Findings of Fact**

1. The property is located within the Tax Increment Financing District for downtown Bismarck.
2. The project supports the recommendations of the 1995 Central Business District Plan, and all subsequent updates and revisions, as well as the approved 2015 Downtown Design Guidelines.
3. The project would meet all applicable building code and zoning requirement.
4. The applicant has not received three bids for construction. Two bids have been submitted.
5. The rehabilitation project addresses every story of the façade, all signs of blight, and any portion of the façade that demonstrates poor visual appearance.

6. The property is not exempt from general property tax.

**Staff Recommendation**

Based on the above findings, staff recommends approval of the request for a grant from the Façade Incentive Grant Program for improvements to 214-216 East Main Avenue, waiving the requirement to obtain three bids.

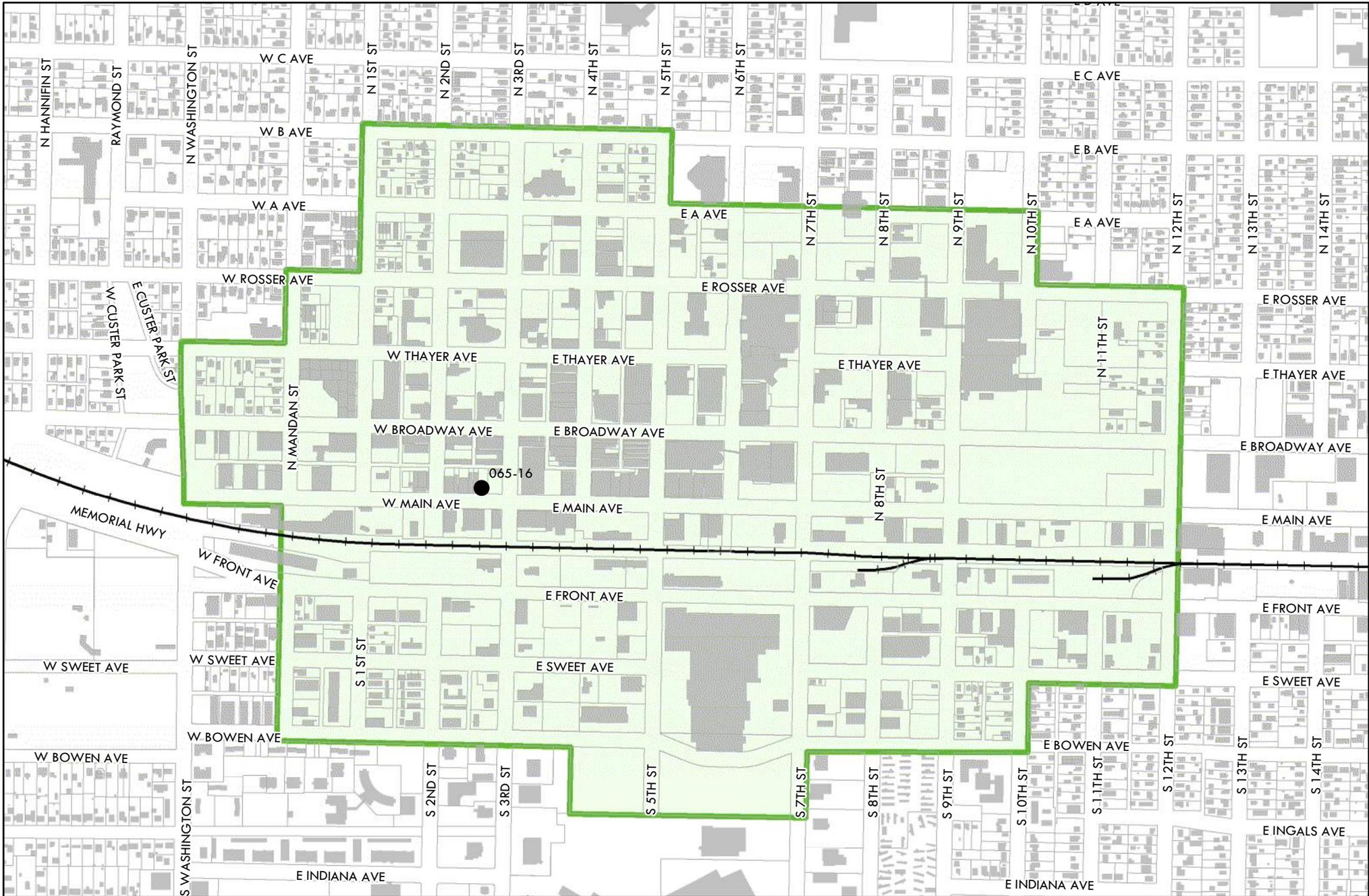
**Attachments**

1. Project Location Map
2. Bismarck Storefront Redesign Project
3. Building Exterior Condition Assessment
4. Project Construction Bids

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*Staff report prepared by:* Daniel Nairn, AICP, Planner  
701-355-1854 | [dnairn@bismarcknd.gov](mailto:dnairn@bismarcknd.gov)

# 214 West Main Avenue - CORE Facade Improvement Program





# BISMARCK STOREFRONT REDESIGN

214 MAIN AVE  
BISMARCK ND 58501

Cole Johnson  
Architect  
701-224-7313

[Cole.Johnson@EAPC.net](mailto:Cole.Johnson@EAPC.net)



Architecture	Engineering	Industrial
Wind Energy	Interior Design	Construction

TELE **701.258.3116** FAX **701.223.7983**

116 W Main Ave, Suite A, Bismarck ND 58501

Grand Forks ND	Fargo ND	Bismarck ND
Williston ND	Minot ND	Norwich VT
Bemidji MN	Buenos Aires ARG	

[www.eapc.net](http://www.eapc.net)

## PROJECT DESCRIPTION

The project consists of removing various elements from the building and installing upgraded elements.

The exterior brick is currently painted which is chipping off. The intent is to use a chemical stripping agent to remove the paint without damaging the brick.

Below the windows, metal panels which have been painted have been installed. These will be removed and replace with fiber cement panels with PVC trim work.

Between the individual storefronts, similar metal panel has been installed. These will be removed down to the brick and restored.

Currently there is an aluminum canopy with tie-back supports. This canopy will be removed, including tie-backs and any associated hardware.

Previously, the clerestory glazing was removed and infilled with framing, sheathing and metal panel cladding. This is to be removed and a clerestory glazing is to be installed.

The current entrance doors are non insulated glass. These doors will be replaced with insulated glass doors.

The walling coping/cap of the existing brick walls is a brick row lock course. A new prefinished metal wall coping is to be installed over this.

Existing signage is to be removed. New lit signage brackets are to be installed as shown. Above the windows, new sign lighting is to be installed. The wiring for these lights are to be concealed in a wire moulding, painted to match brick.

The east wall is currently a stucco finish over mix of clay tile and brick back up. The stucco is chipping and falling off in areas. The intent is to repair this stucco wall and repaint.

## PROJECT SPEC

### **Brick Paint Stripper:**

Use a chemical paint stripper compatible with brick. Test on a spot prior to applying to entire building. Suggested Products, or Similar:

1. Sure Klean Heavy Duty Paint Stripper (ProSoCo, Inc.)
2. Sure Klean 859 Stripper (ProSoCo, Inc.)
3. Blok-Guard & Graffiti Control II (ProSoCo, Inc.)
4. Envirestrip Paint Remover (Diedrich Technologies)
5. 505 Special Coatings Stripper (Diedrich Technologies)
6. 606, 606X Caustic Multi-layer Paint Remove (Diedrich Technologies)
7. Heavy Duty Paint Remover (Hydroclean)
8. Peel Away 1,2 (Dumond Chemicals, Inc.)

### **Fiber-Cement Panels:**

James Hardie, HardiePanel Vertical Siding, Smooth, Color to be selected by Architect

### **Trim Boards:**

PVC Trim Moulding Boards. Painted to Match HardieBoard, Profile to be selected by Architect.

### **Clerestory Glazing:**

Aluminum, Fully Broken System with Muntin Grid Applied to Exterior of Glass. Clear Anodized Suggested Products, or Similar:

1. Kawneer 451T Storefront (Tubelite, EFCO, others are acceptable)

### **Entrance Doors:**

By same manufacture of Clerestory Glazing. With 1" Insulated Glass

### **Wall Cap/Coping:**

Prefinished Metal Coping, In Profiles Shown on Drawings, Color to be Selected By Architect.

### **Sign Brackets:**

Basis of Design, or Similar:

'Sign Bracket Store' 36" Palisades Lighted Sign Bracket

### **Sign Lighting:**

Goose Neck Light Fixtures, Finish to be Selected by Architect. Open to manufacturer suggestions.

### **Thin Brick System:**

Hebron Brick, 'Brick Lite' Thin Brick, Color to be selected from Hebron's Thin Brick Line System Assembly (Thick Set):

1. Water Resistive Barrier With Drainage Mat Layer (Can Be Separate Components)
2. Metal Lath
3. Scratch Coat
4. Bond Coat
5. Thin Brick

Corners to be factory formed corner pieces.

### **Misc. Items**

For demo work, remove all associated hardware and materials related to the demo items.

For new clerestory storefront, the construction of the infill is unknown. Assume some blocking and patching of gyp.

## PROJECT OVERVIEW/ SPECIFICATION



TELE **701.258.3116** FAX **701.223.7983**

116 W Main Ave, Suite A, Bismarck ND 58501

Grand Forks ND | Fargo ND | Bismarck ND  
Williston ND | Minot ND | Norwich VT  
Bemidji MN | Buenos Aires ARG

www.eapc.net



- REMOVE EXISTING SIGNAGE
- REMOVE EXISTING CANOPY
- REMOVE CLERESTORY INFILL
- STRIP PAINT FROM BRICK

REMOVE DOORS/ REPLACE

REMOVE METAL PANEL CLADDING  
OVER BRICK, CLEAN/STRIP BRICK  
REMOVE METAL PANEL CLADDING  
BELOW WINDOWS

REMOVE SIGN  
RELOCATE  
EXISTING  
PROJECTING  
SIGN TO THIS  
LOCATION

# EXISTING BUILDING NOTES



NEW SIGN LIGHTING

NEW WALL COPING

NEW LIT SIGN BRACKETS

NEW CLERESTORY STOREFRONT

SIGNAGE

SIGNAGE

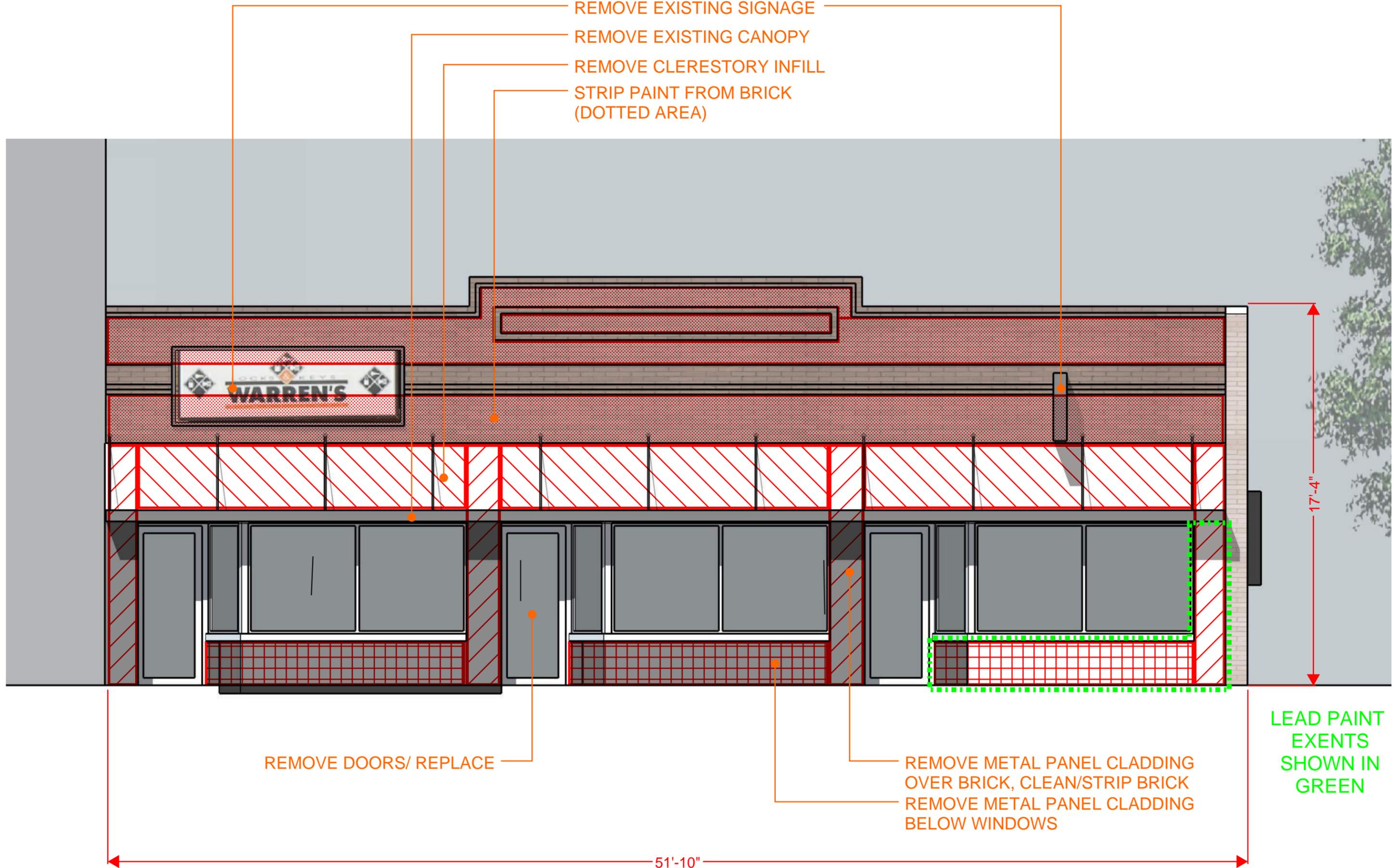
SIGNAGE

NEW DOORS

PATCH EXISTING STUCCO, PAINT

NEW FIBER-CEMENT PANELS WITH TRIM

NEW CONSTRUCTION NOTES



REMOVE EXISTING SIGNAGE  
 REMOVE EXISTING CANOPY  
 REMOVE CLERESTORY INFILL  
 STRIP PAINT FROM BRICK  
 (DOTTED AREA)

REMOVE DOORS/ REPLACE

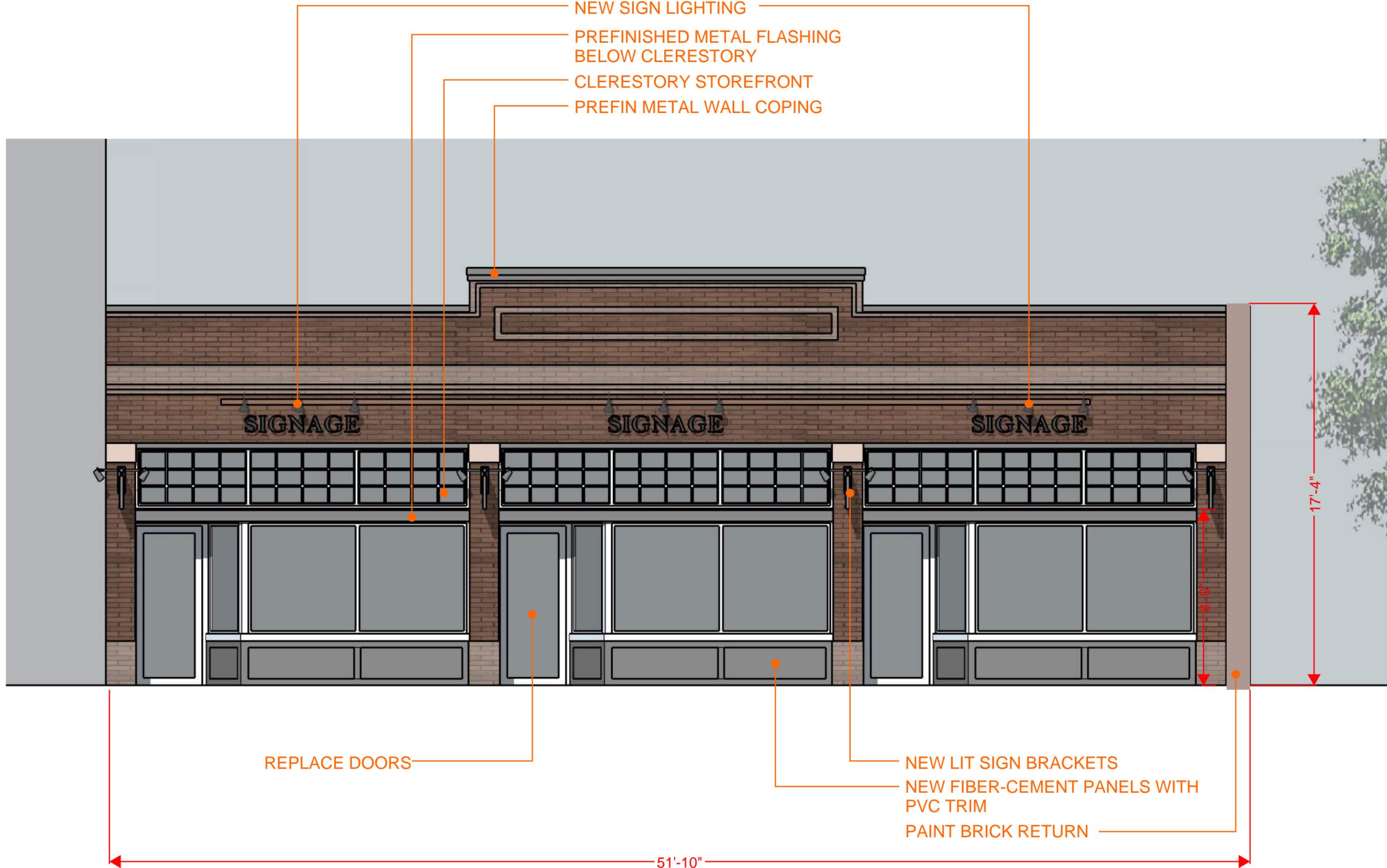
REMOVE METAL PANEL CLADDING  
 OVER BRICK, CLEAN/STRIP BRICK  
 REMOVE METAL PANEL CLADDING  
 BELOW WINDOWS

LEAD PAINT  
 EXENTS  
 SHOWN IN  
 GREEN

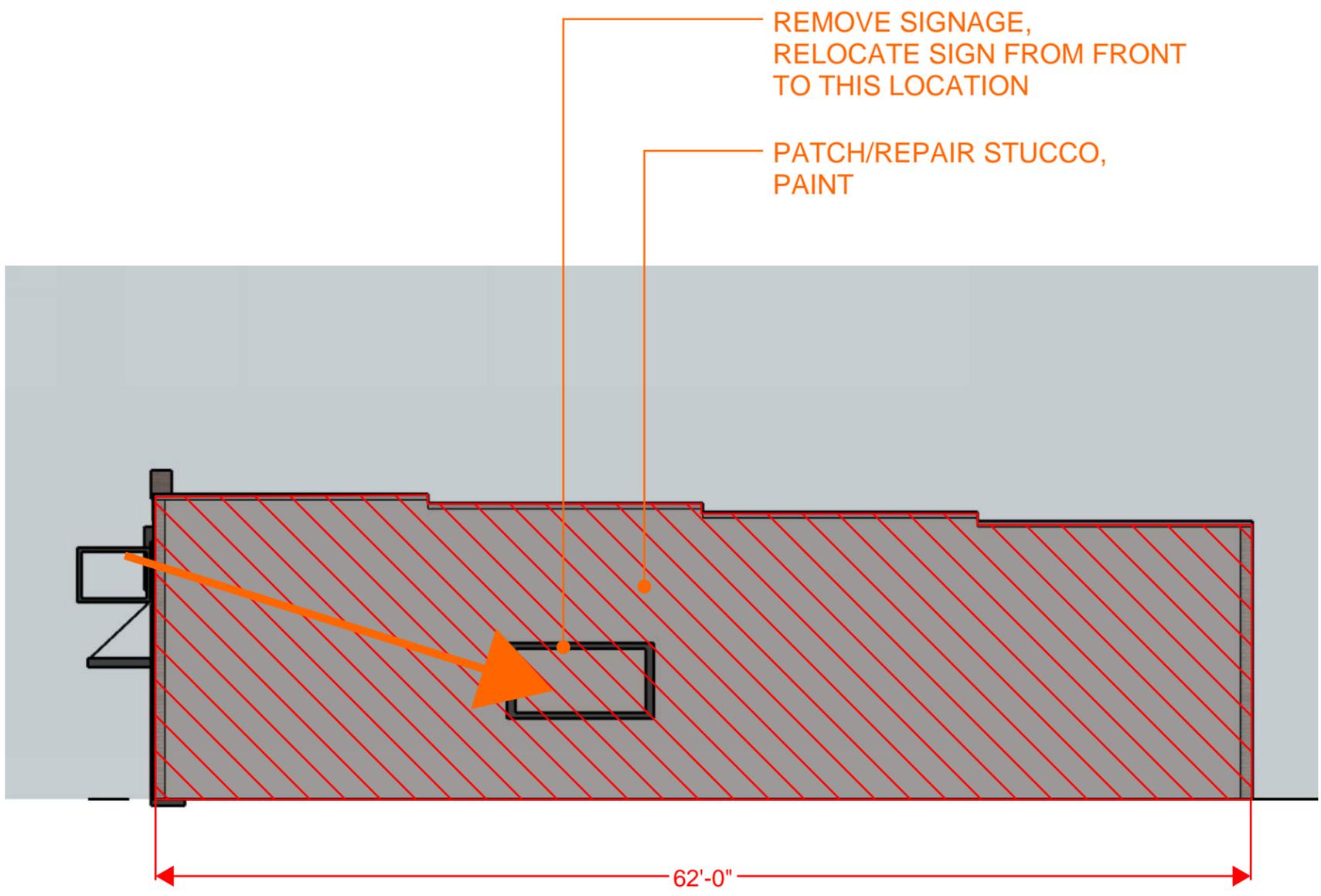
51'-10"

17'-4"

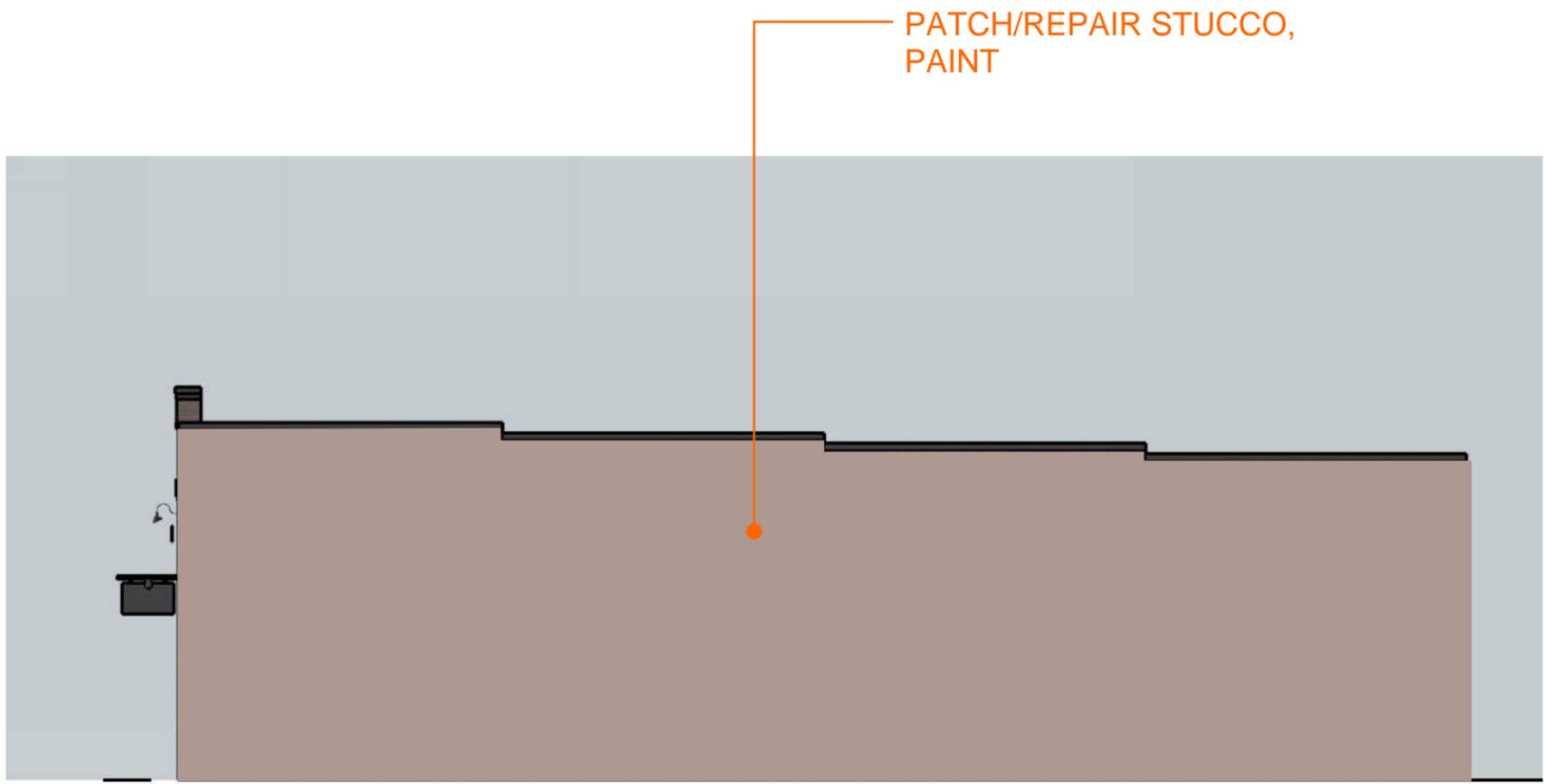
FRONT ELEVATION DEMO 1/4"=1'-0"



FRONT ELEVATION NEW 1/4"=1'-0"



SIDE ELEVATION EXISTING 1/8"=1'-0"



PATCH/REPAIR STUCCO,  
PAINT

SIDE ELEVATION NEW 1/8"=1'-0"



RHYTHM RECORDS  
MUSIC CAFE

CDs / Records    Coffee / Tea    Live Music  
Clothes    Turntables    Accessories

WARREN'S

Coming  
Soon

**RHYTHM RECORDS**  
MUSIC CAFE

**WARREN'S**

MONEY BAGS  
PAYDAY LOANS

CDs Records  
Coffee / Tea  
Live Mus  
Clothes  
Turntables

212

Coming  
Soon  
Pella





**PATCH/REPAIR  
STUCCO**

**REMOVE PANELS**

B.P.O.E.

**WARREN'S**

MONEY BAGS  
PAYDAY LOANS

**Rhythm Records**  
MUSIC CARE

Coming  
Soon

ROCKS IN YOUR HEAD MUSIC STORE  
COMING SOON  
STELLAS  
DECOR GIFTS

BRADY MARTZ & ASSOCIATES  
PRIVATE  
PARKING  
PERMITTED MON-FRI 9-5 PM





# Building Exterior Condition Assessment

## Condition of brick and other materials:

Condition of brick is good. The brick has been painted with is peeing. The paint will be removed.

## Condition of the roof:

Roof condition is good. Roof will not be modified.

## Condition of the windows:

Windows are in good condition and are newer. Doors do not have insulated glass and will be replaced.

## Type of windows (single-pane, reflective, etc.)

Clear, insulated glass, aluminum storefront.

## List the remaining elements from the original/historic design (if the building is historically significant).

Brick

## List the modified elements from the original/historic design (if the building is historically significant)

Clerestory glazing has been removed. Brick has been painted/covered. Below window has been clad in buffalo board. Clerestory glazing will be reinstalled, brick will be uncovered, below windows will incorporated fibercement board.

## Have any of the original windows been removed or covered up?

Yes, see comment above.

## Is there EIFS/Dry-Vit as an existing exterior building material?

No, there. The east wall does have stucco which is in need of repair. This wall will be refinished with stucco.

## Has any of the brick been painted?

Yes. This well be removed.

## List any visible signs of blight.

See stucco comment above.



**DAKOTA WEST CONTRACTING, INC.**

GENERAL CONSTRUCTION  
 PHONE (701) 255-0004 FAX (701) 255-7626  
 P.O. BOX 2377  
 BISMARCK, ND 58502

**PROPOSAL**

TO

EAPC  
 Attn Cole

PHONE	DATE 6/14/2016
JOB NAME/LOCATION 214 Main Ave. Bismarck ND	
JOB NUMBER	JOB PHONE

We hereby submit specifications and estimates for:

General Conditions	\$2,400.00
Demolition	\$2,429.00
General Carpentry for clearstory openings, int. finishes and painting	\$5,060.00
Cement board and trim	\$4,079.00
Masonry - sand blast and restore	\$14,781.00
Stucco and coating of east wall	\$9,200.00
Aluminum entrances and clearstory windows	\$18,172.00
Roof edge metal	\$3,950.00
Electrical with sign brackets	\$11,400.00
Caulking allowance	\$550.00
Contingency	\$3,500.00
Lead Paint abatement.	\$450.00
Exclusions: Asbestos or lead paint removal or testing. Temp utilities, any hidden structural deficiencies, signage, Heat and shelter, handicap operators	

**We Propose** hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of: **75,971.00**  
 dollars (\$) ).

Payment will be made as follows:  
**Work Progress Payments Due 30 Days After Billing.**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Property owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature



Note: This proposal may be withdrawn by us if not accepted within **60** days.

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_



# STAFF REPORT

City of Bismarck  
Community Development Department  
Planning Division

Agenda Item # 4b  
September 20, 2016

## Application for: CORE Incentive Grant Program

TRAKiT Project ID: CORE2016-002

### Project Summary

Title:	Rehabilitation of 212 East Main Avenue
CORE Project Type:	Technical Assistance Bank
Status:	Renaissance Zone Authority
Applicant(s):	River Road Partners, LLC
Owner(s):	River Road Partners, LLC
Street Address:	202 East Main Avenue
Legal Description:	Lot 12, Block 52, Original Plat.



**Project Description:** Obtain technical assistance for improvements to the façade and code review for interior renovations for a previously-approved Renaissance Zone project.

### Project Information

Parcel Size (square feet):	3,250	Building Floor Area (square feet):	4,776	Incentive Requested:	A 75% match for architectural services up to \$2,475.
Total Project Cost (square feet):	N/A	Contractor:	Cole Johnson, EAPC		

### Staff Analysis

The Renaissance Zone Authority previously approved a Renaissance Zone designation for the purchase with improvements of 212 East Main Avenue during the December 15, 2015 regular meeting. The applicant then purchased the building and submitted exterior design documents for review during the August 19, 2016 Renaissance Zone Authority meeting. The Authority conditionally approved the designs, delegating the task of refining the final design to the Technical Advisors.

Technical Advisors Bruce Whittey and Steph Smith met with the applicants and City Staff on August 24, 2016 to discuss the design. It was the consensus that this meeting that applicants may benefit from professional architectural services to design the façade

improvements and complete the required code review necessary to obtain a building permit. Staff informed the applicants of the Technical Assistance Bank Grant Program.

River Road Partners are seeking funds from the Technical Assistance Bank. If approved, the grant would provide a 75% match for architectural services up to a maximum of \$2,475 or 30 hours of work. The work must be performed after approval to be eligible for reimbursement.

The applicants have submitted a project description, which is attached to this report.

(continued)

**Required Findings of Fact**

1. The property is located within the Tax Increment Financing District for downtown Bismarck.
2. The project supports the recommendations of the 1995 Central Business District Plan, and all subsequent updates and revisions, as well as the approved 2015 Downtown Design Guidelines.
3. The work performed is intended to be preliminary in scope, and funding will not be used for construction activity.
4. The property is not exempt from general taxation.
5. The professional services obtained through funding from this grant will be for façade design work or other eligible technical services.

**Staff Recommendation**

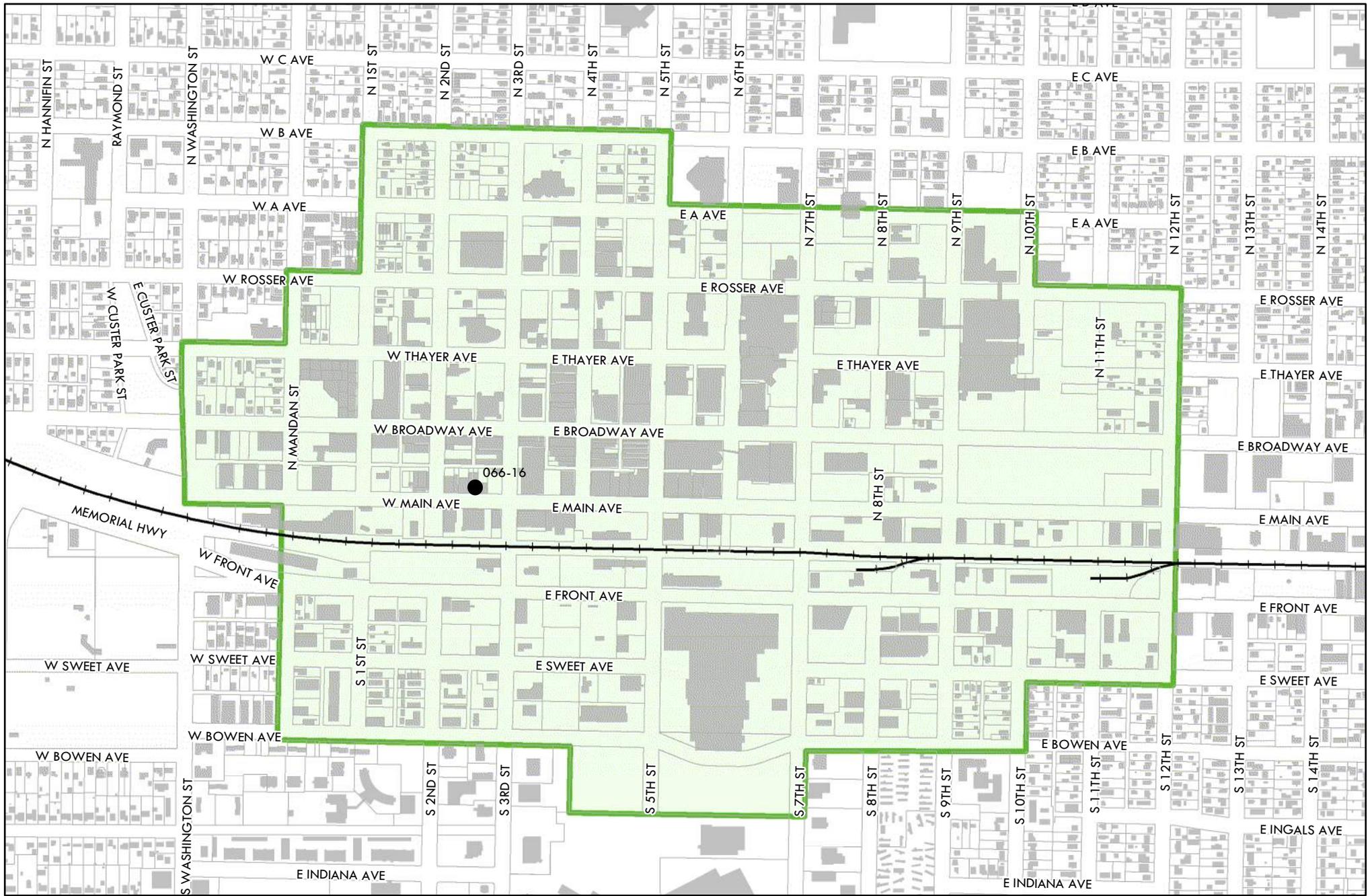
Based on the above findings, staff recommends approval of the request for a grant from the Technical Assistance Bank Grant Program for improvements to 212 East Main Avenue.

**Attachments**

1. Project Description Submitted by Applicant
- 

*Staff report prepared by:* Daniel Nairn, Planner  
701-355-1854 | [dnairn@bismarcknd.gov](mailto:dnairn@bismarcknd.gov)

# 212 West Main Avenue - CORE Technical Assistance Bank



Our property at 212 E Main Avenue is currently a Bismarck Renaissance Zone project. It is our hope we could utilize the Core Incentive Grant programs, including the technical assistance bank to ensure the vision for this property is executed to the best of our ability. We want this building to be an asset to our community.

River Road Partners LLC is comprised of 5 equal partners. Within those 5 partners are 3 businesses, D&N Cinematics, Up & Running Design and River Road Gardens. D&N Cinematics and Up and Running Design are currently located downtown. Our vision for this historic property is multifaceted. Exterior changes include major fascia improvements including removing dated metal awning and restoration of transom windows and other features that have been hidden over the years. New windows would be added where current windows have been deemed in poor condition or energy inefficient. Other improvements to the exterior would include repainting the cinder block sides of the building, including the potential installation of a large art piece on the east side of the building.

There are 3 residential units in the building. Minor improvements would be made to the units and common areas to bring these areas up to date.

Much of the work will happen on the main floor. The area will be stripped of its suspended ceiling to expose the tin ceiling and crown molding underneath. In addition, a new entrance to the basement would be created on the main floor (see attached rendering). This would create 2 paths in and out of the basement for proper egress. This coincides with the basement remodel which would include a complete electrical overhaul, installation of bathroom facilities, repainting walls and refinishing floors. It is our hope we could continue to foster growth of small business in the core of Bismarck by making this newly usable space in the basement a place for the current tenant, Rhythm Records, to thrive.

Our offices of D&N Cinematics and Up and Running Design would be relocated to the main floor. Within the building mixed usage including residential, professional and retail spaces would coexist to make the building and area a dynamic and vibrant location.



# STAFF REPORT

City of Bismarck  
Community Development Department  
Planning Division

Agenda Item # 5a  
August 20, 2016

## Application for: Downtown Design Review

TRAKiT Project ID: BSGN2016-0092

### Project Summary

Title:	Bismarck Parks and Recreation District Sign
Status:	Renaissance Zone Authority
Owner(s):	Bismarck Park District
Project Contact:	Scott Bina, Mann Signs
Location:	400 East Front Avenue
Request:	Install a new 48"x42" non-illuminated sign in the same location as an existing sign that has been removed. The new sign will have a 1" raised logo



### Staff Analysis

The applicant is requesting approval of the design for a sign for the Bismarck Parks and Recreation District office building, replacing an existing sign of the same nature.

Staff suggests that the proposal meets all standards for wall signs in Section 4-04-09 of the City Code of Ordinances:

- All signs placed against exterior walls of buildings and structures may not extend more than twelve inches from a wall's surface.
- Signs painted directly on exterior walls or surfaces of a building are allowed, provided such signs are not located on the front façade of the building.
- No combination of wall signs may exceed twenty-five percent of the wall surface in area.
- Wall signs must be related to the primary business conducted within the building. Wall signs that advertise products, services or other messages not related to the primary business conducted within the building are prohibited.
- A wall sign may not extend beyond the width of a building or project above the roof line.
- Wall signs, other than signs painted on an exterior wall of a building in accordance with this subsection, must be dimensional in nature, utilizing raised letters, numerals, etc., which must be at least one inch beyond base surface of the sign.
- Only one wall sign for each main floor or basement business is permitted. Second floor businesses may utilize wall signs to advertise their establishments but must do so between floors and not below their floor.
- Wall signs illuminated from within need not be dimensional in nature.

### Required Findings of Fact

- The proposed design conforms to Sections 4-04-09, 14-04-21.1, and 14-04-21.2 of the Bismarck Code of Ordinances, relating to Design Standards within the DC – Downtown Core and DF – Downtown Fringe zoning districts.

(continued)

2. The proposed design generally conforms to the purpose and intent of the 2015 Downtown Design Guidelines, and other relevant plans and policies.

**Attachments**

1. Location Map
2. Diagram of Sign Dimensions

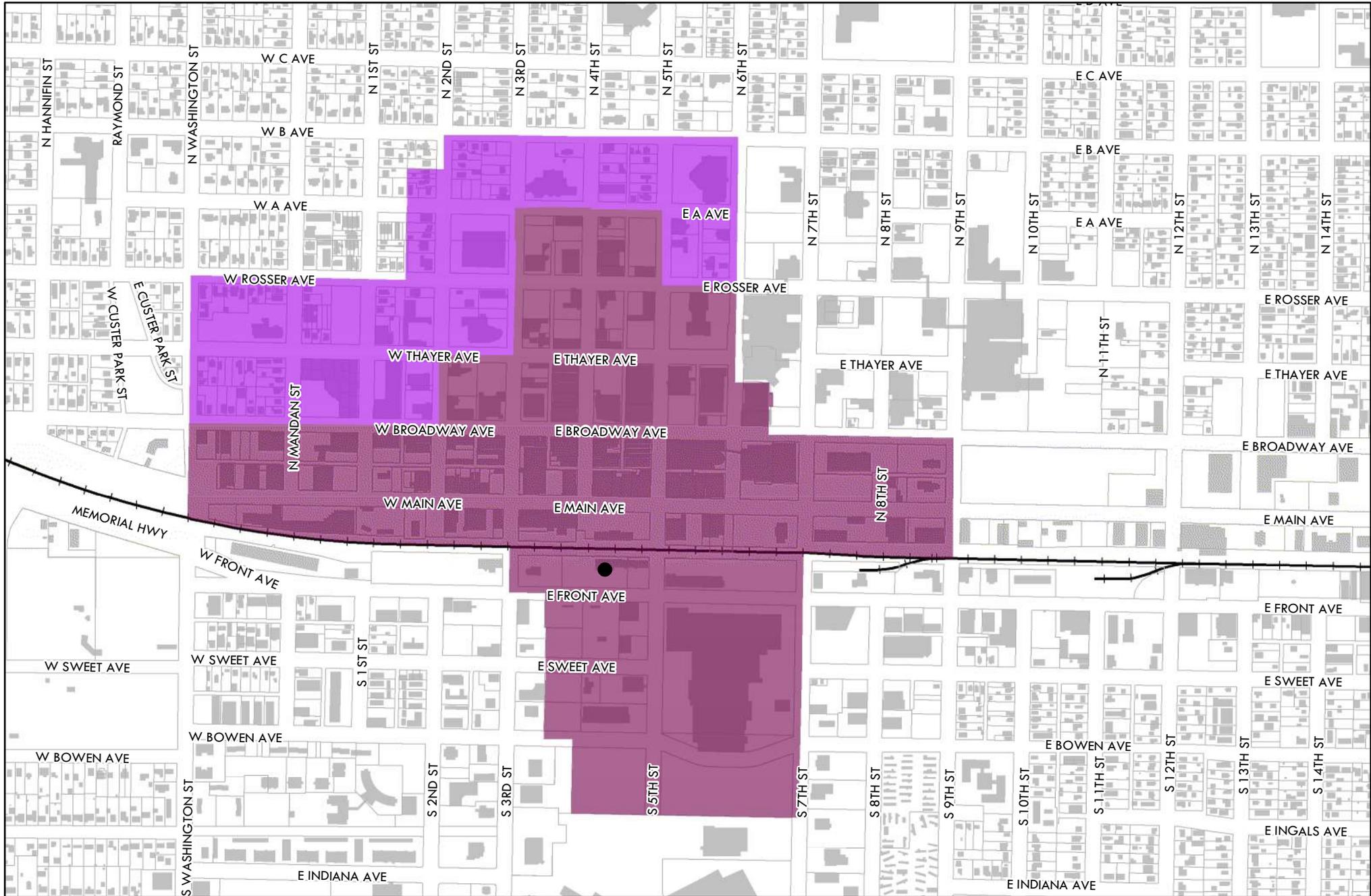
**Staff Recommendation**

Staff recommends approval of the proposed design of the new sign for 400 East Front Avenue.

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*Staff report prepared by:* Daniel Nairn, AICP, Planner  
701-355-1854 | [dnairn@bismarcknd.gov](mailto:dnairn@bismarcknd.gov)

# 400 East Front Avenue - Downtown Design Review



42"



48"

**BISMARCK PARKS AND  
RECREATION DISTRICT Est. 1927**



**mann  
SIGNS, INC**

1401 s 12th st, suite 3  
bismarck, nd 58504  
**701-355-1111**  
www.mannsignsinc.com

**CLIENT:**

**Bismarck P&R**

**APPROVAL:**

**X**

DUE TO VARIATIONS IN OUTPUT  
DEVICES, THE COLORS SHOWN  
HERE MAY NOT REFLECT  
ACTUAL COLORS.

THE CONCEPTS REPRESENTED IN  
THIS ARTWORK ARE THE PROPERTY  
OF MANN SIGNS, INC. AND  
MAY NOT BE USED IN WHOLE  
OR PART WITHOUT WRITTEN  
CONSENT FROM MANN SIGNS, INC.



# STAFF REPORT

City of Bismarck  
Community Development Department  
Planning Division

Agenda Item # 5b  
September 20, 2016

## Application for: Downtown Design Review

TRAKiT Project ID: BSGN2016-0089

TRAKiT Project ID: BSGN2016-0090

### Project Summary

Title:	The Capital Gallery Awning
Status:	Renaissance Zone Authority
Owner(s):	Capital Holdings LLC
Project Contact:	Scott Bina, Mann Signs
Location:	109 N 4 <sup>th</sup> Street
Request:	Install a black awning above windows and four banners projecting from the wall.



### Staff Analysis

The applicant is requesting approval of the design for a sign for “the Capital Gallery” in the form of an awning and four banners. The awning would be 47’ 9 3/4” in length and 48” in height. The banners would be evenly spaced above a portion of the banner, and would be each 42” in height and project 36” from the wall. The banners would be reinforced with a steel frame.

Staff suggests that the proposal meets all standards for projecting signs in Section 4-04-09 of the Bismarck Code of Ordinances:

1. A sign may not project from the face of any building or structure a distance more than thirty-six inches, be less than ten feet or more than twenty feet in height.
2. A clear space of not less than eight feet must be provided below all parts of projecting signs above grade level.
3. A projecting sign may not extend more than six feet above a building roofline.

4. Projecting signs must be of uniform width throughout their vertical length and shall not exceed eighteen inches in width.
5. Only one projecting sign for each main floor entrance is permitted.
6. A projecting sign may not originate from other than a main floor canopy, marquee or storefront.
7. Secondary main floor business may utilize a portion of any projecting sign.
8. A projecting sign may not be permitted in an alleyway.

### Required Findings of Fact

1. The proposed design conforms to Sections 4-04-09, 14-04-21.1, and 14-04-21.2 of the Bismarck Code of Ordinances, relating to Design Standards within the DC – Downtown Core and DF – Downtown Fringe zoning districts.
2. The proposed design generally conforms to the purpose and intent of the 2015 Downtown

(continued)

Design Guidelines, and other relevant plans and policies.

**Attachments**

1. Location Map
2. Diagram of Sign Dimensions

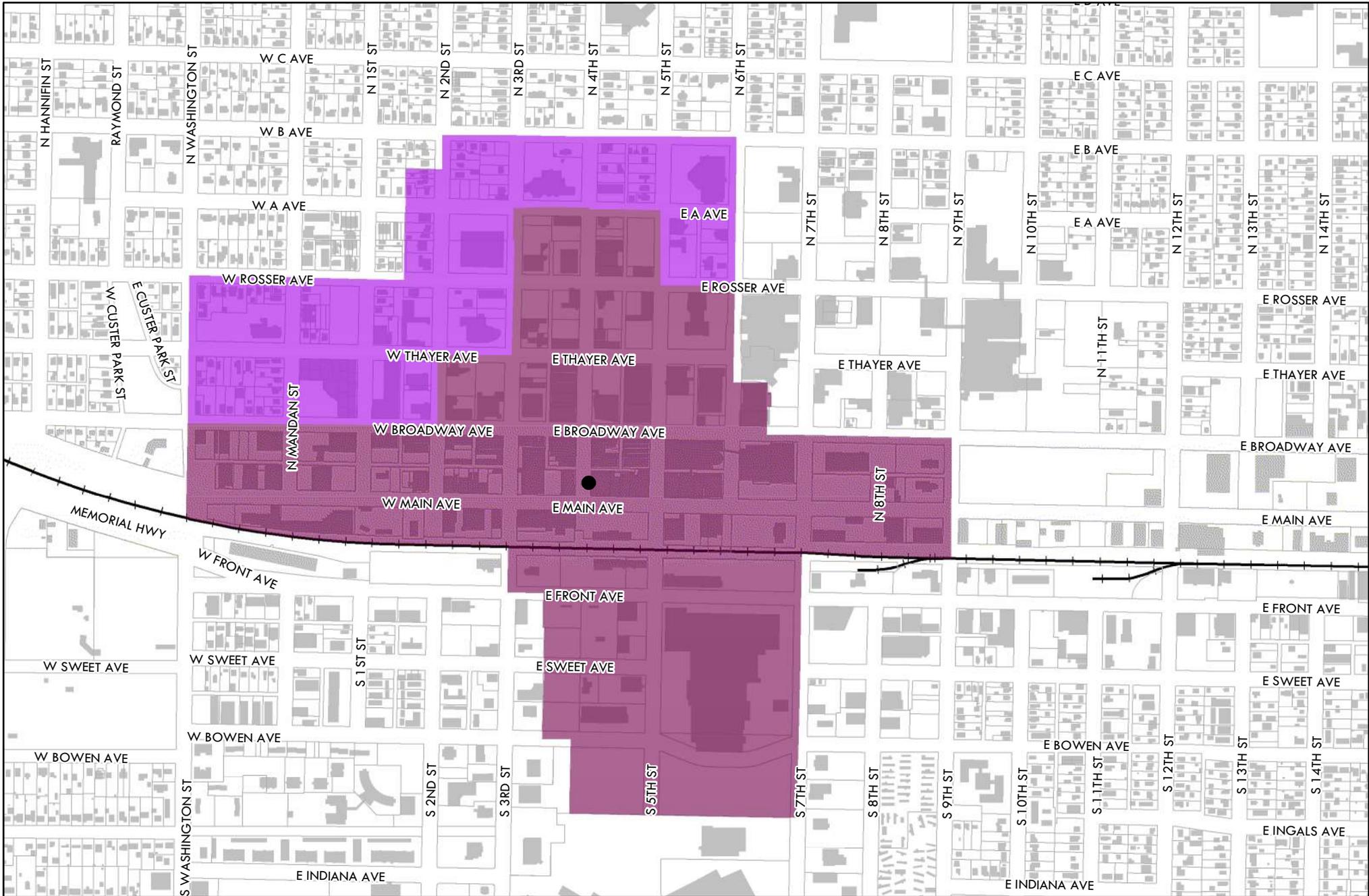
**Staff Recommendation**

Staff recommends approval of the proposed design for the new signs for 109 North 4<sup>th</sup> Street.

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*Staff report prepared by:* Daniel Nairn, AICP, Planner  
701-355-1854 | [dnairn@bismarcknd.gov](mailto:dnairn@bismarcknd.gov)

# 109 North 4th Street - Downtown Design Review





# **RENAISSANCE ZONE PROGRAM SELF-EVALUATION 2016**

Submitted to Renaissance Zone Authority on September 20, 2016

City of Bismarck – Community Development Department – Planning Division

## Purpose of Report

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During their July 19, 2016 regular meeting, the Renaissance Zone Authority requested additional information to assess the effect of the Renaissance Zone program on property conditions and values in downtown Bismarck since the inception of the program in 2001. The Renaissance Zone program offers five-year exemptions on property tax and state income tax for property owners that make a significant investment in their property and meet other program guidelines.

This report is a companion document to the Renaissance Zone Needs Assessment, completed in July of 2016. While the Needs Assessment measured unmet needs within the Renaissance Zone boundaries, the Renaissance Zone Program Self-Evaluation measures previous activity of the program to determine how well it has achieved its stated goals over the period of 2001 - 2016.

## Goals of the Renaissance Zone Program

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The North Dakota Department of Commerce – Division of Community Services requires any city that wishes to implement Renaissance Zone tax incentives to incorporate this program into a broader plan, specifically a comprehensive plan for the whole city and a narrower development plan for the Renaissance Zone itself. These plans set the goals for the program, and provide the standard by which its success is measured.

The following goals are included in the 2016 Development Plan:

- A. Establish the Renaissance Zone as the Center of Business Life, Government and Cultural Opportunity for the Bismarck Region.
- B. Promote the Renaissance Zone as the Preferred Location for Hotel, Class A Office Buildings, Specialty Retail, Government and Institutional Uses.
- C. Maximize Accessibility of the Renaissance Zone from Throughout the Region and Provide Safe, Convenient, and Attractive Circulation Within the Zone.
- D. Arrange Compatible Land Uses in Compact and Orderly Ways to Enhance the Functions of the Renaissance Zone.
- E. Encourage a Zone That Upholds Bismarck's Heritage as Well as Recognizes and Takes Advantage of its Pattern of Development.
- F. Achieve High Quality in the Design and Visual Appearance of the Renaissance Zone.
- G. Promote the Renaissance Zone as a Location for Increased Housing Opportunities.

## Metrics Used to Evaluate Success

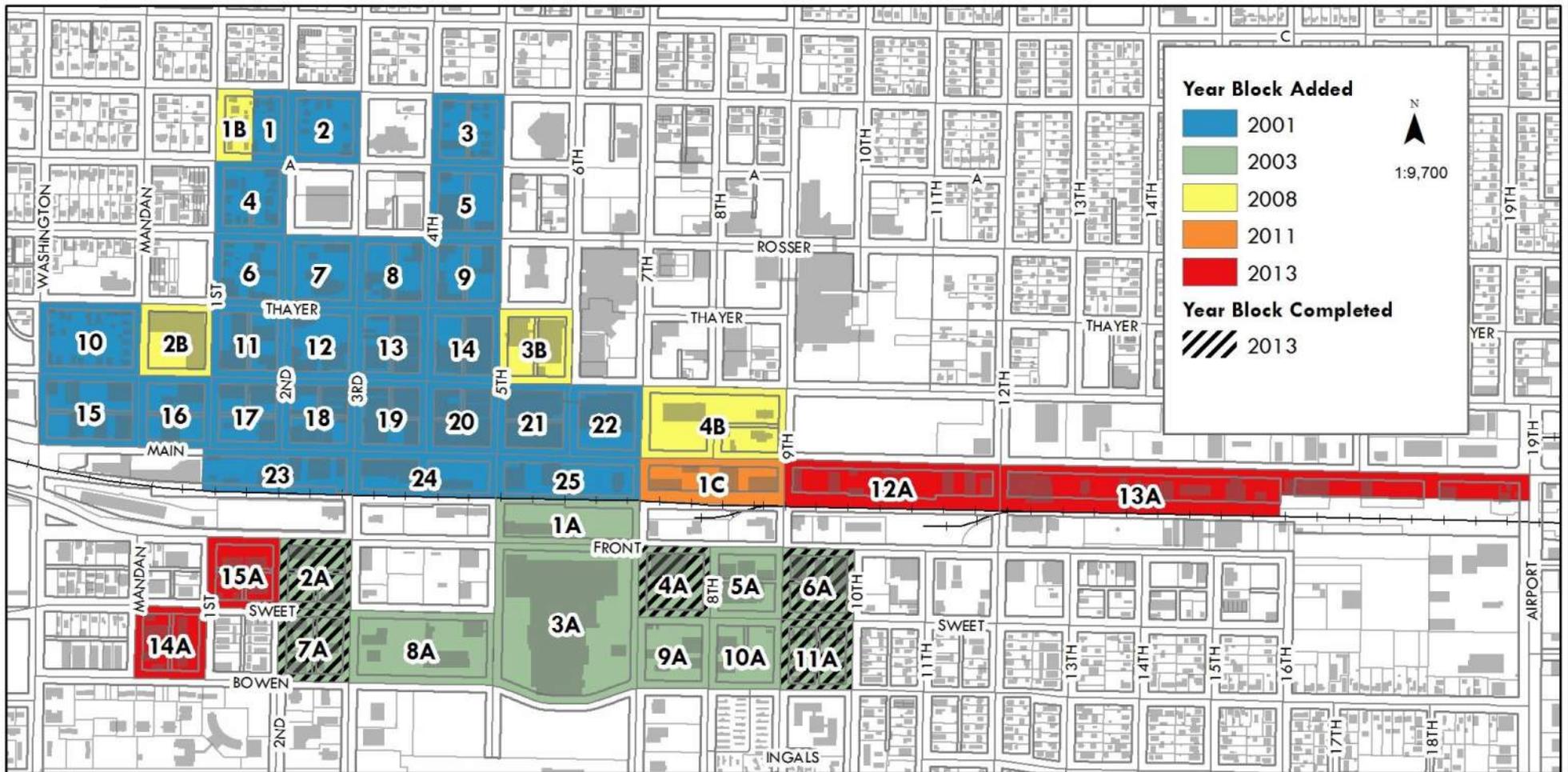
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This report uses the following data to measure the achievement of program goals:

- Renaissance Zone administrative data collected by the Bismarck Community Development Department - Planning Division showing self-reported performance measures, such as job creation, as well as documented investment in improvements.
- Tax Assessment Records collected by City of Bismarck Finance Department – Assessing Division showing the annual taxable value of all parcels in the zone between 2003 and 2016.
- Data from the U.S. Census Bureau, showing residential population within the Renaissance Zone.

### Changes in Renaissance Zone Boundaries

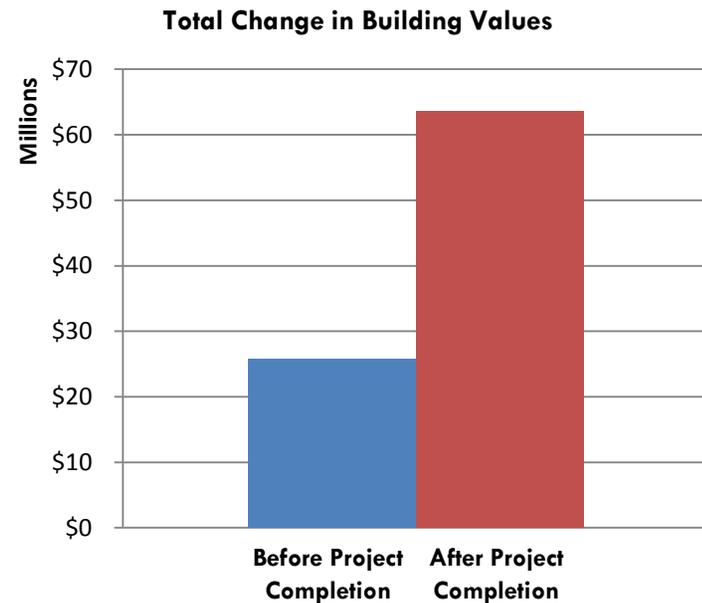
The boundaries of the Renaissance Zone have been modified on several occasions since the program began in 2001. The initial area included 25 blocks and 86.1 acres. In 2003, the program was expanded by an additional 11 blocks and 51.3 acres. Additional expansions were approved in 2008, 2011, and 2013. A total of 5 blocks have been deemed completed, and no additional projects will be approved within these blocks. The total area of the Renaissance Zone is currently 182.0 acres. The sequence of expansion is relevant to evaluating revitalization success, because property owners within some portions of the Renaissance Zone have had a longer opportunity to participate than owners in the more recently added blocks. All references to the Renaissance Zone in this report refer to the current 2016 boundaries.



**Utilization of Renaissance Zone Program**

Over \$50 million dollars in investment into buildings has been documented from approved Renaissance Zone projects since the inception of the program. Program activity started slowly as the administrative structure of the program was developed and the community gained awareness of the incentives. The first major projects were completed in 2005, and the annual level of investment remained relatively stable for the next ten years. This investment has been fairly evenly split between rehabilitation of existing buildings and construction of new buildings, with a slightly higher proportion (57%) invested in new construction.

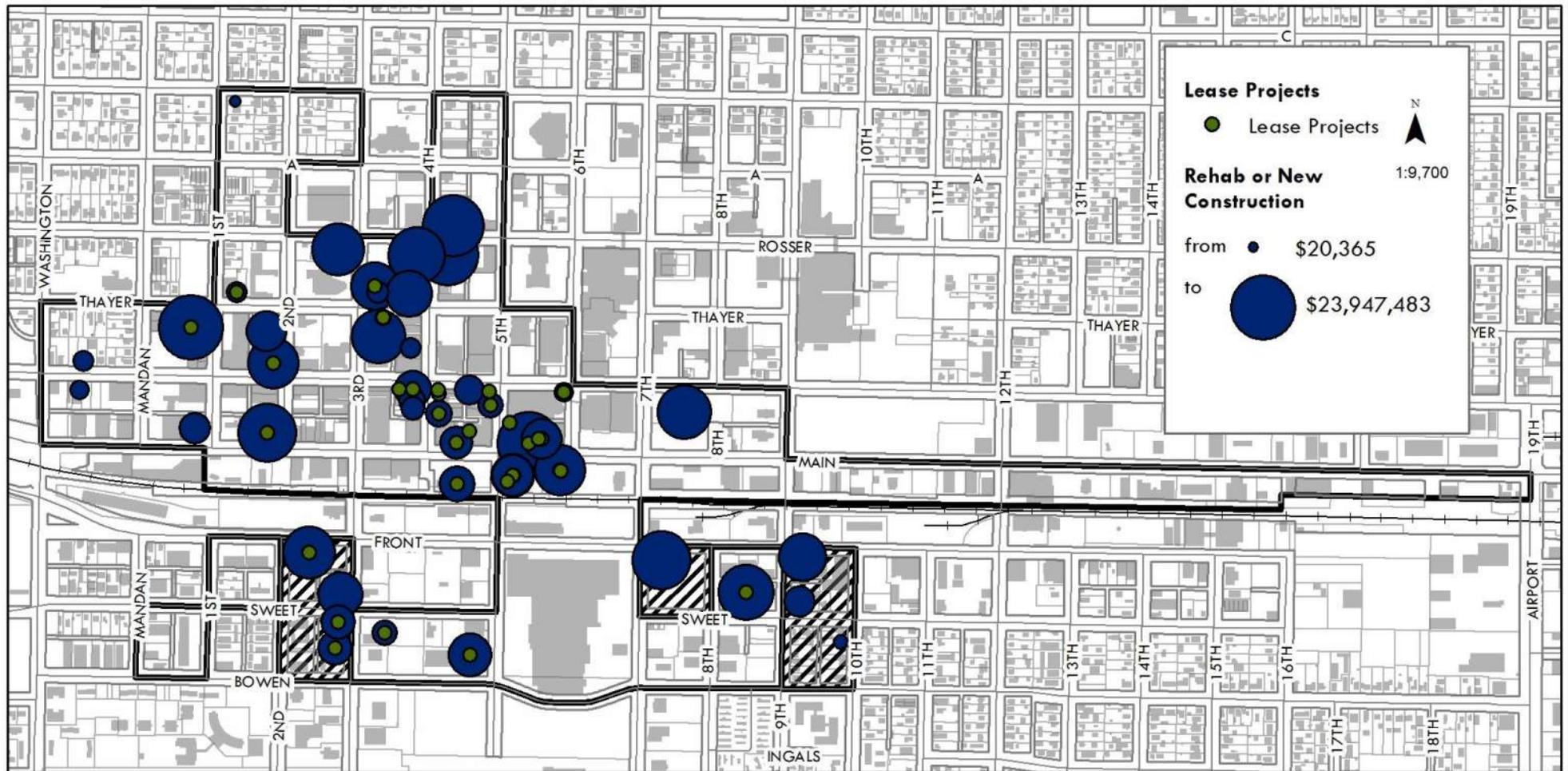
Year	Applications Approved	Projects Completed	Value of Investment	Full-Time Jobs Created
2002	1	0	0	0
2003	9	3	\$ 66,397	4.00
2004	4	2	0	17.25
2005	6	9	\$ 4,611,501	49.00
2006	10	10	\$ 1,508,210	52.50
2007	15	13	\$ 3,434,132	22.00
2008	7	7	\$ 749,383	13.00
2009	15	9	\$ 6,105,596	87.00
2010	8	14	\$ 2,302,137	38.00
2011	7	5	\$ 1,381,103	14.50
2012	13	3	\$ 3,046,296	38.00
2013	8	7	\$ 298,337	18.00
2014	6	15	\$ 5,065,452	92.00
2015	10	8	\$ 23,967,848	13.00
<b>Totals</b>	<b>119</b>	<b>105</b>	<b>\$ 52,536,392</b>	<b>458.25</b>



Another measurement of economic revitalization is job growth. Renaissance Zone applicants have reported the creation of the equivalent of 458.25 full-time jobs as a direct result of their proposed development. Most of this employment is generated by businesses that are new to downtown Bismarck. Approximately two-thirds of all project applicants were new to the Renaissance Zone, and the other third were existing businesses that expanded or reinvested in their property or lease space.

### Spatial Distribution of Renaissance Zone Projects

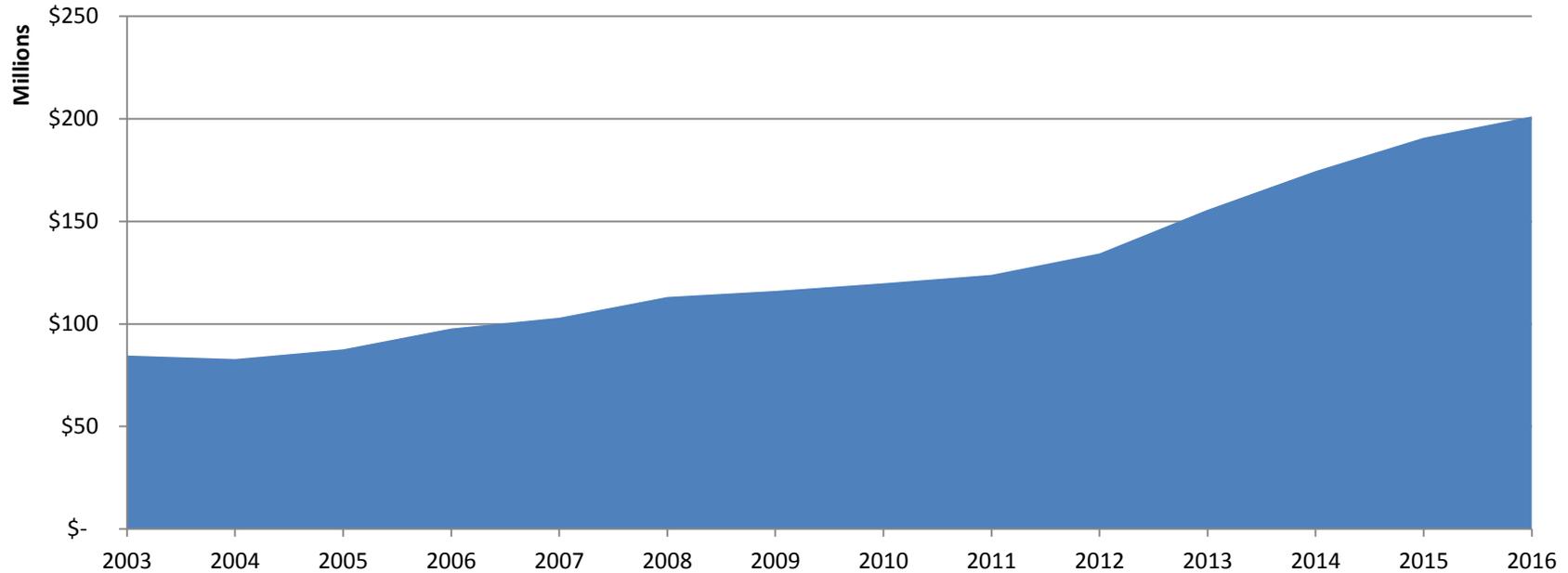
Many of the projects have clustered around particular areas within the Renaissance Zone, which could be an indication that investments in certain properties have spurred further investment in neighboring property. Most portions of the Renaissance Zone have had some completed project activity, except for the blocks added in 2013 and much of the north and southwest portions of the Renaissance Zone. The projects range very widely in scope and size from around \$20,000 to nearly \$24,000,000 in investment. A total of 57 lease projects have been approved. These leases have proposed over \$2,000,000 in investment to their leased spaces, although leases within buildings that were previous Renaissance Zone projects are not required to make any property improvements.



**Overall Property Value Trends**

The total assessed value of all properties within the Renaissance Zone (2016 boundaries), whether a recipient of the tax incentive or not, has grown from \$84,578,100 in 2003 to \$201,152,500 in 2016, which amounts to an average annual rate of growth of 10.6%.

**Total Assessed Value of All Properties in Renaissance Zone**



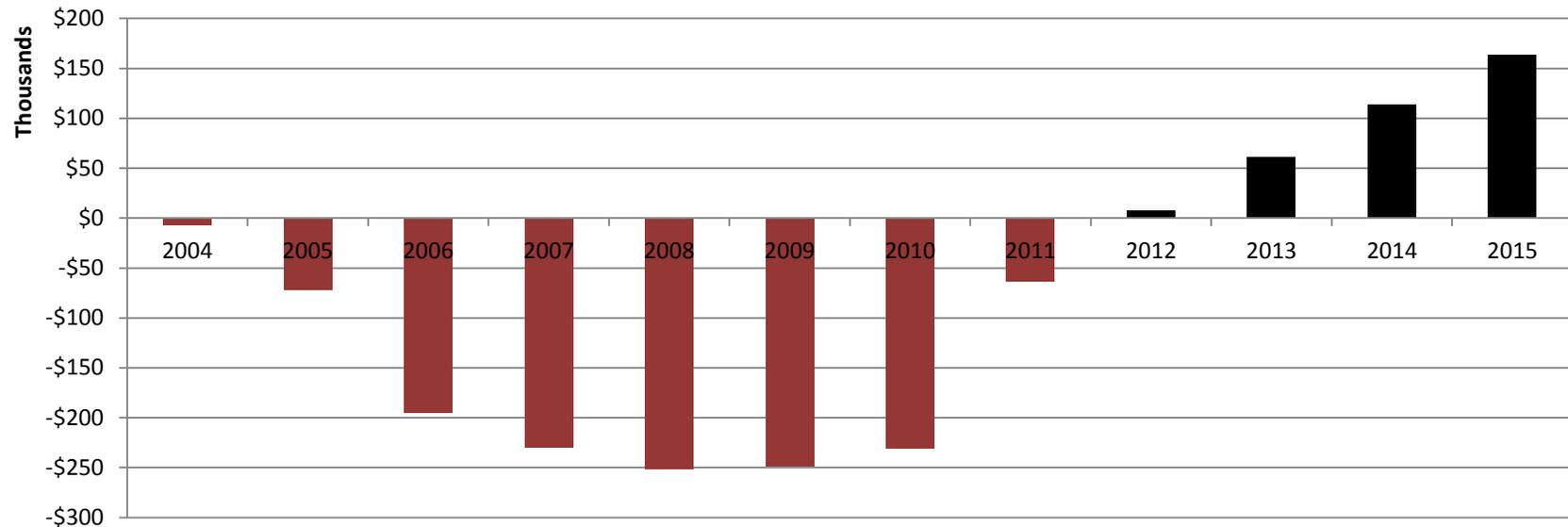
The rate of growth in assessed value of the Renaissance Zone has been comparable to the rate of the growth for the city as a whole, on a per parcel basis (which was 10.4% per year during the same period). However, the fringes of the city include many newly developed parcels that might be expected to have a higher rate of growth in value than parcels in the older parts of the city that have already been developed.

It is noteworthy that the total value of properties in the Renaissance Zone actually *decreased* between 2003 and 2004 by approximately \$2,000,000. Although Bismarck’s Renaissance Zone was established in 2001, there was lag time before the program was utilized by property owners. Project applications were first approved at the beginning of 2003, and the first few projects were completed and reflected in the assessed values in 2004. The true beginning of the Renaissance Zone programs marks an inflection point in the value of all properties in downtown Bismarck, transitioning from a decrease to an increase in assessed value.

**Fiscal Impact of Renaissance Zone Incentives**

By nature, the Renaissance Zone program reduces the overall amount of tax generated from project parcels during the five-year exemption period. Taxes are collected on land, but not on improvements. This is the primary incentive that is intended to encourage reinvestment. However, over the long term, the net effect of the investments made by Renaissance Zone projects increases overall tax revenues – which has been the case in Bismarck for each year since 2012. Once the five-year exemption period is complete, the properties re-enter the tax rolls at a higher taxable value for each year into the future. If current trends continue, by 2018 or 2019 the total taxes generated from project parcels will completely offset the total taxes exempted from project parcels since the program began.

**Net Building Taxes Exempted/Paid on Renaissance Zone Project Parcels**



Perhaps even more importantly, the City of Bismarck continues to generate tax revenue from the parcels within the Renaissance Zone and surrounding area that have not participated in the program. Improvements to properties, in particular renovation of blighted or outdated buildings, are known to exert a positive spillover effect on neighboring properties<sup>1</sup>. If any of the overall value increase of downtown over the last fifteen years can be attributed to the investments made by Renaissance Zone projects, than the building and land taxes generated from these more valuable properties further serves to offset any impact on revenue of the program.

<sup>1</sup> Schilling, J. M. "The Revitalization of Vacant Properties." International City/County Management Association (2002).

### Changes in Housing Opportunities within the Renaissance Zone

Housing growth has been less successful than commercial growth. The number of housing units has likely recovered to its level at the beginning of the Renaissance Zone program, after an initial decrease. Between 2000 and 2010, the population within the Renaissance Zone decreased from 740 to 549. The number of housing units dropped from 509 to 457 during this period, and the vacancy rate of this housing increased from 6.8% to 10.9%. This suggests an unmet need for housing rehabilitation to attract new occupants to the existing units. The owner-occupancy rate of the housing remained the same at 10.2%. It should be noted that the goal to “increase housing opportunities” was added to the Development Plan in 2012, which is when housing began to increase slightly. Renaissance Zone projects completed since 2010 or pending completion add 47 new housing units.



### Considering Cause and Effect

As with any incentive program, it can be difficult to discern whether the incentive *caused* the development to occur or whether the development would have occurred anyway without the incentive. The availability of the Renaissance Zone program is one factor among many that applicants consider when deciding whether to initiate a rehabilitation or construction project in downtown Bismarck. In some cases, it may have been the deciding factor. In others it may not have been, but the tax exemption allows a higher degree of investment in the property than would otherwise be possible.

According to research on tax incentive effectiveness in other states<sup>2</sup>, an incentive is more likely to spur action in small projects than it is in larger-scale projects. If the amount of the incentive is a greater proportion of the total project costs, it's more likely to tip the balance sheet in favor of financial viability. Larger projects are often carried out by firms that have the cash reserves necessary to complete a project without incentives.

On average, projects in the Bismarck Renaissance Zone have been able to recoup approximately 25% of the actual investment (not including land and soft costs) through the Renaissance Zone tax incentives over the five year exemption period. Most of the projects have been smaller-scale. Only seven completed projects, or 15% of all completed projects, exceeded \$1,000,000 in total improvements to the property.

The range of Renaissance Zone program beneficiaries is broad and diverse, and not primarily made up of major firms with high levels of capacity. These are the class of investors most likely to be influenced by incentives.

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<sup>2</sup> Pew Charitable Trusts, *"Tax Incentive Programs: Evaluate Today, Improve Tomorrow"* (2015).

### Considering Broader Community Benefit

Ultimately, the intent of the Renaissance Zone program is to provide benefit to the whole community, not just business and land owners within the zone. The Department of Commerce Renaissance Zone program guidelines state:

*"The community as a whole needs to be involved in creating the zone and the projects that are approved for the zone need to clearly relate to the long term broader development plans for the city."*

In theory, increased investment in downtown Bismarck benefits the broader community though the cost-effective utilization of existing infrastructure, enhancement of downtown as a cultural and historic symbol of the community, and the attraction and retention of employees who desire the amenities of a healthy downtown.

Measuring these impacts is more challenging, because there is no simple way to isolate the impact of downtown revitalization from other factors that influence the health of the regional economy. That being said, the typical major economic indicators suggest a sizable increase in the regional economy since the Renaissance Zone program began.

Between 2002 and 2012, regional employment increased by 2.9% per year, the number of businesses in the region increased by 3.0% per year, and regional salaries increased by 5.2% per year. The Renaissance Zone program clearly did not directly cause these impacts, but the reinvestment within downtown Bismarck may have been a contributing factor to the overall health of the economy

Furthermore, by encouraging development downtown, the Renaissance Zone program can offset the additional public costs that are incurred by development on the edges of the community.

BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

State ID	Applicant	Street Address	Project Type	Status	RZA Hearing	Commission Approval	State Approval	Beginning Building Market Value	Proposed Investment	Estimated Building Value w/Investment	Estimated Property Tax Benefit	Estimated State Income Tax Benefit	Completion Date	Actual Investment	Present Building Market Value	Jobs Created FTE
001-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/ Major	Completed	12/10/02	12/17/02	01/02/03	\$77,000	\$44,366	\$150,000	\$18,095	\$5,650	12/01/03	\$66,397	\$316,400.00	0
002-B	Dakota Building Partnership	501 East Main Avenue	Purchase - Land	Completed	01/06/03	01/07/03	02/26/03	\$444,200	\$300,000	\$540,000	\$32,023	\$7,500	01/31/07	\$284,195	\$1,325,600.00	0
003-B	Civic Square Commercial LLC	521 East Main Avenue	Purchase w/ Major	Completed	02/07/03	02/11/03	04/21/03	\$500	\$600,000	\$500,000	\$61,000	\$2,500	12/31/07	\$618,111	\$2,041,700.00	0
004-B	Duemelands Commercial LLLP	301 East Thayer Avenue	Lease	Completed	07/14/03	07/22/03	09/25/03	N/A	N/A	N/A	\$609	\$2,000	12/01/03	N/A	N/A	2
005-B	John & Barbara Grinsteiner	200 North Mandan Street	Purchase	Completed	10/07/03	10/14/03	10/16/03	\$43,300	\$5,000	\$77,500	\$5,550	\$2,000	10/17/03	N/A	\$158,200.00	2
006-B	Woodmanse's	114 North 4th Street	Historic Rehabilitation	Completed	10/30/03	11/15/03	11/21/03	\$49,900	\$125,000	\$120,000	\$15,500	\$25,000	01/26/05	\$129,333	\$198,000.00	1
007-B	Bertsch Properties LLC	207 East Front Avenue	Rehabilitation	Completed	11/19/03	11/25/03	12/03/03	\$371,200	\$601,600	\$1,455,000	\$186,375	\$8,200	01/19/05	\$734,707	\$2,850,000.00	0
008-B	Northland Financial	207 East Front Avenue	Lease	Completed	11/19/03	11/25/03	12/03/03	N/A	N/A	N/A	N/A	\$116,000	09/16/04	N/A	N/A	14.25
009-B	Bertsch Properties LLC	218 South 3rd Street	Rehabilitation	Completed	11/19/03	11/25/03	12/03/03	\$142,300	\$329,150	\$840,000	\$107,600	\$3,000	01/20/05	\$378,013	\$949,300.00	20
010-B	Lee Enterprises Inc.	707 East Front Avenue	Rehabilitation	Completed	12/15/03	12/16/03	12/29/03	\$2,508,200	\$2,256,624	\$4,408,200	\$550,000	\$1,248,000	10/26/05	\$2,400,776	\$6,547,000.00	7.5
011-B	PJCM Partners, LLP	901/907 East Front Avenue	Rehabilitation	Completed	03/03/04	03/23/04	03/29/04	\$151,300	\$298,840	\$420,000	\$52,795	\$2,700	06/30/05	\$409,846	\$789,900.00	3
012-B	Mark Gartner	302 East Thayer Avenue	Rehabilitation	Completed	05/25/04	05/25/04	06/04/04	\$49,900	\$85,000	\$125,000	\$15,715	\$4,700	12/06/05	\$103,455	\$217,000.00	2.5
013-B	AW Enterprises	216 North 2nd Street	Rehabilitation	Completed	08/10/04	08/10/04	08/18/04	\$173,500	\$208,814	\$275,000	\$34,573	\$12,500	06/22/05	\$263,473	\$498,900.00	1
014-B	Daryl Rosenau & Clarence Saylor	225 West Broadway Avenue	Purchase	Completed	02/07/05	02/08/05	02/16/05	\$176,000	\$69,550	\$182,500	\$21,470	\$1,750	12/26/07	\$70,002	\$356,900.00	0
015-B	J & L Development, Inc.	324 North 3rd Street	Rehabilitation	Completed	11/15/04	12/14/04	02/16/05	\$500,000	\$750,000	\$900,000	\$113,500	\$15,000	09/15/06	\$698,396	\$1,094,500.00	6
016-B	Pirouge Grille, Inc.	121 North 4th Street	Lease	Completed	03/02/05	03/08/05	03/22/05	N/A	\$128,000	N/A	N/A	\$3,500	08/24/05	N/A	N/A	8
017-B	Zorells Jewelry Inc.	221 South 9th Street	New Construction	Completed	09/20/04	03/08/05	03/22/05	\$20,100	\$200,000	\$200,000	\$25,000	\$4,000	07/30/05	\$191,898	\$305,600.00	6
018-B	Petals and More	122 East Rosser	Rehabilitation	Withdrawn	08/25/05	09/13/05	09/21/05	\$120,300	\$64,675	\$130,000	\$16,900	\$5,600	N/A	N/A	\$305,600.00	N/A
019-B	CCC Properties, LLLP	310 South 5th Street	Purchase	Completed	08/25/05	09/13/05	09/21/05	\$410,400	\$168,000	\$450,000	\$58,500	\$10,500	07/01/06	\$298,372	\$2,404,100.00	0
020-B	American Bank Center	320 North 4th Street	Rehabilitation	Completed	09/21/05	09/27/05	10/04/05	\$809,500	\$3,100,000	\$2,000,000	\$258,760	\$250,000	08/01/09	\$2,301,478	\$2,821,700.00	10
021-B	Faot Care Associates PC	310 South 5th Street	Lease	Completed	01/12/06	01/24/06	02/03/05	N/A	N/A	N/A	N/A	\$1,000	04/01/06	N/A	N/A	3.5
022-B	Dentyne, Inc. (Bakke & Røller)	310 South 5th Street	Lease	Completed	01/12/06	01/24/06	02/03/05	N/A	N/A	N/A	N/A	\$10,500	03/13/06	N/A	N/A	12
023-B	Duemelands Properties, LLLP	302 South 3rd Street	Purchase	Completed	01/12/06	02/14/06	02/16/06	\$312,700	\$190,900	\$345,000	\$44,840	\$4,500	12/01/06	\$227,295	\$271,200.00	0
024-B	Duemelands Properties, LLLP	312 South 3rd Street	New Construction	Completed	01/12/06	02/14/06	02/16/06	N/A	\$215,223	\$250,000	\$32,500	\$4,100	12/01/06	\$233,855	\$554,900.00	0
025-B	Makoché Media, LLC	208 North 4th Street	Purchase	Completed	01/12/06	02/14/06	02/16/06	\$247,000	\$71,612	\$320,000	\$41,600	\$1,000	12/27/07	\$91,672	\$381,900.00	0
026-B	River Q, LLC	312 South 3rd Street	Lease	Completed	04/13/06	04/25/06	05/05/06	N/A	N/A	N/A	N/A	\$25,000	12/04/06	N/A	N/A	21
027-B	Gem Group LLC	412 East Main Avenue	Rehabilitation	Completed	05/23/06	05/23/06	05/30/06	\$47,800	\$40,000	\$75,000	\$5,990	\$6,500	10/20/06	\$50,292	\$170,800.00	0
028-B	Heartland Mortgage Company	412 East Main Avenue	Lease	Completed	05/23/06	05/23/06	05/30/06	N/A	N/A	N/A	N/A	\$10,500	07/01/06	N/A	N/A	4
029-B	Bismarck MSA dba Verizon Wireless	302 South 3rd Street	Lease	Completed	07/24/06	07/25/06	08/02/06	N/A	\$100,000	N/A	N/A	\$172,000	09/14/06	N/A	N/A	6
030-B	Main Avenue Properties, LLC	122 East Main Avenue	New Construction	Completed	10/09/06	10/10/06	12/05/06	N/A	\$3,020,590	\$3,200,000	\$370,000	\$15,000	12/17/07	\$2,370,152	\$647,300.00	0
031-B	Dakota Office Building, LLC	300 North 4th Street	Purchase	Completed	02/05/07	02/13/07	02/20/07	\$1,095,900	\$250,000	\$1,400,000	\$60,000	\$25,000	01/30/08	\$407,003	\$1,772,500.00	0
032-B	American Legal Services PC	521 East Main Avenue	Lease	Completed	04/02/07	04/10/07	04/19/07	N/A	N/A	N/A	N/A	\$10,000	08/01/07	N/A	N/A	5
033-B	Internet Design & Consulting	521 East Main Avenue	Lease	Completed	04/02/07	04/10/07	04/24/07	N/A	N/A	N/A	N/A	\$10,000	08/01/07	N/A	N/A	1
034-B	Larson Latham Heutle LLP	521 East Main Avenue	Lease	Completed	05/14/07	05/22/07	06/08/07	N/A	N/A	N/A	N/A	\$60,000	07/01/07	N/A	N/A	9
035-B	Retirement Consulting LLC	521 East Main Avenue	Lease	Completed	05/14/07	05/22/07	06/08/07	N/A	N/A	N/A	N/A	\$12,500	07/01/07	N/A	N/A	2
036-B	Jason Kirchmeyer & Associates	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	N/A	N/A	N/A	N/A	\$30,000	08/01/07	N/A	N/A	1
037-B	Roger Koski & Associates	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	N/A	N/A	N/A	N/A	\$30,000	08/01/07	N/A	N/A	1
038-B	Melvie Financial Planning	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	N/A	N/A	N/A	N/A	\$35,000	08/01/07	N/A	N/A	2
039-B	Westgard Financial Services	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	N/A	N/A	N/A	N/A	\$30,000	08/01/07	N/A	N/A	1
040-B	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Purchase w/ Major	Completed	09/04/07	09/11/07	10/30/07	\$166,800	\$137,500	\$300,000	\$21,000	\$5,400	05/21/08	\$142,050	\$453,900.00	4
041-B	The Rainmaker Group, Inc.	116 North 5th Street	Lease	Completed	11/14/07	12/18/07	N/A	N/A	N/A	N/A	N/A	\$530,000	06/12/08	N/A	N/A	4
042-B	Capital Holdings, LLC	402 East Main Street	Rehabilitation	Withdrawn	12/05/07	12/18/07	12/27/07	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$453,900.00	N/A
043-B	Kinselco, Inc.	403 East Main Street	Lease	Withdrawn	12/05/07	12/18/07	12/27/07	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
044-B	Rick & Theresa Keimele	413 East Broadway Avenue	Rehabilitation	Completed	11/14/07	12/18/07	01/11/08	\$184,400	\$136,836	\$263,500	\$28,000	\$28,000	10/01/08	\$176,955	\$364,300.00	1
045-B	Centennial Plaza, LLC	116 North 4th Street	Purchase	Completed	12/05/07	12/18/07	01/22/08	\$803,100	\$238,000	\$1,047,600	\$25,000	\$25,000	01/29/09	\$167,894	\$1,245,000.00	0
046-B	Westley's Inc.	423 East Broadway Avenue	Lease	Completed	02/21/08	03/11/08	03/19/08	N/A	N/A	N/A	N/A	\$28,000	07/14/08	N/A	N/A	1
047-B	Depot Associates	401 East Main Avenue	Rehabilitation	Completed	04/18/08	05/13/08	05/28/08	\$372,300	\$200,000	\$600,000	\$50,000	\$5,000	07/01/09	\$243,344	\$917,100.00	0
048-B	FV Restaurant, Inc.	401/411 East Main Avenue	Lease	Completed	04/18/08	05/13/08	05/28/08	N/A	N/A	N/A	N/A	\$150,000	06/27/08	N/A	N/A	3
049-B	T. Casey Cashman	523 North 1st Street	Rehabilitation	Completed	05/12/08	05/27/08	06/12/08	\$103,100	\$25,000	\$130,000	\$10,000	\$5,000	12/15/08	\$23,375	\$181,800.00	0
050-B	Starion Financial	333 North 4th Street	Rehabilitation	Completed	05/12/08	05/27/08	06/12/08	\$1,154,600	\$2,500,000	\$2,654,600	\$270,000	\$550,000	12/01/09	\$3,193,260	\$3,006,700.00	25
051-B	David Bliss, LLC	521 East Main Avenue	Lease	Withdrawn	10/22/08	10/28/08	07/11/07	N/A	\$99,000	N/A	N/A	\$27,500	N/A	N/A	N/A	N/A
052-B	Mark Benesh & Associates/Prudential	521 East Main Avenue	Lease	Completed	10/08/08	10/22/08	11/04/08	N/A	N/A	N/A	N/A	\$15,000	04/01/09	N/A	N/A	2
053-B	CIG Investments, LLP	408 East Main Avenue	Rehabilitation	Completed	03/11/09	03/24/09	04/21/09	\$80,700	\$258,720	\$420,000	\$22,030	\$20,975	10/21/09	\$199,620	\$1,064,100.00	0
054-B	RC Properties, LLLP	800 East Sweet Avenue	Rehab/New Const.	Completed	05/13/09	05/26/09	06/03/09	\$576,100	\$2,145,500	\$1,900,000	\$68,000	\$485,000	01/20/11	\$1,335,670	\$1,710,300.00	0
055-B	Blarney Stone Pub, LLC	408 East Main Avenue	Lease	Completed	06/10/09	06/23/09	07/07/09	N/A	N/A	N/A	N/A	\$30,000	10/01/09	N/A	N/A	46
056-B	Cavalier Homes, Inc.	408 East Main Avenue	Lease	Completed	06/10/09	06/23/09	07/07/09	N/A	N/A	N/A	N/A	\$153,665	10/15/09	N/A	N/A	3
057-B	Jim Poolman Consulting, Inc.	408 East Main Avenue	Lease	Completed	06/10/09	06/23/09	07/07/09	N/A	N/A	N/A	N/A	\$50,000	09/05/09	N/A	N/A	1
058-B	TFRE, LLC	120/124 North 4th Street	Purchase w/ Major	Completed	06/10/09	06/23/09	06/25/09	\$231,100	\$245,284	\$350,000	\$30,000	\$15,000	11/01/10	\$246,603	\$1,042,800.00	0
059-B	SPGMC, LLC/Boardwalk on Broadway, LLC	100 West Broadway Avenue	Rehabilitation	Withdrawn	08/12/09	08/25/09	09/17/09	\$10,902	\$706,964	\$738,200	\$130,356	\$176,741	N/A	N/A	\$1,042,800.00	N/A
060-B	SRSMA Partnership	122 East Broadway Avenue	Purchase w/ Major	Completed	10/14/09	10/27/09	11/25/09	\$437,680	\$727,000	\$843,500	\$54,800	\$620,109	06/17/10	\$620,109	\$1,022,900.00	0
061-B	Sheldon A. Smith, P.C.	123 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	N/A	N/A	N/A	N/A	\$192,500	06/21/10	N/A	N/A	1.5
062-B	Randall J. Bakke, P.C.	124 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	N/A	N/A	N/A	N/A	\$192,500	06/21/10	N/A	N/A	1
063-B	Scott K. Porsborg, P.C.	125 East Broadway Avenue														

BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

State ID	Applicant	Street Address	Project Type	Status	RZA Hearing	Commission Approval	State Approval	Beginning Building Market Value	Proposed Investment	Estimated Building Value w/Investment	Estimated Property Tax Benefit	Estimated State Income Tax Benefit	Completion Date	Actual Investment	Present Building Market Value	Jobs Created FTE	
076-B	Spaces, Inc.	122 East Main Avenue	Lease	Completed	01/12/11	01/25/11	02/07/11	N/A	\$60,000	N/A	N/A	\$7,500	02/21/11	N/A	N/A	N/A	3.5
077-B	Aimee C. Reidy	306 South 10th Street	Rehabilitation	Completed	03/09/11	03/22/11	04/17/11	\$68,200	\$20,000	\$120,000	\$5,500	\$2,500	08/24/11	\$45,433	\$142,500.00	0	
078-B	Loran L Galpin	123 North 4th Street	Purchase w/ Major	Withdrawn	04/11/11	04/26/11	05/16/11	\$96,300	\$1,100,000	\$1,200,000	\$41,000	\$6,000	N/A	N/A	\$142,500.00	N/A	
079-B	Sheridan House Bed & Breakfast	522 North 5th Street	Purchase w/ Major	Withdrawn	05/11/11	05/24/11	06/20/11	\$41,400	\$300,000	\$237,500	\$5,170	\$42,050	N/A	N/A	\$142,500.00	N/A	
080-B	Pine Properties, LLC	100 West Broadway Avenue	New Construction	Completed	06/08/11	06/28/11	08/10/11	\$450,000	\$27,000,000	\$23,500,000	\$1,869,310	\$15,000	02/01/15	\$23,947,483	\$16,046,300	0	
081-B	Gulch II, LLC (fka HST, LLC)	506/510 East Main Avenue	Rehabilitation	Completed	07/12/11	07/26/11	08/10/11	\$243,500	\$3,100,000	\$3,000,000	\$238,635	\$15,439	01/15/14	\$3,535,146	\$3,759,100.00	0	
082-B	Daymark, LLC	521 East Main Avenue	Lease	Completed	07/12/11	07/26/11	08/10/11	N/A	N/A	N/A	N/A	\$80,000	11/07/13	N/A	N/A	N/A	
083-B	JLB-BIS, Inc.	217 North 3rd Street	Rehabilitation	Completed	02/21/12	02/28/12	03/12/12	\$113,500	\$350,000	\$265,500	\$20,750	\$75,000	11/15/12	N/A	\$338,900.00	25	
084-B	Broadway Centre, LLC	100 West Broadway	Lease	Completed	02/21/12	02/28/12	03/12/12	N/A	N/A	N/A	N/A	\$10,000	07/31/14	N/A	N/A	35	
085-B	Pine Properties, LLC	100 West Broadway	Lease	Completed	02/21/12	03/27/12	05/14/12	N/A	N/A	N/A	N/A	\$0	07/31/14	N/A	N/A	1	
086-B	Pine Investment Compay, LLC	100 West Broadway	Lease	Completed	02/21/12	03/27/12	05/14/12	N/A	N/A	N/A	N/A	\$351,020	07/31/14	N/A	N/A	1	
087-B	Pine Enterprises, LLC	100 West Broadway	Lease	Completed	02/21/12	03/27/12	05/14/12	N/A	N/A	N/A	N/A	\$0	07/31/14	N/A	N/A	1	
088-B	Pine Petroleum, Inc.	100 West Broadway	Lease	Completed	02/21/12	03/27/12	05/14/12	N/A	N/A	N/A	N/A	\$509,880	07/31/14	N/A	N/A	1	
089-B	Pine Oil Company	100 West Broadway	Lease	Completed	02/21/12	03/27/12	05/14/12	N/A	N/A	N/A	N/A	\$16,485	07/31/14	N/A	N/A	1	
090-B	Kenneth Clark and Dave Clark	106 East Thayer Avenue	Rehabilitation	Completed	07/17/12	07/24/12	07/26/12	\$117,800	\$89,000	\$197,000	\$24,430	\$600	02/07/13	\$95,402	\$230,100.00	0	
091-B	Bread Poets Baking Company, LLC	106 East Thayer Avenue	Lease	Completed	07/17/12	07/24/12	07/26/12	N/A	N/A	N/A	N/A	\$12,400	02/07/13	N/A	N/A	1	
092-B	Obermiller Nelson Engineering	116 North 5th Street	Lease	Completed	08/21/12	08/28/12	08/29/12	N/A	N/A	N/A	N/A	\$10,000	09/01/12	N/A	N/A	3	
093-B	LBMA BMK (dba Drunken Noodle)	510 East Main Avenue	Lease	Withdrawn	08/21/12	08/28/12	N/A	N/A	N/A	N/A	N/A	\$150,000	N/A	N/A	N/A	N/A	
094-B	Redland, LLC	401 East Broadway Avenue	Rehabilitation	Approved	11/20/12	11/27/12	12/21/12	\$96,300	\$1,400,000	\$1,200,000	\$110,940	\$45,000	Pending	Pending	\$835,800.00	Pending	
095-B	Hump Back Sally's, LLC	510 East Main Avenue	Lease	Completed	11/20/12	11/27/12	01/09/13	N/A	N/A	N/A	N/A	\$45,000	01/01/15	N/A	N/A	10	
096-B	Faass Lavidia, LLC	510 East Main Avenue	Lease	Completed	01/15/13	01/22/13	02/21/13	N/A	N/A	N/A	N/A	\$96,000	09/01/13	N/A	N/A	10	
097-B	J&G, Inc dba Red Wing Shoes	529 East Broadway Avenue	Lease	Completed	06/18/13	06/25/13	06/27/13	N/A	N/A	N/A	N/A	\$40,000	10/01/13	\$73,514	N/A	2	
098-B	Skjonsby Unlimited, Inc.	222 West Broadway Avenue	Rehabilitation	Completed	06/18/13	06/25/13	06/27/13	\$41,300	\$72,421	\$90,000	\$5,500	\$2,940	12/20/13	\$93,607	\$101,400.00	0	
099-B	Arikata, LP	306 South 1st Street	New Construction	Approved	06/18/13	06/25/13	09/18/13	\$0	\$3,000,000	\$2,000,000	\$100,000	\$40,000	Pending	Pending	\$1,448,000.00	Pending	
100-B	Langan Engineering & Environmental	401 East Broadway Avenue	Lease	Completed	08/20/13	08/27/13	01/14/14	N/A	\$55,000	N/A	N/A	\$45,000	05/16/14	N/A	N/A	2	
101-B	Kadlec Enterprises, LLC	307 North 3rd Street	Rehabilitation	Completed	09/17/13	09/24/13	09/25/13	\$212,400	\$490,051	\$550,000	\$30,000	\$40,000	06/14/14	\$412,637	\$572,300.00	0	
102-B	Fireflour, LLC	111 North 5th Street	Lease	Completed	09/17/13	09/24/13	09/25/13	N/A	\$28,500	N/A	N/A	\$20,000	10/23/13	\$35,814	N/A	1	
103-B	Norma Apartments, LLP	215 North 3rd Street	Rehabilitation	Completed	10/15/13	10/22/13	11/15/13	\$418,700	\$704,226	\$450,000	\$34,740	\$18,900	10/22/14	\$859,156	\$544,100.00	0	
104-B	CC's Physical Therapy, LLC	100 West Broadway Avenue	Lease	Completed	03/18/14	03/26/14	04/02/14	N/A	\$300,000	N/A	N/A	\$10,000	12/10/14	N/A	N/A	5	
105-B	Pure Skin, LLC	100 West Broadway Avenue	Lease	Completed	04/15/14	04/22/14	05/29/14	N/A	\$248,000	N/A	N/A	\$15,000	12/12/04	N/A	N/A	3	
106-B	Broadway Centre Salon & Spa, Inc.	100 West Broadway Avenue	Lease	Completed	04/15/14	04/22/14	05/29/14	N/A	\$558,403	N/A	N/A	\$20,000	12/04/14	N/A	N/A	15	
107-B	Lucky Ducks ND, LLC	307 North 3rd Street	Lease	Completed	05/20/14	05/27/14	05/28/14	N/A	N/A	N/A	N/A	\$40,000	06/15/14	N/A	N/A	30	
108-B	George Yineman dba Bismarck Realty Co.	113 South 5th Street	Lease	Completed	10/22/14	10/28/14	11/06/14	N/A	\$17,100	N/A	N/A	\$5,000	01/01/15	\$20,365	N/A	1	
109-B	William F. Cleary	100 West Broadway Avenue	Primary Residential	Completed	11/18/14	11/25/14	12/15/14	N/A	N/A	N/A	\$25,000	\$25,000	12/17/14	N/A	N/A	0	
110-B	Gulch Holdings II, LLC	514 East Main Avenue	Purchase w/ Major	Completed	01/20/15	01/27/15	03/08/15	\$190,300	\$246,035	\$400,000	\$25,000	\$0	08/22/14	\$258,513	\$259,100.00	0	
111-B	Juniper, LLC	315 East Broadway Avenue	Lease	Approved	02/17/15	02/24/15	03/27/15	N/A	N/A	N/A	N/A	\$25,000	Pending	Pending	N/A	Pending	
112-B	Terra Nomad, LLC	514 East Main Avenue	Lease	Completed	03/17/15	03/24/15	04/20/15	N/A	\$28,000	N/A	N/A	\$11,000	06/30/15	N/A	N/A	N/A	
113-B	Leon 'Curly' Schach	100 West Broadway Avenue	Primary Residential	Completed	04/30/15	05/12/15	06/03/15	N/A	N/A	N/A	\$25,000	\$10,000	06/10/15	N/A	N/A	0	
114-B	The Barber's Wife, LLC	116 North 5th Street	Lease	Completed	04/30/15	05/12/15	07/20/15	N/A	\$25,000	N/A	N/A	\$5,000	07/23/15	N/A	N/A	2	
115-B	Rick and Lori Lee	100 West Broadway Avenue	Primary Residential	Completed	05/19/15	05/26/15	06/30/15	N/A	N/A	N/A	\$24,000	\$30,000	07/01/15	N/A	N/A	0	
116-B	Kevin D. Reisenauer	100 West Broadway Avenue	Primary Residential	Completed	04/30/15	05/12/15	08/11/15	N/A	N/A	N/A	\$25,000	\$5,000	08/11/15	N/A	N/A	0	
117-B	100 West Main, LP	100 West Main Avenue	New Construction	Approved	09/15/15	09/22/15	11/23/15	N/A	\$5,206,732	\$3,000,000	\$160,000	\$0	Pending	Pending	Pending	Pending	
118-B	Glosser Images, LLC	510 East Main Avenue	Lease	Approved	11/17/15	11/24/15	04/25/16	N/A	\$140,000	N/A	N/A	\$5,000	Pending	Pending	N/A	Pending	
119-B	River Road Partners, LLC	212 East Main Avenue	Purchase w/ Major	Approved	12/15/15	12/22/15	02/11/16	\$130,200	\$100,000	\$360,000	\$20,800	\$5,000	Pending	Pending	Pending	Pending	
120-B	The Starving Rooster, LLC	512 East Main Avenue	Lease	Approved	06/21/16	06/28/16	07/20/16	N/A	\$600,000	N/A	N/A	\$25,000	Pending	Pending	N/A	Pending	

**CORE Incentive Grant Program**

CORE Project	Applicant	Street Address	Project Type	Status	RZA	Hearing	Commission Hearing	Total Project Cost	Approved Grant Amount	Completion Date	Total Payments To Date
001-07	Red Wing Shoes	529 East Broadway Avenue	Signage	Disbursed		5/14/2007	5/22/2007	\$8,199.34	\$3,000.00	11/19/2007	\$3,000.00
002-07	LeRoy Walker	118 North 5th Street	Subsurface Infill	Disbursed		5/14/2007	5/22/2007	\$3,300.00	\$2,800.00	5/30/2007	\$2,800.00
003-07	LeRoy Walker	118 North 5th Street	Technical Assistance	Disbursed		7/17/2007	8/14/2007	\$1,015.00	\$1,575.00	9/17/2007	\$771.38
004-07	Janet Pinks	206 East Avenue B	Housing Incentive	Disbursed		7/17/2007	8/14/2007	\$116,461.14	\$20,232.83	2/28/2009	\$19,153.05
005-07	Kevin Horneman	408 East Main Avenue	Technical Assistance	Disbursed		7/17/2007	8/14/2007	\$2,100.00	\$1,575.00	1/23/2008	\$1,575.00
006-07	Kevin Horneman	410 East Main Avenue	Technical Assistance	Disbursed		7/17/2007	8/14/2007	\$2,100.00	\$1,575.00	1/23/2008	\$1,575.00
007-07	Greg Bavendick	301 East Broadway Avenue	Technical Assistance	Withdrawn		8/27/2007	9/11/2007	N/A	\$1,575.00	N/A	N/A
008-07	Pride Wilton Inc.	112 North 5th Street	Façade	Disbursed		8/27/2007	9/11/2007	\$44,197.00	\$22,098.50	11/29/2007	\$22,098.50
009-07	Brady, Martz & Associates, PC	207 East Broadway Avenue	Signage	Disbursed		8/27/2007	9/11/2007	\$6,112.00	\$3,056.00	3/5/2008	\$3,056.00
010-07	LeRoy Walker	118 North 5th Street	Façade	Disbursed		8/27/2007	9/11/2007	\$21,664.27	\$12,500.00	6/17/2008	\$10,832.14
011-07	Kevin Horneman	408 East Main Avenue	Façade	Disbursed		8/27/2007	9/11/2007	\$50,405.00	\$25,000.00	9/17/2008	\$25,000.00
012-07	Michael Woods	410 East Main Avenue	Façade	Disbursed		8/27/2007	9/11/2007	\$71,500.00	\$25,000.00	12/22/2008	\$25,000.00
013-07	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Housing Incentive	Disbursed		8/27/2007	9/11/2007	\$57,154.54	\$12,700.00	1/20/2009	\$11,430.91
014-08	Turitto's Dry Cleaners	1131 East Main Avenue	Façade	Disbursed		4/18/2008	5/13/2008	\$5,256.00	\$2,628.00	10/1/2008	\$2,628.00
015-08	Magic Photo Art	120 North 5th Street	Signage	Disbursed		5/12/2008	5/27/2008	\$5,170.15	\$2,735.08	9/30/2008	\$2,735.08
016-08	Fowler Photography	120 North 5th Street	Signage	Disbursed		5/12/2008	5/27/2008	\$1,344.02	\$672.01	7/30/2008	\$672.01
017-08	Mr. Delicious/Aaron Bank	307 North 3rd Street	Signage	Disbursed		6/23/2008	7/8/2008	\$10,415.00	\$3,000.00	1/30/2009	\$3,000.00
018-08	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Technical Assistance	Withdrawn		6/23/2008	7/22/2008	N/A	N/A	N/A	N/A
019-08	Robert Knutson Photography	405 East Sweet Avenue	Technical Assistance	Disbursed		7/9/2008	7/22/2008	\$2,310.00	\$1,575.00	12/17/2008	\$1,575.00
020-08	The Window & Door Store	410 East Main Avenue	Signage	Disbursed		8/13/2008	8/27/2008	\$6,742.34	\$3,000.00	12/22/2008	\$3,000.00
021-08	Tyre Mart	704 East Bowen Avenue	Signage	Disbursed		9/10/2008	9/23/2008	\$6,099.16	\$3,000.00	10/9/2008	\$3,000.00
022-08	Robert Knutson Photography	405 East Sweet Avenue	Façade	Withdrawn		11/12/2008	11/25/2008	N/A	\$25,000.00	N/A	N/A
023-08	Robert Knutson Photography	405 East Sweet Avenue	Signage	Withdrawn		11/12/2008	11/25/2008	N/A	\$3,000.00	N/A	N/A
024-08	ACI/ND Bankers Association	122 East Main Avenue	Signage	Withdrawn		11/12/2008	11/25/2008	N/A	\$3,000.00	N/A	N/A
025-09	Magi-Touch Carpet & Furniture Inc.	800 East Sweet Avenue	Technical Assistance	Disbursed		2/11/2009	2/24/2009	\$4,200.00	\$1,575.00	9/22/2009	\$1,575.00
026-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Façade	Disbursed		2/11/2009	3/24/2009	\$51,923.53	\$25,000.00	8/20/2009	\$25,000.00
027-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Signage	Disbursed		2/11/2009	3/24/2009	\$8,840.00	\$3,000.00	8/20/2009	\$3,000.00
028-09	Rolf Eggers	214 & 216 East Main Avenue	Façade	Disbursed		2/11/2009	3/24/2009	\$7,150.00	\$3,575.00	6/16/2009	\$3,575.00
029-09	ADLOC Inc./Warren's Locks & Keys	214 East Main Avenue	Signage	Disbursed		2/11/2008	3/24/2009	\$1,215.00	\$607.50	5/4/2009	\$532.50
030-09	A&B Pizza South	311 South 7th Street	Technical Assistance	Withdrawn		4/8/2009	4/28/2009	N/A	\$1,575.00	N/A	N/A
031-09	Broadway Floral of Hearts	411 East Broadway Avenue	Signage	Disbursed		5/13/2009	5/26/2009	\$4,845.49	\$2,422.95	7/9/2009	\$2,422.95
032-09	Magi-Touch Carpet & Furniture, Inc.	800 East Sweet Avenue	Façade	Disbursed		5/13/2009	5/26/2009	\$347,150.00	\$25,000.00	7/20/2011	\$25,000.00
033-09	DoCo Group	114 North 3rd Street	Technical Assistance	Withdrawn		7/8/2009	N/A	N/A	N/A	N/A	N/A
034-09	Starion Financial	333 North 4th Street	Signage	Disbursed		10/14/2009	10/27/2009	\$10,860.00	\$3,000.00	12/28/2009	\$3,000.00
035-09	SRSSM Partnership	122 East Broadway	Façade	Disbursed		11/12/2009	11/24/2009	\$72,238.00	\$20,000.00	7/13/2010	\$20,000.00
036-09	SRSSM Partnership	122 East Broadway	Signage	Disbursed		11/12/2009	11/24/2009	\$6,537.00	\$3,000.00	7/13/2010	\$3,000.00
037-10	J & J Property Management	115 North 4th Street	Technical Assistance	Disbursed		1/13/2010	1/26/2010	\$1,715.00	\$1,575.00	7/1/2010	\$1,286.25
038-10	Hedahls Inc.	100 East Broadway Avenue	Signage	Disbursed		1/13/2010	1/26/2010	\$7,800.00	\$3,000.00	4/29/2010	\$3,000.00
039-13	Redland, LLC	123 North 4th Street	Subsurface Infill	Disbursed		12/18/2012	1/8/2013	\$196,262.00	\$196,262.00	9/30/2013	\$203,232.25
040-13	Woodmansee's Inc.	114 North 4th Street	Signage	Disbursed		12/18/2012	1/8/2013	\$6,150.00	\$3,000.00	4/1/2011	\$3,000.00
041-13	Blink Eyewear	234 West Broadway Avenue	Façade	Disbursed		1/15/2013	1/22/2013	\$21,521.00	\$10,760.50	5/2/2013	\$10,760.50
042-13	Blink Eyewear	234 West Broadway Avenue	Signage	Disbursed		1/15/2013	1/22/2013	\$6,000.00	\$3,000.00	5/2/2013	\$3,000.00
043-13	ELAD, LLC	119 North 4th Street	Technical Assistance	Disbursed		1/19/2013	2/26/2013	\$3,300.00	\$2,475.00	7/26/2013	\$2,475.00
044-13	Laughing Sun Brewery	107 North 5th Street	Signage	Disbursed		2/19/2013	2/26/2013	\$6,600.00	\$3,000.00	4/26/2013	\$3,000.00
045-13	NodMor, LLC	317/319 South Mandan Street	Technical Assistance	Approved		3/19/2013	3/26/2013		\$8,250.00	Pending	Pending
046-13	One Source Lighting, LLC	122 North Mandan Street	Technical Assistance	Disbursed		4/17/2013	4/23/2013	\$1,900.00	\$2,475.00	12/10/2013	\$1,475.00
047-13	Kadlec Enterprises, LLC	307 North 3rd Street	Technical Assistance	Disbursed		8/20/2013	8/27/2013	\$7,611.25	\$2,475.00	9/4/2013	\$2,475.00
048-13	InVision Properties, LLP	815 East Main Avenue	Façade	Disbursed		11/19/2013	11/26/2013	\$123,721.35	\$25,000.00	9/1/2013	\$25,000.00
048-13	InVision Properties, LLP	815 East Main Avenue	Signage	Disbursed		11/19/2013	11/26/2013	\$10,459.82	\$3,000.00	9/1/2013	\$3,000.00
049-14	Pressdough of Bismarck, LLC	304 East Front Avenue	Technical Assistance	Disbursed		1/22/2014	1/28/2014	\$4,200.00	\$2,475.00	3/6/2014	\$2,475.00
050-14	Laughing Sun Brewing Company, LLC	122 North Mandan Street	Technical Assistance	Disbursed		4/15/2014	4/22/2014	\$3,300.00	\$2,475.00	10/23/2014	\$2,475.00
051-14	Electronic Building Company	212 West Main Avenue	Technical Assistance	Disbursed		4/15/2014	4/22/2014	\$5,632.00	\$2,475.00	3/24/2015	\$2,475.00
052-14	Pressdough of Bismarck, LLC	304 East Front Avenue	Façade	Disbursed		7/15/2014	8/12/2014	\$55,934.85	\$60,000.00	12/16/2014	\$27,967.42
053-14	114 on 3rd, LLC	114 North 3rd Street	Technical Assistance	Disbursed		8/21/2014	8/28/2014	\$19,772.67	\$8,250.00	6/9/2016	\$8,250.00
054-14	Jim Barnhardt	223 East Main Avenue	Technical Assistance	Disbursed		8/19/2014	8/26/2014	\$17,037.24	\$8,250.00	4/25/2014	\$8,250.00
055-14	Jim Barnhardt	223 East Main Avenue	Façade	Disbursed		11/18/2014	11/25/2014	\$55,325.00	\$60,000.00	2/3/2016	\$60,000.00

**CORE Incentive Grant Program**

CORE Project	Applicant	Street Address	Project Type	Status	RZA	Hearing	Commission Hearing	Total Project Cost	Approved Grant Amount	Completion Date	Total Payments To Date
056-15	Electronic Building Company	212 West Main Avenue	Façade	Disbursed		3/17/2015	3/24/2015	\$33,858.00	\$16,929.00	4/18/2016	\$16,929.00
057-15	NodMor, LLC	124 North 4th Street	Technical Assistance	Approved		3/17/2015	3/24/2015	Pending	\$8,250.00	Pending	Pending
058-15	Property 303, LLC	303 North 4th Street	Technical Assistance	Approved		4/30/2015	5/15/2015	Pending	\$8,250.00	Pending	Pending
059-15	Feil Orthodontics	416 North 6th Street	Technical Assistance	Approved		5/19/2015	5/26/2015	Pending	\$2,475.00	Pending	Pending
060-15	Kadlec Enterprises, LLC	309 North 3rd Street	Technical Assistance	Approved		7/1/2015	7/8/2015	Pending	\$8,250.00	Pending	Pending
061-15	114 on 3rd, LLC	114 North 3rd Street	Façade	Approved		7/1/2015	7/8/2015	Pending	\$8,250.00	Pending	Pending
062-15	Los Lunas Mexican Restaurant	108 North Mandan Street	Façade	Denied		12/15/2015	N/A	N/A	N/A	N/A	N/A
063-15	Triple J Properties, LLC	710 East Bowen Avenue	Technical Assistance	Approved		1/19/2016	1/26/2016	Pending	\$2,475.00	Pending	Pending
064-16	Vald Tire Company, LLC	214/216 East Main Avenue	Technical Assistance	Approved		1/19/2016	1/26/2016	Pending	\$8,250.00	Pending	Pending