Bismarck

Community Development Department

RENAISSANCE ZONE AUTHORITY
MEETING AGENDA
August 21, 2012

City-County Office Building	4:00 p.m.	Second Floor Conference Room

1. **Call to Order**

2. **Consider Approval of Minutes**

3. **Renaissance Zone Projects – Public Hearings**

   a. Request of Obermiller Nelson Engineering, Inc. for designation of the lease of space in the building at 116 North 5th Street as a Renaissance Zone Project. The property is owned by Rainmaker Gusto Ventures, LLC and is legally described as Lot 4, Block 48, Original Plat.

   b. Request of LBMABSK, LLC, for designation of the lease of space in the building at 510 East Main Avenue as a Renaissance Zone Project. The property is owned by Gulch Holdings II, LLC and is legally described as Lots 13-15, Block 46, Original Plat.

4. **Renaissance Zone Application and Required Submittal Items**
   a. Discussion

5. **Renaissance Zone Per Square Foot Investment Requirements for Building Additions**
   a. Discussion

6. **Status of Approved Renaissance Zone Projects**

7. **Other Business**

8. **Adjourn – Next regular meeting is scheduled for Tuesday, September 18, 2012.**

RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
April 17, 2012

The Bismarck Renaissance Zone Authority met on April 17, 2012 in the 2nd Floor Conference Room in the City-County Office Building at 221 North 5th Street.

Authority members present were Dave Blackstead, Jim Christianson, Chuck Huber, George Keiser, Brenda Smith and Curt Walth.

Authority member Kevin Magstadt was absent.

Technical advisor Jeff Ubl and Bruce Whittey were present.

Staff members present were Jason Tomanek, Kimberley Gaffrey, Carl Hokenstad, Charlie Whitman and Brenda Johnson.

Guests present were Roger Zink – 109 North 4th Street, Loran Galpin (Galpin Companies) and Kate Herzog & Dawn Kopp (Downtowners).

CALL TO ORDER

Chairman Blackstead called the meeting to order at 4:00 p.m.

MINUTES

The minutes of the March 20, 2012 meeting was distributed with the agenda packet.

MOTION: A motion was made by Mr. Walth and seconded by Mr. Keiser to approve the minutes of the March 20, 2012 meetings as received. The motion passed unanimously with members Blackstead, Christianson, Keiser, Smith and Walth voting in favor.

Authority member Chuck Huber arrived at the meeting at 4:03

RENAISSANCE ZONE PROJECT APPLICATIONS

A. 402 East Main Avenue – Roger Zink/Capital Holdings, LLC – Rehabilitation

Mr. Tomanek gave an overview of the rehabilitation project by Roger Zink/Capital Holdings, LLC for the building at 402 East Main Avenue. He said the applicant is proposing to remodel vacant portions of the first and second floors of the building to accommodate build-to-suit options for future tenants. Improvements include updates to the HVAC, plumbing, electrical system, new flooring, replacement of a portion of the windows, and minor roof and exterior repairs. Mr. Tomanek concluded by saying the estimated property tax exemption would be $50,000 over five years and the estimated state income tax exemption would be $2,500 over five

years. The total project investment is approximately $160,000+ and the estimated value with the investment is $500,000 (Assessing Division estimate).

Mr. Tomanek listed the following findings for the proposed Renaissance Zone project:

1. The proposed use is consistent with the City's Renaissance Zone Development Plan.

2. The proposed exterior rehabilitation is sufficient to eliminate any and all deteriorated conditions on the exterior of the building.

3. The applicant has indicated that $160,000+ would be expended to renovate approximately 7,300 square feet of vacant space on the first floor and approximately 4,000 square feet on the second floor. The proposed capital investment of $160,000+ for the building calculates to $14.16 per square foot for the rehabilitated portions. The proposed capital re-investment is approximately 50 percent of the City's assessed value for the building.

Mr. Tomanek said based on the above findings, staff recommends approval of the rehabilitation project at 402 East Main Avenue by Capital Holdings, LLC as a Renaissance Zone project, a 100% property tax exemption on the building and improvements for five years beginning with the date of completion, and an exemption from state tax on income derived from the business/ investment location for five years beginning with the date of completion.

There was a brief discussion amongst the Renaissance Zone Authority members and the applicants on the building itself and landscaping requirements.

Mr. Walth expressed concern with the lack of clarity in the applicant's proposal. Mr. Walth continued by stating that very little work is proposed for the exterior of the building and questioned whether a determination has been made regarding the need for exterior improvements.

MOTION: Based on the findings included in the staff report, a motion was made by Mr. Walth and seconded by Mr. Keiser to continue the public hearing until such time as Mr. Zink has provided definitive cost estimates, a clear plan for the rehabilitation and a determination on the exterior improvements to the building. The motion passed unanimously with members Blackstead, Christianson, Huber, Keiser, Smith and Walth voting in favor.

STATUS OF APPROVED RENAISSANCE ZONE PROJECTS

Mr. Tomanek said that no Renaissance Zone projects have been closed out since the last Renaissance Zone Authority meeting.

OTHER BUSINESS

There was no other business

ADJOURNMENT

There being no further business, Chair Blackstead adjourned the meeting of the Bismarck Renaissance Zone Authority at 4:52 p.m.

Respectfully Submitted,

_____
Kimberley Gaffrey
Recording Secretary

_____
David Blackstead
Chair

RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
May 15, 2012

The Bismarck Renaissance Zone Authority met on May 15, 2012 in the 2nd Floor Conference Room in the City-County Office Building at 221 North 5th Street.

Authority members present were Dave Blackstead, Jim Christianson, Chuck Huber, George Keiser, Kevin Magstadt, Brenda Smith and Curt Walth.

Technical advisors Bruce Whittey and Jeff Ubl were present.

Staff members present were Jason Tomanek, Kimberley Gaffrey and Brenda Johnson.

Guests present were Jeff Hysjulien & Chris Thompson (JLG Architects), Loran Galpin (Galpin Companies) and Kate Herzog & Dawn Kopp (Downtowners).

CALL TO ORDER

Chairman Blackstead called the meeting to order at 4:00 p.m.

REQUEST OF JLB-BIS, LLC TO MODIFY PORTIONS OF THE PREVIOUSLY-APPROVED PROJECT

Mr. Tomanek stated that JLB-BIS, LLC proposed to modify the previously-approved rehabilitation project by adding an accessible ramp along the west-facing building façade. Mr. Tomanek stated that JLB-BIS, LLC requested the ability to encroach within the public right-of-way along 3rd Street to allow the construction and placement of the accessible ramp. Mr. Tomanek continued by stating that the proposal is considered a modification to the project and it is customary to bring projects back to the Renaissance Zone Authority for review. Mr. Tomanek added that due to the proposed location of the accessible ramp, there would not be sufficient room for trees within the sidewalk/right-of-way. Mr. Hysjulien added that the outdoor seating area behind the building is meant to be an amenity to the site and landscaping would be added to this area.

Mr. Walth raised the issue of corrugated metal as proposed on the north-facing exterior wall. Mr. Walth asked if this material would be acceptable when considering the DC-Downtown Core zoning regulations. Mr. Hysjulien stated that the corrugated metal would be used as an accent material and not the primary material on the building exterior.

MOTION: Based on the information and renderings provided, a motion was made by Mr. Christianson and seconded by Mr. Magstadt to approve the modification to the project. The motion passed unanimously with members Blackstead, Christianson, Huber, Keiser, Magstadt, Smith and Walth voting in favor. Mr. Walth added that he has reservations about the appearance of the corrugated metal accent material.

REQUEST BY LORAN GALPIN TO ADDRESS THE RENAISSANCE ZONE AUTHORITY

Mr. Tomanek stated that the letter provided by Loran Galpin, attached as Exhibit A, addresses concerns raised by Mr. Galpin relating to a previously-considered rehabilitation project. Mr. Tomanek added that staff had discussions regarding the level of exterior improvements proposed with Renaissance Zone rehabilitation projects. Mr. Tomanek continued by saying that a small number of previous Renaissance Zone rehabilitation projects did not make exterior improvements; instead, much of the rehabilitation work was done to the interior of the building for various reasons. Mr. Tomanek concluded by saying that the point of Mr. Galpin's letter is to address the need to require exterior improvements when considering rehabilitation projects.

Mr. Galpin stated that the intent of the Renaissance Zone program is to enhance property and add to the fabric of downtown with responsible projects. Mr. Galpin added that several projects have added value to downtown Bismarck but there may have been an opportunity to provide additional streetscape or landscaping elements to enhance the project even further. Mr. Galpin continued by saying that there may be an opportunity to have the applicant make improvements to streetscape and landscape elements after the project has been completed and the business has had an opportunity to become stable. Mr. Galpin suggested the guidelines for reviewing projects may be enhanced to help clarify the need and requirements of rehabilitation projects as part of the Renaissance Zone program in Bismarck.

Mr. Christianson inquired by the process would be to amend the procedures. Mr. Tomanek stated that he and Carl Hokenstad discussed the issues raised by Mr. Galpin previously and the general consensus was that the Renaissance Zone Authority has other policies in place that relate to the Renaissance Zone program and this issue could be handled with a new policy. Mr. Tomanek offered to provide proposed policy language for the Authority's review.

Mr. Keiser stated that there should be a "floor" of expectations for Renaissance Zone projects, in particular, landscaping. Mr. Keiser added that a "floor" level of commitment should be considered as a policy matter. Mr. Keiser concluded by stating that points could be added to the review and staff report to help clarify the intent of the requirements.

Mr. Whittey stated that additional elements including landscaping and streetscape enhancements could be added to the checklist.

Mr. Tomanek stated that he would propose some amendments to the current Renaissance Zone checklist and distribute it amongst the Authority members for review, comments and input.

CITY OF BISMARCK'S STRATEGIC PLAN

Ms. Smith stated that the Board of City Commissioners adopted the City of Bismarck's Strategic Plan and she has been tasked with the Community Character portion of the strategic plan. Ms. Smith discussed the need for an update to the downtown master plan, relief of parking problems along the Rosser Avenue corridor, a public plaza in downtown Bismarck, Quiet Rail Zone and increased opportunities for market-rate housing in downtown Bismarck.

STATUS OF APPROVED RENAISSANCE ZONE PROJECTS

Mr. Tomanek said that no Renaissance Zone projects have been closed out since the last Renaissance Zone Authority meeting.

OTHER BUSINESS

There was no other business

ADJOURNMENT

There being no further business, Chair Blackstead adjourned the meeting of the Bismarck Renaissance Zone Authority at 4:55 p.m.

Respectfully Submitted,

_____
Jason Tomanek
Recording Secretary

_____
David Blackstead
Chair

RECEIVED
MAY 11 2012

GALPIN CO. Landscape Architecture Urban Planning Design Build

P.O. Box 2567
Bismarck, ND 58502
701-258-6663

EXHIBIT A

To: Renaissance Zone Committee
Re: Discussion on Zone approval criteria as it relates to exterior design improvements and landscape development.
Date: 5-9-12

Dear Committee Members,

My office is requesting an opportunity to meet with the Renaissance zone Committee to discuss the application process.

I appreciate the chance to meet with the Renaissance Zone Committee to discuss the process as it relates to applicants and how it applies to the exterior improvements and landscape development for their properties.

I have observed how difficult it is presently to have an applicant request approval for their project because the interior work meets the minimum requirements under the guidelines and yet they intend to do little or nothing with the exterior of their building.

They come with plans that are not complete, with costs that are not specific, and with no intention to improve the exterior character of their property in either landscape or architectural upgrading, even when the property is sorely in need of enhancement or upgrading.

Some of these properties may have been historically significant but today are no longer contributing due to past cover up and numerous remodeling mistakes. But

regardless of the significance of a building I believe, as I think the committee does, that it would be only reasonable that any property seeking Public funding assistance not assume they get the benefits with out also contributing to the visual image and character of the downtown.

I firmly believe that, when I appear asking for Renaissance Zone support and approval on a project, I have a responsibility to provide all information that pertains to:

1. Design of exterior of the project showing all materials being used.

2. Exterior improvements. Show the Committee clearly what exists today, show what is proposed, and demonstrate how the renovation will help the property contribute to the downtown architectural fabric and character.

It should not be enough to say.... "I would like to do some exterior improvements". I believe that every project should has responsibility to improve its exterior character or demonstrate why its present condition is satisfactory if it is going to be designated as a renaissance Zone Building and receive the tax incentives that goes with such a designation. This should be especially true when it's clearly evident that such an improvement when made would benefit both the property and the downtown.

If I, as developer, want consideration of my project for approval, I need to step up and demonstrate that my project not only deserves it but that my improvements proposed are adding to the downtown's image and not just doing some interior fix up. If it is deemed that the exterior of my building is in tact and is contributing to the character of the district, then perhaps, additional exterior improvements may not be required.

I recognize their needs to be flexibility and the Renaissance Zone Committee should be permitted to exercise

flexibility when a project is demonstrating that it is adding to the downtowns image and not just getting benefits because its making some interior improvements.

3. Landscape improvements. The fact that city plantings exist on a property I would not think would be sufficient to say the site is landscaped ... A reasonable plan should be required as it has been for most applicants

4. Costs for exterior and interior improvements need to be identified clearly.

I would think detailed Estimates could be acceptable for approval but all should be subject to bids and lien waivers being provided substantiating the bills paid at the end of the project. I think this is presently required and if so it is a good step.

I have more questions than answers but I think such an open discussion could be helpful .Its certainly awkward and difficult to review an application that is sketchy and incomplete. You know that more than me.

The desire by everyone is to naturally help and encourage every property owner to invest in his property. At the same time I think everyone understands that, such an investment is much definitely easier to make when the value of Zone incentives are available to the owner and their tenants.

I can see where it can be difficult to require additional exterior improvements on a property, since it could result in the applicant walking away. A same time, I would suggest in some cases that this might not be a bad message to send.

Getting a Renaissance Zone designation does mean it's not a cakewalk or just because some money is spent the project gets approved. Quite the contrary ... its an incentive that has to be earned.

"Do it right and be rewarded."

"Do it half heartedly" and you may not get approved.

Seems like a fair position to me.

My desire is to do what ever I can to be a part of seeing our downtown continue to improve. At the same time I would hope that property owners would understand that, just because they submit an application, does not mean they will automatically be approved.

It can be very awkward to review a sketchy incomplete submittal. It can be difficult to always know where the line is at, on what can be asked for, or how an owner can encouraged to bring a better project forward.

The Renaissance Zone Committee does not need to apologize for asking for better than what is submitted. And above all it is important that we ask for the best and not accept what seems to meet the minimum test.

The Renaissance Zone Committee's leadership and desire to make our downtown special is why you sit on this Committee. Our community applauds all of you for the time you take from you're business and family to be a part of this effort.

My hope is that an open discussion on such issues may help all of us in continuing the process of improving the image of our downtown.

Respectfully,

Loran Galpin, Pres.

Galpin Company Inc

RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
July 17, 2012

The Bismarck Renaissance Zone Authority met on July 20, 2012 in the 2nd Floor Conference Room in the City-County Office Building at 221 North 5th Street.

Authority members present were Dave Blackstead, Jim Christianson, George Keiser, Kevin Magstadt, Brenda Smith and Curt Walth.

Authority member Chuck Huber was absent.

Technical advisor Jeff Ubl was present.

Technical advisor Bruce Whittey was absent.

Staff members present were Jason Tomanek, Kimberley Gaffrey, Jenny Wollmuth and Brenda Johnson.

Guests present were Jon Lee – (Bread Poets Baking Company, LLC) and Kate Herzog (Downtowners).

CALL TO ORDER

Chairman Blackstead called the meeting to order at 4:00 p.m.

RENAISSANCE ZONE PROJECT APPLICATIONS

A. 106 East Thayer Avenue – Kenneth Clark and Dave Clark – Rehabilitation

Mr. Tomanek gave an overview of the rehabilitation project by Kenneth Clark and Dave Clark. The applicants are proposing to add on to the building by constructing a 25'x40', 1,000 square foot addition to the east. Other improvements include an updated HVAC system, a new sewer line and awnings to match or complement the existing awnings on the Bread Poets storefront.

Mr. Tomanek listed the following findings for the proposed Renaissance Zone project:

1. The proposed use is consistent with the City's Renaissance Zone Development Plan.

2. The proposed exterior rehabilitation would be sufficient to eliminate any and all deteriorated conditions on the exterior of the building. The proposed building addition would satisfy the intent of the DF-Downtown Fringe zoning district regulations, which state that setbacks for new buildings should be similar to those on adjoining properties.

3. Using the 2011 assessed value of the buildings ($117, 800) and the proposed investment of $89,000, the level of re-investment is approximately 75 percent. The minimum level of investment for rehabilitation projects is 50 percent of the assessed building value made

through capital improvements. The proposed investment would be equivalent to a per square foot cost of $37.49 based on a building footprint of 2,374 square feet.

4. The applicant anticipates that the exterior rehabilitation and construction of the addition would be complete by November 2012.

5. The Downtown Design Review Committee reviewed the proposed project on June 21, 2012 for compliance with the DF-Downtown Fringe zoning regulations. The initial Committee review noted that the original proposal to add a 19'x52' building to the east did not meet the intent of the DF-Downtown Fringe zoning district. Additionally, the Committee had concerns with the proposed exterior building material, HardiePlank. The Committee worked with the applicants to amend the initial proposal with building materials that would be similar to the existing materials. The Committee believes the proposed building addition project would fulfill the requirements of the zoning district by maintaining the original architectural style of the building, by mimicking the existing storefront, roofline and with complementary colors and materials.

Mr. Tomanek stated that there is a concern with the proposed location of the gas meter that would be installed with the expansion project. He indicated that, according to MDU, the gas meter would need to be installed on the south-facing façade of the building due to the lack of public alleys and easements on this block.

Mr. Christianson inquired if there was any consideration by the owners to add a second story to the building to match the existing building to the west. Mr. Lee indicated the second story was considered.

Mr. Walth expressed concerns with the fact that very little improvements are proposed for the existing building and the per square foot investment in the overall project. Mr. Tomanek provided the current per square foot investment policy that is in place; in particular, new construction costs must equal or exceed $75.00/SF and $20.00/SF for lease projects.

Mr. Lee stated that the roof was updated in 1994, the electrical and plumbing services have been recently updated as well.

Mr. Tomanek said that based on the above findings, staff recommends approval of the designation of the rehabilitation and expansion of the building at 106 East Thayer Avenue by Kenneth Clark and Dave Clark as a Renaissance Zone project, a 100% property tax exemption on the building and improvements for five years beginning with the date of completion, and an exemption from state tax on income derived from the business/ investment location for five years beginning with the date of completion with the following conditions:

1. The project generally conforms to the project description, site plan and conceptual images submitted with the application.

2. All the necessary building and other required permits are obtained prior to commencement of the project.

3. A final determination is made by the City Forester to determine if street trees can be installed within the right-of-way along the north side of Thayer Avenue.

MOTION: Based on the findings included in the staff report, a motion was made by Mr. Christianson and seconded by Mr. Keiser to recommend approval the designation of the rehabilitation of space in the building at 106 East Thayer Avenue as Renaissance Zone project, and a 100% property tax exemption and an exemption from state tax on income derived from the business/investment location for five years beginning with the date of occupancy. The motion passed unanimously with members Blackstead, Christianson, Keiser, Magstadt, Smith and Walth voting in favor.

B. 106 East Thayer Avenue – Bread Poets Baking Company, LLC – Lease

Mr. Tomanek gave an overview of the lease project. The applicant is proposing to lease an additional 1,000 square feet of space in the building addition area proposed by the owners. The applicant will be expanding the production area for their bread products. The 5-year business income tax exemption is estimated at $12,400.

Mr. Tomanek listed the following findings for the proposed Renaissance Zone project.

1. The proposed use is consistent with the City's Renaissance Zone Development Plan.

2. The lease will be for an existing business located within the Renaissance Zone that will be physically expanding is lease space.

3. The applicant would be occupying space in building that has requested Renaissance Zone project status where the owners will be making a significant financial investment through capital improvements; therefore, no applicant investment is required. However, the applicant will be making a financial investment in the property directly related to the expansion of the leased space.

4. The project completion date is projected for November 2012.

Mr. Walth inquired about the size of the proposed windows with the building addition. Mr. Tomanek replied that the property lies within the DF-Downtown Fringe zoning district and the requirement for windows to be more than 50% of the first floor façade is not applicable; he indicated this regulation only applies to property within the DC-Downtown Core zoning district.

MOTION: Based on the findings included in the staff report, a motion was made by Mr. Keiser and seconded by Mr. Magstad to recommend approval the designation of the lease of space in the building at 106 East Thayer Avenue as Renaissance Zone project, and an exemption from state tax on income derived from the business/investment location for five years beginning with the date of occupancy. The motion passed unanimously with members Blackstead, Christianson, Keiser, Magstadt, Smith and Walth voting in favor.

STATUS OF APPROVED RENAISSANCE ZONE PROJECTS

Mr. Tomanek mentioned that J2 Studio Architecture + Design has moved from their office in the Civic Square building at 521 East Main Avenue to a property at 405 East Sweet Avenue. Mr. Tomanek added that J2 has abandoned their Renaissance Zone project designation. Mr. Tomanek also mentioned the ownership of Fiesta Villa will be changing, the new owners would be eligible for the balance of the 5-year business income tax exemption.

OTHER BUSINESS

Mr. Tomanek mentioned that he is hoping to update and expand the current Renaissance Zone application checklist to attempt to address inadequate project applications. Mr. Walth asked that the updated application be emailed to the Authority members once Carl Hokenstad and Kim Lee have had an opportunity to review the documents.

ADJOURNMENT

There being no further business, Chair Blackstead adjourned the meeting of the Bismarck Renaissance Zone Authority at 4:35 p.m.

Respectfully Submitted,

_____

Jason Tomanek
Recording Secretary

_____

David Blackstead
Chair

BISMARCK RENAISSANCE ZONE AUTHORITY
STAFF REPORT

BACKGROUND:

Title:
Obermiller Nelson Engineering, Inc. – Lease

Status: Renaissance Zone Authority	**Date:** August 21, 2012
Street Address: 116 North 5th Street	**Legal Description:** Lot 4, Block 48, Original Plat
Project Type: Lease	**Renaissance Zone Block Number:** Block 20
Applicant: Obermiller Nelson Engineering, Inc.	**Owner:** Rainmaker Gusto Ventures, LLC

Project Description:

The applicant is proposing to lease 2,250 square feet of space in the lower level of the building for use as office space for a professional engineering firm. The applicant has indicated they intend to hire 5 or 6 full-time employees at this location within the next few years.

PROJECT INFORMATION:

Parcel Size: 3,500 square feet	**Building Floor Area:** 5,863 square feet (total)	**Certificate of Good Standing:** Received
Lease Area: 2,250 square feet	**Estimated Property Tax Benefit:** N/A	**Estimated Income Tax Benefit:** $10,000 over 5 years

PROJECT REVIEW GUIDELINES:

High Priority Land Use: Yes – service	**Targeted Area:** Yes – vacant area	**Public Space/Design:** N/A
Capital Investment: N/A	**New/Expanding Business:** Yes – new business	**Historic Property:** N/A

FINDINGS:

1. The proposed use is consistent with the City's Renaissance Zone Development Plan.

2. The lease will be for a new business not currently located in Bismarck that would be located within the Renaissance Zone.

3. The applicant would be occupying space in a building that has previously been rehabilitated as a Renaissance Zone project (Project 40-B completed in May 2008). The area proposed for the lease has not previously been occupied by a different Renaissance Zone applicant or project.

4. The project completion date is projected for September 2012.

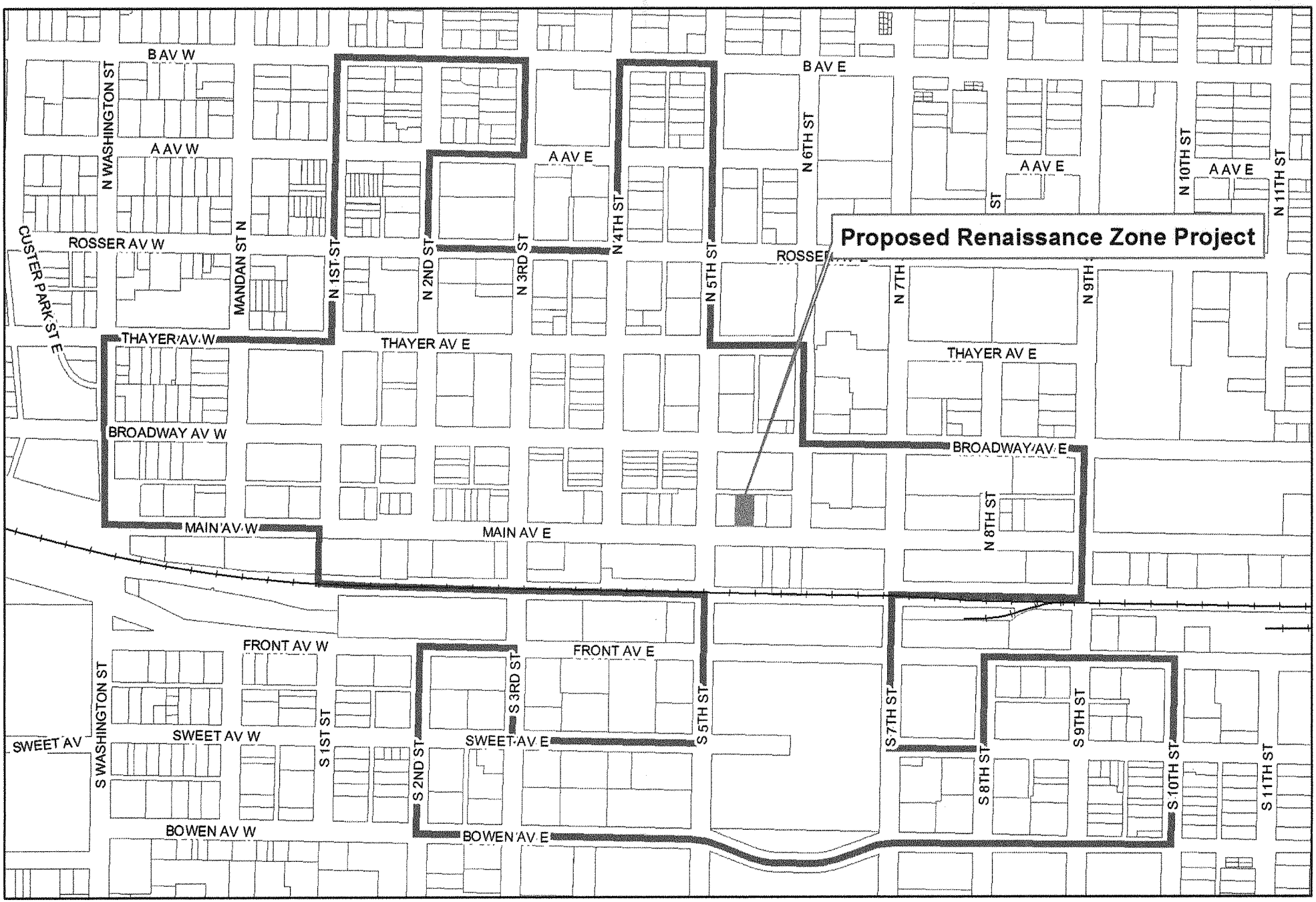
RECOMMENDATION:

Based on the above findings, staff recommends approval of the designation of the lease of space in the building at 116 North 5th Street by Obermiller Nelson Engineering, Inc. as a Renaissance Zone project with an exemption from state tax on income derived from the business and investment location for five years beginning with the date of occupancy.

Title: Obermiller Nelson Engineering, Inc.	**Project Type:** Lease
Current Valuation: N/A	**Proposed Capital Investment:** N/A

MINIMUM CRITERIA:		Possible Points	Staff Rating
Proposals Involving a Commercial Lease (Tenancy, Not Ownership):			
1	Use consistent with the Renaissance Zone Development Plan Specific goals: A1, A2 A3, and D1	20	20
2	New business, expanding business <u>or</u> continuation of lease	10	10
3	Within building rehabilitated as an approved Zone project <u>or</u> investment of at least $20 per square foot in improvements	10	10
	Subtotal	**40**	**40**
PROJECT REVIEW GUIDELINES - REQUIRED:			
1	High Priority Land Use • Primary sector business • Active commercial, specialty retail and/or destination commercial • Mixed use development • Residential units, including single or multi-family units	15	15
2	Capital Investment • Consideration for level of capital investment (either by owner or lessee)	15	0
3	Targeted Area • Parcels that have been vacant or underutilized for an extended period • Parcels specifically targeted for clearance	15	15
4	Relocation (vs. New or Expanding Business) • Relocation from within the downtown area (may not be eligible) • Relocation from a community outside Bismarck area (may not be eligible) • Maintaining existing business in the downtown area or expanding business	15	15
	Subtotal	**60**	**45**
	TOTAL	**100**	**100**
PROJECT REVIEW GUIDELINES – OPTIONAL:			
1	Public Space/Design • Incorporation of civic or public spaces • Demonstrated commitment to strengthen pedestrian connections • Attention to streetscape amenities and landscaping • Attention to design and visual appearance	10	0
2	Historic Preservation and Renovation • Within the downtown historic district • Contributing or non-contributing • Historic preservation component	10	0
	Additional Optional Points	**20**	**0**
	TOTAL	**120**	**85**

Proposed Renaissance Zone Project - 510 East Main Avenue



City of Bismarck - Community Development Department - Planning Division

0 250 500 1,000 Feet

August 2012

This map is for representational use only and does not represent a survey. No liabiltiy is assumed as to the accuracy of the data delineated hereon.

Joel McMaster
Obermiller Nelson Engineering
2201 12th St. N. Suite E
Fargo, ND 58102

July 23, 2012

Jason Tomanek, Planner
Bismarck Community Development
221 N. 5th St.
Bismarck, ND 58506

Jason,

On behalf of the staff at Obermiller Nelson Engineering (ONE), we are excited for the opportunity to open a branch office in downtown Bismarck and participate in the Renaissance Zone Project. In searching for a possible location, we were seeking a place that would allow us to be in close proximity to our clients and be part of a vibrant, growing business community. Downtown Bismarck certainly fits the bill and being involved with the Renaissance Zone project is a nice added benefit.

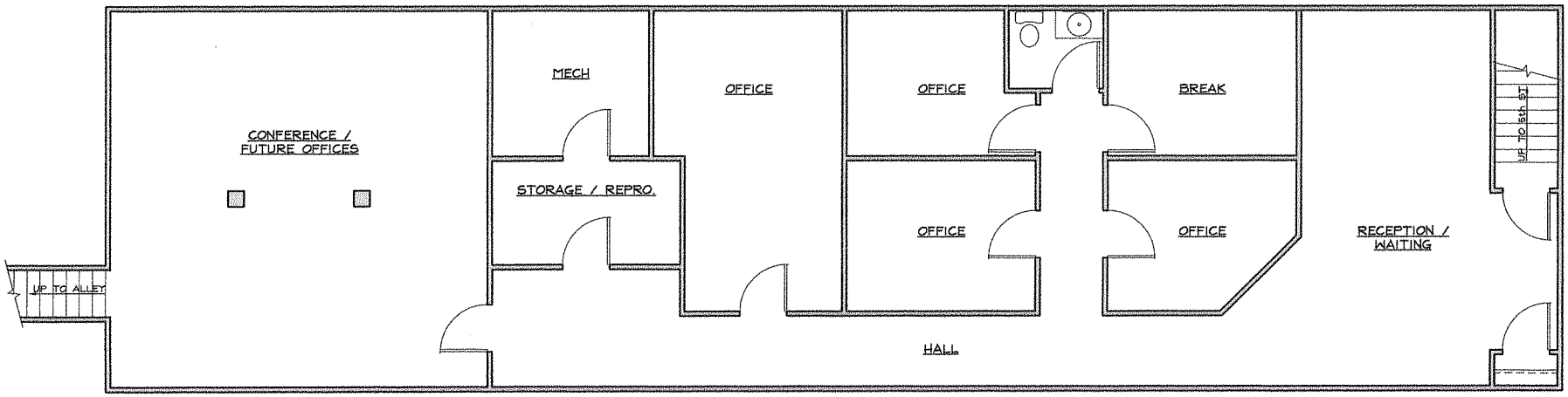
ONE is a Fargo-based mechanical and electrical consulting engineering firm with a 20 year history specializing in commercial construction. We also offer project management and commissioning services. Our hope for our Bismarck branch is to provide these services to the Bismarck community as well as the Western half of North Dakota. Our intent is to employ 5 to 6 full-time employees at this location within the next few years. We are confident that with the growth of our State, we will be able to accomplish our goals in Bismarck.

The location we have chosen is 116 1/2 5th St. N. It is a lower level space of approximately 2,250 square feet with existing structure in place that suits our needs well. We are working with the building owner, Chris Young of Rainmaker Gusto Ventures, LLC on some minimal improvements like paint and floor coverings to get the space ready. We hope to sign a lease and occupy the space on September 1, 2012.

Attached is our Renaissance Zone Project Application, a plan of the space and information from the realtor, including interior and exterior pictures. Our Fargo office staff is working to complete the additional forms required for our application and I anticipate they will be completed by the end of this week. Please contact me if with any comments or if there is any additional information you need to have from us to expedite the process.

Sincerely,

Joel McMaster
(701) 426-8109



ONE Office Floor Plan

3/32" = 1'-0"

NORTH

BISMARCK RENAISSANCE ZONE AUTHORITY
STAFF REPORT

BACKGROUND:

Title:
LBMABMK, LLC dba Drunken Noodle – Lease

Status: Renaissance Zone Authority	**Date:** August 21, 2012
Street Address: 510 East Main Avenue	**Legal Description:** Lots 13-15, Block 46, Original Plat
Project Type: Lease	**Renaissance Zone Block Number:** Block 21
Applicant: LBMAMSK, LLC dba The Drunken Noodle Dave Scheer	**Owner:** Gulch Holdings II, LLC

Project Description:

The applicant is proposing to lease 3,426 square feet of space in the main floor level of the building for use as a restaurant. The applicant has indicated they intend to hire the equivalent of 15 full-time employees at this location.

PROJECT INFORMATION:

Parcel Size: 9,750 square feet	**Building Floor Area:** 23,201 square feet (total)	**Certificate of Good Standing:** In process
Lease Area: 3,426 square feet	**Estimated Property Tax Benefit:** N/A	**Estimated Income Tax Benefit:** $150,000 over 5 years

PROJECT REVIEW GUIDELINES:

High Priority Land Use: Yes – service	**Targeted Area:** Yes – vacant area	**Public Space/Design:** N/A
Capital Investment: N/A	**New/Expanding Business:** Yes – new business	**Historic Property:** N/A

FINDINGS:

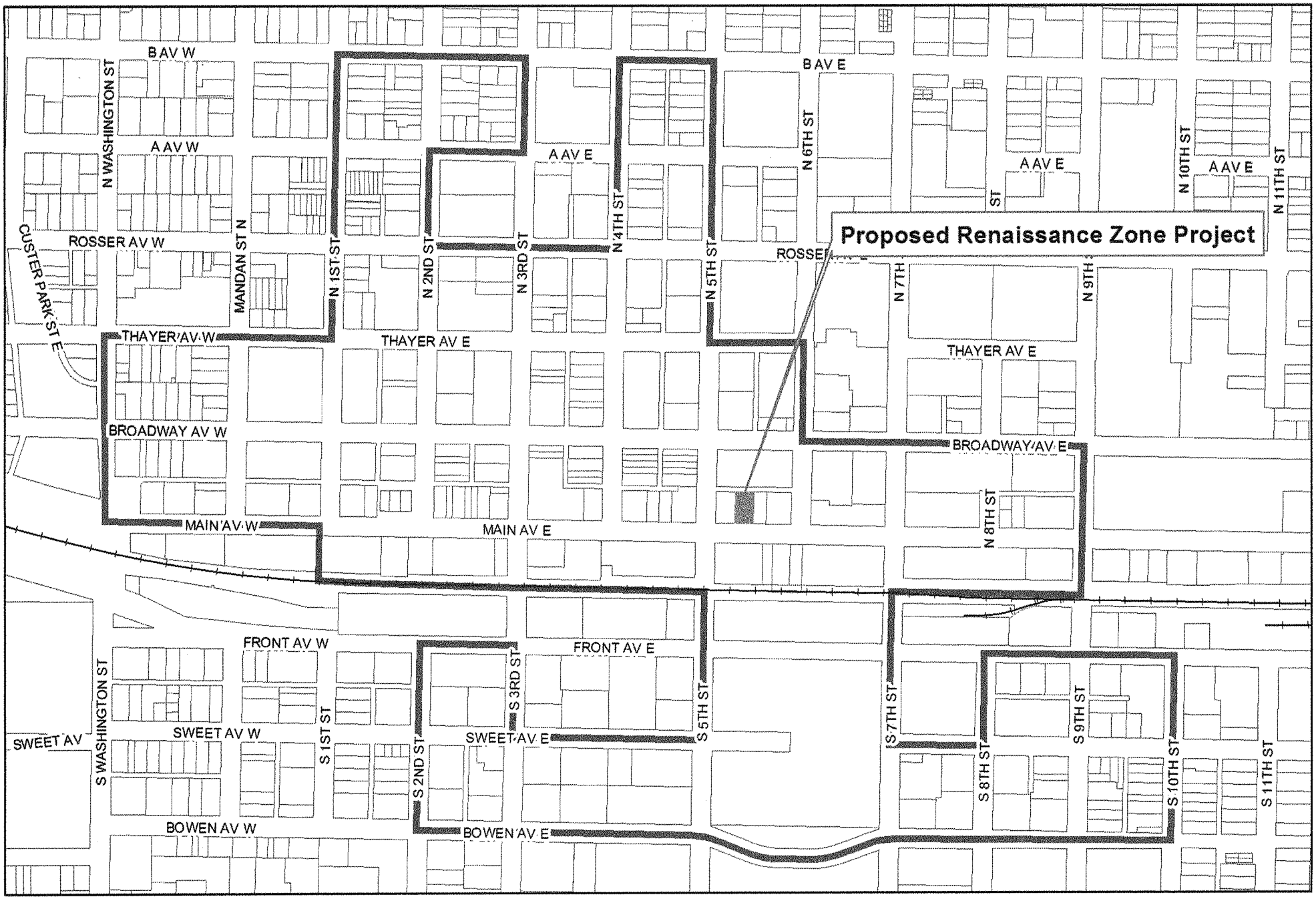
1. The proposed use is consistent with the City's Renaissance Zone Development Plan.
2. The lease will be for a new business not currently located in Bismarck that would be located within the Renaissance Zone.
3. The applicant would be occupying space in a building that has previously been classified as a Renaissance Zone project (Project 81-B). The area proposed for the lease has not previously been occupied by a different Renaissance Zone applicant or project as this is new construction.
4. The project completion date is projected for November 2012.

RECOMMENDATION:

Based on the above findings, staff recommends approval of the designation of the lease of space in the building at 510 East Main Avenue by LBMAMSK, LLC dba The Drunken Noodle as a Renaissance Zone project with an exemption from state tax on income derived from the business and investment location for five years beginning with the date of occupancy.

Title: LBMABMK, LLC dba The Drunken Noodle	**Project Type:** Lease		
Current Valuation: N/A	**Proposed Capital Investment:** N/A		
MINIMUM CRITERIA:		Possible Points	Staff Rating
Proposals Involving a Commercial Lease (Tenancy, Not Ownership):			
1	Use consistent with the Renaissance Zone Development Plan Specific goals: A1, A2 A3, A7, B2, D1, D2, D3, D4, and E4	20	20
2	New business, expanding business or continuation of lease	10	10
3	Within building rehabilitated as an approved Zone project or investment of at least $20 per square foot in improvements	10	10
	Subtotal	**40**	**40**
PROJECT REVIEW GUIDELINES - REQUIRED:			
1	High Priority Land Use • Primary sector business • Active commercial, specialty retail and/or destination commercial • Mixed use development • Residential units, including single or multi-family units	15	15
2	Capital Investment • Consideration for level of capital investment (either by owner or lessee)	15	0
3	Targeted Area • Parcels that have been vacant or underutilized for an extended period • Parcels specifically targeted for clearance	15	15
4	Relocation (vs. New or Expanding Business) • Relocation from within the downtown area (may not be eligible) • Relocation from a community outside Bismarck area (may not be eligible) • Maintaining existing business in the downtown area or expanding business	15	15
	Subtotal	**60**	**45**
	TOTAL	**100**	**100**
PROJECT REVIEW GUIDELINES – OPTIONAL:			
1	Public Space/Design • Incorporation of civic or public spaces • Demonstrated commitment to strengthen pedestrian connections • Attention to streetscape amenities and landscaping • Attention to design and visual appearance	10	0
2	Historic Preservation and Renovation • Within the downtown historic district • Contributing or non-contributing • Historic preservation component	10	0
	Additional Optional Points	**20**	**85**
	TOTAL	**120**	**100**

Proposed Renaissance Zone Project - 510 East Main Avenue



City of Bismarck - Community Development Department - Planning Division

This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.

0 250 500 1,000 Feet

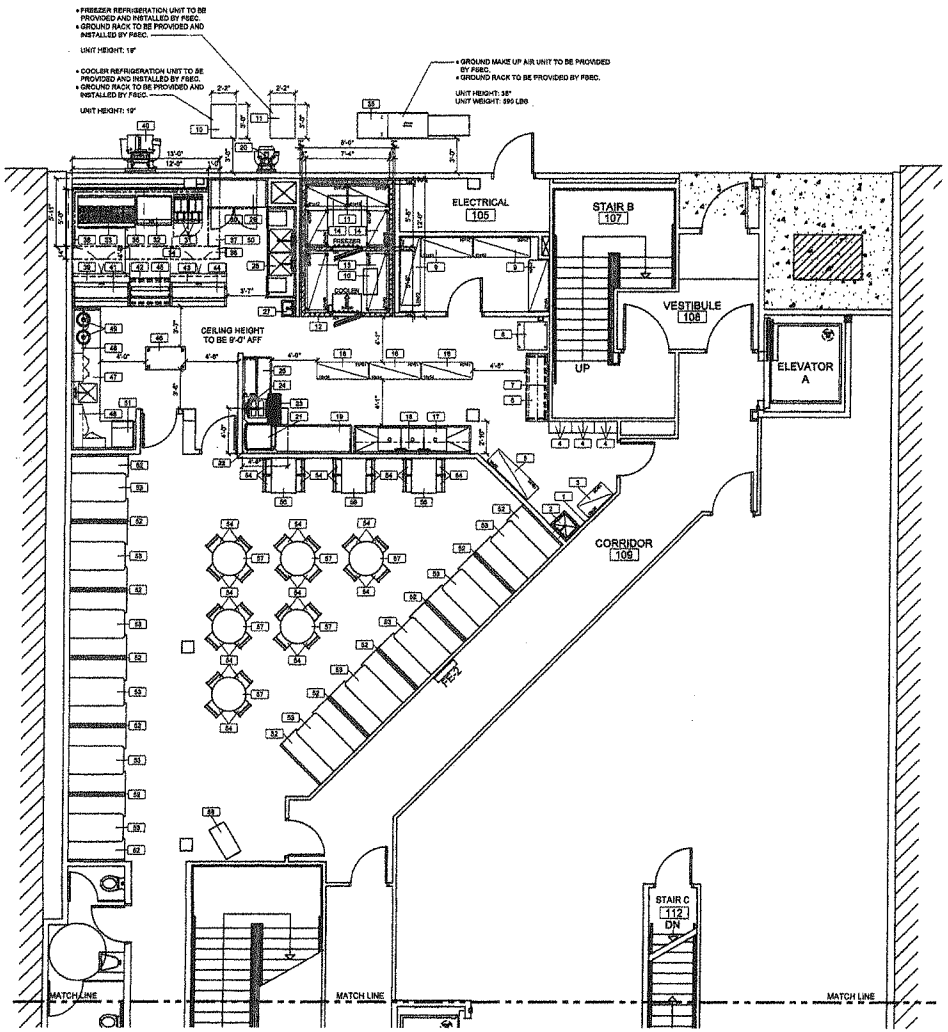
August 2012

Brief Project Description: Thai Orchid restaurants will be building a full service restaurant in the completely unfinished space on the west side of the first floor. A brand new commercial kitchen will be installed in the north portion of the space and a seating area with approx 100 seats will be build in the south portion of the leased space. The restaurant will be doing business as "The Drunken Noodle". We have two other "Drunken Noodle" stores in Fargo and East Grand Forks both of which are doing well. Earlier the name was to be "Little Bangkok" but we feel the downtown area of Bismarck will be better served by the more varied menu associated with Drunken Noodle. The approximate cost of the build out will be $300k. These funds will be obtained from the ongoing operations of our other 5 restaurants and from personal funds. The menu for this unit will consist mainly of noodles from around the world but will also include some of the items from the Asian themed restaurants such as the Thai Orchid in Moorhead and the Little Bangkok in East Grand Forks. We seem to appeal to downtown type people so we are comfortable investing in the central part of your city. We have also invested in renovations of Theatre B in downtown Fargo. The director of your downtown theatre is a founding member of this troupe so our cities already have ties which we hope to strengthen in the future.

Additional Information for Applicants:

- A Renaissance Zone Project must be approved by both the City and the State before thequalifying event occurs (purchase, rehabilitation, lease or new construction).
- Any material change to an approved Renaissance Zone Project, including changes to building materials, building elevations or site design, must be approved by the Renaissance Zone Authority.
- An approved Renaissance Zone Project not completed within 12 months of the anticipated completion date is subject to review by the Renaissance Zone Authority.

ATTACHMENTS:



1 FS1.0 FOODSERVICE EQUIPMENT PLAN
KITCHEN
SCALE ¼" = 1'-0"

EQUIPMENT SCHEDULE

ITEM	QTY. NEW	QTY. EXT	QTY. PUT	EQUIPMENT DESCRIPTION
1	1			MOP RACK
2	1			JANITORS SINK WITH FAUCET (NIC)
3	1			CHEMICAL SHELVING
4	6			LOCKERS (BY OWNER; NIC)
5	1			SODA SHELVING
6	1			WORK TABLE
7	1			WALL SHELF
8	1			ICE MACHINE WITH BIN
9	4			DRY STORAGE SHELVING
10	1			COOLER REFRIGERATION UNIT
11	1			FREEZER REFRIGERATION UNIT
12	1			WALK-IN COOLER/FREEZER BOX
13	2			MOBILE COOLER SHELVING
14	4			MOBILE FREEZER SHELVING
15				OPEN NUMBER
16	3			DISHROOM SHELVING
17	1			THREE COMPARTMENT SINK
18	1			WALL SHELF
19	1			CLEAN DISH TABLE
20	1			EXHAUST FAN
21	1			4'-0" X 4'-0" CONDENSATE HOOD
22	1			DISHMACHINE WITH BOOSTER HEATER
23	1			12" x 48" FLOOR TROUGH
24	1			WARE WASH SPRAY RINSE
25				OPEN NUMBER
26	1			SOILED DISHTABLE
27	1			HAND SINK WITH FAUCET
28	1			VEGETABLE PREP TABLE WITH SINKS
29	1			WORK TABLE
30	1			UNDERCOUNTER FREEZER
31	2			FRYER
32	1			GRIDDLE WITH STAND
33	1			10 BURNER RANGE
34	1			5'-0" x 12'-0" EXHAUST HOOD
35	1			MAKEUP AIR UNIT
36	1			14" x 13'-0" SUPPLY PLENUM
37	1			FIRE SUPPRESSION SYSTEM
38	1			WALL PANEL
39	1			REFRIGERATED PIZZA PREP TABLE
40	1			EXHAUST FAN
41	1			TABLE OVER SHELF
42	1			WORK COUNTER
43	1			REFRIGERATED PIZZA PREP TABLE
44	1			TABLE OVER SHELF
45	1			TABLE OVER SHELF W/ HEAT LAMP
46	1			MOBILE WORK TABLE
47	1			WORK COUNTER WITH SINK
48	2			UPPER WALL CABINET
49	2			RICE COOKER
50	1			EMS CONTROL SYSTEM
51	1			SODA AND ICE (NIC)
52	4			SINGLE 60" BOOTH
53	11			30" x 60" TABLE
54	36			INDOOR SIDE CHAIR
55	9			DOUBLE 60" BOOTH
56	3			30" x 48" TABLE
57	6			36" DIAMETER TABLE
58	1			HOSTESS STAND

FOODSERVICE DRAWING SHEET INDEX:

FS1.0 FOODSERVICE EQUIPMENT PLAN, SCHEDULE & NOTES
FS1.1 FOODSERVICE EQUIPMENT PLAN, SCHEDULE & NOTES
FS2.0 FOODSERVICE EQUIPMENT SPECIAL CONDITIONS PLAN & DETAILS
FS2.1 FOODSERVICE EQUIPMENT SPECIAL CONDITIONS PLAN & DETAILS
FS3.0 NOT USED
FS4.0 NOT USED
FS5.0 FOODSERVICE EQUIPMENT PLUMBING ROUGH-IN PLAN, NOTES & DETAILS
FS5.1 FOODSERVICE EQUIPMENT PLUMBING ROUGH-IN PLAN, NOTES & DETAILS
FS6.0 FOODSERVICE EQUIPMENT HVAC ROUGH-IN PLAN, NOTES & DETAILS
FS7.0 FOODSERVICE EQUIPMENT ELECTRICAL ROUGH-IN PLAN, NOTES & DETAILS
FS7.1 FOODSERVICE EQUIPMENT ELECTRICAL ROUGH-IN PLAN, NOTES & DETAILS
SD9.0 FOODSERVICE EQUIPMENT SHOP DRAWINGS - CAPTIVE AIRE

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95% REVIEW DOCUMETNS
6/14/2012

PROJECT TITLE
LITTLE BANGKOK RESTAURANT

BISMARCK, ND

REVISIONS

DRAWN BY:	KD
CHECKED BY:	HD
DATE:	6-14-2012

SHEET TITLE
FOODSERVICE EQUIPMENT PLAN AND SCHEDULE

SHEET NUMBER
FS1.0

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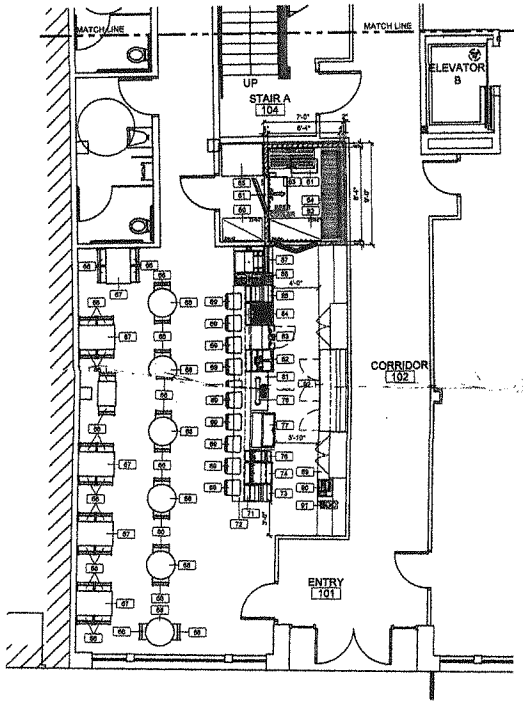
GENERAL FOODSERVICE DOCUMENT NOTES

1) THE USE OF CULINEX DRAWINGS, ELECTRONIC MEDIA, SPECIFICATIONS AND OTHER DOCUMENTS:
   A) THE DRAWINGS, SPECIFICATIONS, ALL ELECTRONIC MEDIA, AND OTHER DOCUMENTS PREPARED BY CULINEX FOR THIS PROJECT, SHALL BE DEEMED CULINEX AND THEY SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THE OWNER/ARCHITECT SHALL BE PERMITTED TO RETAIN COPIES, INCLUDING REPRODUCIBLE COPIES OF THE CULINEX DRAWINGS, SPECIFICATIONS, ELECTRONIC MEDIA, AND OTHER DOCUMENTS FOR INFORMATION ON THIS PROJECT ONLY. THE DRAWINGS, SPECIFICATIONS, ELECTRONIC MEDIA OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER/ARCHITECT FOR OTHER PROJECTS.
   B) THE OWNER/ARCHITECT ACKNOWLEDGES THAT CULINEX SHALL HAVE NO LIABILITY FOR ANY USE OF CULINEX DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS BY ANY OTHER PARTY OTHER THAN CULINEX.
   C) CULINEX TAKES NO RESPONSIBILITY FOR ELECTRONIC MEDIA'S COMPATIBILITY WITH SOFTWARE OR HARDWARE USED BY THE RECIPIENT. WHEREAS THE TRANSMITTED INFORMATION IS SUBJECT TO CHANGE, THE RECIPIENT MUST ACCEPT RESPONSIBILITY FOR OBTAINING ANY UPDATES. IT IS THE RECIPIENT'S RESPONSIBILITY TO SCREEN THE DATA FOR VIRUS CONTAMINATION PRIOR TO ITS USE.
   D) ALL INFORMATION REMAINS PROPERTY OF CULINEX AND MAY NOT BE COPIED OR USED WITHOUT EXPRESSED WRITTEN PERMISSION BY AN OFFICER OF CULINEX.
2) THE DRAWINGS PROVIDED INDICATE THE GENERAL ARRANGEMENT AND LOCATION OF FOODSERVICE EQUIPMENT AND ARE REASONABLY EXACT BASED UPON INFORMATION PROVIDED BY THE ARCHITECT AND OTHERS AT THE TIME THE DOCUMENTS WERE PRODUCED. THEREFORE ACCURACY IS NOT GUARANTEED. THE DRAWINGS ARE FOR ASSISTANCE AND GUIDANCE. EXACT LOCATIONS AND LEVELS ARE TO BE GOVERNED BY THE BUILDING CONSTRUCTION DOCUMENTS. SHOULD IT BECOME NECESSARY TO DEVIATE FROM THIS ARRANGEMENT, SUCH DEVIATION SHALL BE MADE WITHOUT EXPENSE TO THE OWNER, ARCHITECT AND/OR FOODSERVICE DESIGNER.
3) ALL WORK, MATERIALS AND EQUIPMENT SHALL BE IN FULL ACCORDANCE WITH CURRENT CODES AND REGULATIONS OF LOCAL JURISDICTION AUTHORITIES, PUBLIC HEALTH, NATIONAL BOARD OF FIRE UNDERWRITERS AS WELL AS ANY LOCAL OR STATE ORDINANCES.
4) IT SHALL BE THE RESPONSIBILITY OF THE FOODSERVICE EQUIPMENT CONTRACTOR TO OBTAIN A FULL SET OF CONSTRUCTION DOCUMENTS TO BE USED FOR REVIEW AND [illegible] WITH OTHER TRADES. IT SHALL BE THE RESPONSIBILITY OF THE PROJECT ARCHITECT AND/OR THE [illegible] CONSTRUCTION MANAGER TO PROVIDE THE FOODSERVICE EQUIPMENT CONTRACTOR [illegible] MEETINGS AS REQUIRED/SCHEDULE. SUPPLEMENT INSTRUCTIONS, PROPOSAL REQUESTS AND [illegible] CONTRACTOR AND/OR CONSTRUCTION
   A) FOODSERVICE EQUIPMENT CONTRACTOR SHALL [illegible] CONTRACTOR AND/OR THE PROJECT PROPER MANAGEMENT OF THEIR SECTION.
   B) FOODSERVICE EQUIPMENT CONTRACTOR SHALL PROVIDE THE [illegible] OUTLINING THE PROJECT MANAGER, ARCHITECT, AND FOODSERVICE CONSULTANT WITH [illegible] SHIPPING AND [illegible] WITH THE SAME DRAWING SHEET [illegible] FOR THE CONSTRUCTION MANAGER TO RECOVER AND DISPOSE OF ALL PREVIOUS ISSUED DOCUMENTS.
6) ALL TRADES SHALL VERIFY ALL DIMENSIONS, REQUIREMENTS AND CONDITIONS BEFORE ANY WORK BEGINS AND NOTE ANY DISCREPANCIES IN WRITING TO THE CONSTRUCTION MANAGER PRIOR TO PROCEEDING.
7) ALL TRADES SHALL COORDINATE ALL WORK TO ALLOW ACCESSIBILITY BY OTHERS.
8) ALL TRADES SHALL PROVIDE PREFABRICATED ROOF CURBS FOR EQUIPMENT PLACED ON THE BUILDING ROOF. CURB SHALL BE PROVIDED AND INSTALLED BY EACH TRADE. ROOF WORK SHALL BE PROVIDED BY ROOFING CONTRACTOR TO SUPPORT EQUIPMENT PROVIDED UNDER THIS PROJECT SHALL BE PROVIDED AND INSTALLED BY TRADE.
9) RACKS REQUIRED TO SUPPORT EQUIPMENT PROVIDED UNDER THIS PROJECT SHALL BE PROVIDED AND INSTALLED BY TRADE.
10) EACH TRADE SHALL PROVIDE OPENINGS AND/OR SLEEVES AND FIRE SEALANT REQUIRED TO COMPLETE INSTALLATION OF EQUIPMENT. FOODSERVICE EQUIPMENT CONTRACTOR SHALL COORDINATE OPENINGS WITH BUILDING CONTRACTOR.
11) ALL EQUIPMENT SHALL BE PROVIDED AND INSTALLED, UNLESS NOTED OTHERWISE, BY THE FOODSERVICE EQUIPMENT CONTRACTOR. ALL HVAC, PLUMBING, AND ELECTRICAL ROUGH-INS AND FINAL CONNECTIONS SHALL BE PROVIDED BY TRADE.
12) MILLWORK CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF FOODSERVICE EQUIPMENT THAT IS RELATED TO THE FIXTURES UNDER CONTRACT.
13) BUILDING CONTRACTOR SHALL PROVIDE AND COORDINATE THE FOLLOWING:
   A) OPENINGS OR RECESSED FLOORS AND WALLS FOR INSTALLATION OF TROUGH, WALK-IN COOLER AND OR FREEZER, CONTROL PANELS, ETC. REFER TO PLANS FOR LOCATIONS, SIZES AND DETAILS FOR REQUIRED OPENINGS.
   B) OPENINGS THRU FINISHED CEILINGS, IF REQUIRED, AND THRU ROOF TO SERVICE FOODSERVICE EQUIPMENT TO ROOF TOP EQUIPMENT SHALL BE FURNISHED BY BUILDING CONTRACTOR. THIS WORK SHALL INCLUDE STRUCTURAL SUPPORTS AS REQUIRED TO SUPPORT EQUIPMENT. FOODSERVICE IS TO VERIFY AND COORDINATE UNIT SIZE, WEIGHT, AND LOCATION WITH ALL TRADES.
   C) FOODSERVICE EQUIPMENT CONTRACTOR SHALL PROVIDE REMOVABLE ENCLOSURE PANELS FROM THE TOP OF WALK-IN COOLER AND FREEZER, AND EXHAUST HOODS TO FINISHED CEILING. (UNLESS OTHERWISE NOTED). SEE PLANS FOR INSTALLATION DETAIL.
   D) TRADE IS TO PROVIDE TRANSIT LEVELED FINISHED FLOOR FOR WALK-IN COOLER AND FREEZER INSTALLATION.
14) BUILDING CONTRACTOR SHALL PROVIDE AND INSTALL WALL BACKING OR STEEL BACKING IN ALL WALLS AS OUTLINED IN THE SPECIAL CONDITIONS PLAN.
15) BUILDING CONTRACTOR SHALL PROVIDE STRUCTURAL SUPPORT TO HANG HOODS, BAR SOFFITS AND OTHER CEILING SUPPORTED EQUIPMENT.
16) BUILDING CONTRACTOR SHALL PROVIDE AND INSTALL PVC OR EMT SLEEVE CHASE FOR REMOTE REFRIGERATION LINES, AND BEVERAGE LINES AS INDICATED ON PLANS. PROVIDE ALL STRUCTURAL PENETRATIONS AS NEEDED TO COMPLETE INSTALLATION. SEAL ALL STRUCTURAL PENETRATIONS AFTER INSTALLATION AS REQUIRED BY CODE.



1 FS1.1 FOODSERVICE EQUIPMENT PLAN
BAR AREA
SCALE ¼" = 1'-0"

EQUIPMENT SCHEDULE

ITEM	QTY NEW	QTY EXT	QTY FUT	EQUIPMENT DESCRIPTION
59	1			DRY STORAGE SHELVING
60	1			SODA SHELVING
61	1			WALK-IN BEER COOLER BOX
62	1			MOBILE COOLER SHELVING
63	1			COOLER DUNNAGE RACK
64	1			COOLER KEG RACK
65	1			BEER SYSTEM ON RACK
66	34			INSIDE SIDE CHAIR
67	6			30" x 48" TABLE
68	8			30" DIAMETER TABLE
69	10			INSIDE BAR STOOL
70				OPEN NUMBER
71	1			MODULAR BAR SYSTEM
72	1			FRONT BAR
73	1			BOTTLE DISPLAY UNIT
74	1			COCKTAIL STATION
75				OPEN NUMBER
76	1			HAND SINK UNIT
77	1			GLASS FROSTER
78	1			PIPE TOWER BEER DISPENSER
79	1			DRIP TRAY TROUGH
80				OPEN NUMBER
81	1			UNDERBAR CABINET FOR BEER TAP
82	1			UNDERBAR SINK
83	1			GLASS WASHER
84	1			GLASS RACK STORAGE UNIT
85				OPEN NUMBER
86	1			BOTTLE STEP DISPLAY UNIT
87	1			PASS THRU COCKTAIL COMBO UNIT
88	1			BLENDER
89	1			BACK BAR COUNTER
90	1			POS UNIT (BY OWNER; NIC)
91	1			COFFEE MACHINE (BY VENDER; NIC)
92	1			BACK BAR REFRIGERATED CABINET

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95% REVIEW DOCUMETNS
6/14/2012

PROJECT TITLE
LITTLE BANGKOK RESTAURANT

BISMARCK, ND

REVISIONS

DRAWN BY: SK
CHECKED BY: HD
DATE: 6-14-2012

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FOODSERVICE EQUIPMENT PLAN AND SCHEDULE

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Project	Applicant	Street Address	Project Type	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	2010 Building Market Value	Jobs Credated FTE	Parcel ID
01-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/Major	12/10/02	12/17/02	1/2/2003	$77,000	$44,366	$150,000	$18,095	$5,650	12/1/2003	$66,397	$192,800	0	0001-063-001
02-B	Dakota Building Partnership	501 East Main Avenue	Purchase - Land	01/06/03	01/07/03	2/26/2003	$444,200	$300,000	$540,000	$32,023	$7,500	1/31/2007	$284,195	$671,800	0	0001-012-000
03-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/Major	02/07/03	02/11/03	4/21/2003	$500	$600,000	$500,000	$61,000	$2,500	12/31/2007	$618,111	$1,037,300	0	0001-012-001
04-B	Duemelands Commercial LLLP	301 East Thayer Avenue	Lease	07/14/03	07/22/03	9/25/2003	N/A	N/A	N/A	N/A	$609	12/1/2003	N/A	N/A	2	
05-B	John & Barbara Grinsteiner	200 North Mandan Street	Purchase	10/07/03	10/14/03	10/16/2003	$43,300	$5,000	$77,500	$5,550	$2,000	10/17/2003	N/A	$110,600	2	0001-084-025
06-B	Woodmansee's	114 North 4th Street	Rehab/Historic	10/30/03	11/15/03	11/21/2003	$49,900	$125,000	$120,000	$15,500	$25,000	1/26/2005	$129,333	$125,500	1	0001-050-015
07-B	Bertsch Properties LLC	207 East Front Avenue	Rehab	11/19/03	11/25/03	12/3/2003	$371,200	$601,600	$1,455,000	$186,375	$8,200	1/19/2005	$734,707	$2,673,100	0	0001-049-005
08-B	Northland Financial	207 East Front Avenue	Lease	11/19/03	11/25/03	12/3/2003	N/A	N/A	N/A	N/A	$116,000	9/16/2004	N/A	N/A	14.25	
09-B	Bertsch Properties LLC	218 South 3rd Street	Rehab	11/19/03	11/25/03	12/3/2003	$142,300	$329,150	$840,000	$107,600	$3,000	1/20/2005	$378,013	$696,900	20	0001-049-030
10-B	Lee Enterprises Inc.	707 East Front Avenue	Rehab	12/15/03	12/16/03	12/29/2003	$2,508,200	$2,256,624	$4,408,200	$550,000	$1,248,000	10/26/2005	$2,400,776	$4,943,900	7.5	0001-039-001
11-B	PJCM Partners, LLP	901/907 East Front Avenue	Rehab	03/03/04	03/23/04	3/29/2004	$151,300	$298,840	$420,000	$52,795	$2,700	6/30/2005	$409,846	$541,400	3	0005-035-015
12-B	Mark Gartner	302 East Thayer Avenue	Rehab	05/25/04	05/25/04	6/4/2004	$49,900	$85,000	$125,000	$15,715	$4,700	12/6/2005	$103,455	$141,000	2.5	0001-106-020
13-B	AW Enterprises	216 North 2nd Street	Rehab	08/10/04	08/10/04	8/18/2004	$173,500	$208,814	$275,000	$34,573	$12,500	6/22/2005	$263,473	$324,100	1	0001-060-005
14-B	Daryl Rosenau & Clarence Sayler	225 West Broadway Avenue	Purchase	02/07/05	02/08/05	2/16/2005	$176,000	$69,550	$182,500	$21,470	$1,750	12/26/2007	$70,002	$244,900	0	0001-030-065
15-B	J & L Development, Inc.	324 North 3rd Street	Rehab	11/15/04	12/14/04	2/16/2005	$500,000	$750,000	$900,000	$113,500	$15,000	9/15/2006	$698,396	$729,600	6	0001-108-001
16-B	Pirogue Grille, Inc.	121 North 4th Street	Lease	03/02/05	03/08/05	3/22/2005	N/A	$128,000	N/A	N/A	$3,500	8/24/2005	N/A	N/A	8	
17-B	Zorells Jewelry Inc.	221 South 9th Street	New Construction	09/20/04	03/08/05	3/22/2005	$20,100	$200,000	$200,000	$25,000	$4,000	7/30/2005	$191,898	$205,800	6	0005-035-040
18-B	Susan & Ed Stroh/Petals & More	122 East Rosser Avenue	Rehab	08/25/05	09/13/05	9/21/2005	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	
19-B	CCC Properties, LLLP	310 South 5th Street	Purchase	08/25/05	09/13/05	9/21/2005	$410,400	$168,000	$450,000	$58,500	$10,500	7/1/2006	$298,372	$470,700	0	0001-067-011
20-B	American Bank Center	320 North 4th Street	Rehab	09/21/05	09/27/05	10/4/2005	$809,500	$3,100,000	$2,000,000	$258,760	$250,000	8/1/2009	$2,301,478	$2,238,100		0001-106-001
21-B	Foot Care Associates PC	310 South 5th Street	Lease	01/12/06	01/24/06	2/3/2005	N/A	N/A	N/A	N/A	$1,000	4/1/2006	N/A	N/A	3.5	
22-B	Dentyne, Inc. (Bakke & Roller)	310 South 5th Street	Lease	01/12/06	01/24/06	2/3/2005	N/A	N/A	N/A	N/A	$10,500	3/13/2006	N/A	N/A	12	
23-B	Duemelands Properties, LLLP	302 South 3rd Street	Purchase	01/12/06	02/14/06	2/16/2006	$312,700	$190,900	$345,000	$44,840	$4,500	12/1/2006	$227,295	$192,400	0	0001-063-001
24-B	Duemelands Properties, LLLP	312 South 3rd Street	New Construction	01/12/06	02/14/06	2/16/2006	N/A	$215,223	$250,000	$32,500	$4,100	12/1/2006	$233,855	$398,700	0	0001-063-003
25-B	Makoché Media, LLC	208 North 4th Street	Purchase	01/12/06	02/14/06	2/16/2006	$247,000	$71,612	$320,000	$41,600	$1,000	12/27/2007	$91,672	$278,300	0	0001-064-015
26-B	River Q, LLC	312 South 3rd Street	Lease	04/13/06	04/25/06	5/5/2006	N/A	N/A	N/A	N/A	$25,000	12/4/2006	N/A	N/A	21	
27-B	Gem Group LLC	412 East Main Avenue	Rehab	05/23/06	05/23/06	5/30/2006	$47,800	$40,000	$75,000	$5,990	$6,500	10/20/2006	$50,292	$71,600	0	0001-048-030
28-B	Heartland Mortgage Company	412 East Main Avenue	Lease	05/23/06	05/23/06	5/30/2006	N/A	N/A	N/A	N/A	$10,500	7/1/2006	N/A	N/A	4	
29-B	Bismarck MSA dba Verizon Wireless	302 South 3rd Street	Lease	07/24/06	07/25/06	8/2/2006	N/A	$100,000	N/A	N/A	$172,000	9/14/2006	N/A	N/A	6	

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30-B	Main Avenue Properties, LLC	122 East Main Avenue	New Construction	10/09/06	10/10/06	12/5/2006	N/A	$3,020,590	$3,200,000	$370,000	$15,000	12/17/2007	$2,370,152	$2,371,400	0	0001-054-023
31-B	Dakota Office Building, LLC	300 North 4th Street	Purchase	02/05/07	02/13/07	2/20/2007	$1,095,900	$250,000	$1,400,000	$60,000	$25,000	1/30/2008	$407,003	$1,232,400	0	0001-106-015
32-B	American Legal Services PC	521 East Main Avenue	Lease	04/02/07	04/10/07	4/19/2007	N/A	N/A	N/A	N/A	$10,000	8/1/2007	N/A	N/A	5	
33-B	Internet Design & Consulting	521 East Main Avenue	Lease	04/02/07	04/10/07	4/24/2007	N/A	N/A	N/A	N/A	$10,000	8/1/2007	N/A	N/A	1	
34-B	Larson Latham Heuttle LLP	521 East Main Avenue	Lease	05/14/07	05/22/07	6/8/2007	N/A	N/A	N/A	N/A	$60,000	7/1/2007	N/A	N/A	9	
35-B	Retirement Consulting LLC	521 East Main Avenue	Lease	05/14/07	05/22/07	6/8/2007	N/A	N/A	N/A	N/A	$12,500	7/1/2007	N/A	N/A	2	
36-B	Jason Kirchmeier & Associates	501 East Main Avenue	Lease	06/20/07	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	$30,000	8/1/2007	N/A	N/A	1	
37-B	Roger Koski & Associates	501 East Main Avenue	Lease	06/20/07	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	$30,000	8/1/2007	N/A	N/A	1	
38-B	Melvie Financial Planning	501 East Main Avenue	Lease	06/20/07	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	$35,000	8/1/2007	N/A	N/A	2	
39-B	Westgard Financial Services	501 East Main Avenue	Lease	06/20/07	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	$30,000	8/1/2007	N/A	N/A	1	
40-B	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Purchase w/Major	09/04/07	09/11/07	10/30/2007	$166,800	$137,500	$300,000	$21,000	$5,400	5/21/2008	$142,050	$337,700	4	0001-048-015
41-B	The Rainmaker Group, Inc.	116 North 5th Street	Lease	11/14/07	12/18/07	12/27/2007	N/A	N/A	N/A	N/A	$530,000	6/12/2008	N/A	N/A	4	
42-B	Capital Holdings, LLC/Roger Zink	402 East Main Avenue	Rehab	12/05/07	12/18/07	12/27/2007	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	
43-B	Kinselco, Inc.	402 East Main Avenue	Lease	12/05/07	12/18/07	12/27/2007	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	
44-B	Rick & Theresa Keirnele	413 East Broadway	Rehab	11/14/07	12/18/07	1/11/2008	$184,400	$136,836	$263,500	$28,000	$28,000	10/1/2008	$176,955	$266,500	1	0001-048-001
45-B	Centennial Plaza, LLC	116 North 4th Street	Purchase	12/05/07	12/18/07	1/22/2008	$803,100	$238,000	$1,047,600	$25,000	$25,000	1/29/2009	$167,894	$930,200	0	0001-050-010
46-B	Westley's Inc.	423 East Broadway	Lease	02/21/08	03/11/08	3/19/2008	N/A	N/A	N/A	N/A	$28,000	7/14/2008	N/A	N/A	1	
47-B	Depot Associates	401 East Main Avenue	Rehab	04/18/08	05/13/08	5/28/2008	$372,300	$200,000	$600,000	$50,000	$5,000	7/1/2009	$243,344	$569,300	0	0001-010-001
48-B	FV Restaurant, Inc.	401/411 East Main Avenue	Lease	04/18/08	05/13/08	5/28/2008	N/A	N/A	N/A	N/A	$150,000	6/27/2008	N/A	N/A	3	
49-B	T. Casey Cashman	523 North 1st Street	Rehab	05/12/08	05/27/08	6/12/2008	$103,100	$25,000	$130,000	$10,000	$5,000	12/15/2008	$23,375	$116,500	0	0005-016-070
50-B	Starion Financial	333 North 4th Street	Rehab	05/12/08	05/27/08	6/12/2008	$1,154,600	$2,500,000	$2,654,600	$270,000	$550,000	12/1/2509	$3,193,260	$2,336,100	25	0001-104-030
51-B	David Bliss, LLC	521 East Main Avenue	Lease	10/08/08	10/22/08	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	
52-B	Mark Benesh & Associates/Prudential	521 East Main Avenue	Lease	10/08/08	10/22/08	11/4/2008	N/A	N/A	N/A	N/A	$15,000	4/1/2009	N/A	N/A	2	
53-B	CIG Investments, LLP	408 East Main Avenue	Rehab	03/11/09	03/24/09	4/21/2009	$80,700	$258,720	$420,000	$22,030	$20,975	10/21/2009	$199,620	$512,100	0	0001-048-040
54-B	RC Properties, LLLP	800 East Sweet Avenue	Rehab/New Const.	05/13/09	05/26/09	6/3/2009	$576,100	$2,145,500	$1,900,000	$68,000	$485,000	1/20/2011	$1,335,670		0	0001-037-025
55-B	Blarney Stone Pub, LLC	408 East Main Avenue	Lease	06/10/09	06/23/09	7/7/2009	N/A	N/A	N/A	N/A	$30,000	10/1/2009	N/A	N/A	46	
56-B	Cavalier Homes, Inc.	408 East Main Avenue	Lease	06/10/09	06/23/09	7/7/2009	N/A	N/A	N/A	N/A	$153,665	10/15/2009	N/A	N/A	3	
57-B	Jim Poolman Consulting, Inc.	408 East Main Avenue	Lease	06/10/09	06/23/09	7/7/2009	N/A	N/A	N/A	N/A	$50,000	9/5/2009	N/A	N/A	1	
58-B	TFRE, LLC	120/124 North 4th Street	Purchase w/ Major	06/10/09	06/23/09	6/25/2009	$231,100	$245,284	$350,000	$30,000	$15,000	11/1/2010	$246,603	$350,000	0	0001-050-001
59-B	Boardwalk on Broadway	100 West Broadway	Rehabilitation	08/12/09	08/25/09	9/11/2009	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	

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60-B	SRSSM Partnership	122 East Broadway	Purchase w/ Major	10/14/09	10/27/09	11/25/2009	$437,680	$727,000	$843,500	$54,080	$843,500	6/17/2010	$620,109	$882,000	0	0001-060-025
61-B	Sheldon A. Smith, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	$192,500	6/21/2010	N/A	N/A	1.5	
62-B	Randall J. Bakke, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	$192,500	6/21/2010	N/A	N/A	1	
63-B	Scott K. Porsborg, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	$192,500	6/21/2010	N/A	N/A	1	
64-B	Mitchell D. Armstrong, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	$192,500	6/21/2010	N/A	N/A	0.5	
65-B	Suzanne K. Schweigert, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	$192,500	6/21/2010	N/A	N/A	1.5	
66-B	Kranzler Kingsley Communications, LTD	501 East Main Avenue	Lease	12/9/2009	12/22/09	1/10/2010	N/A	$180,000	N/A	N/A	$17,000	7/16/2010	$295,896	N/A	4	
67-B	IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	12/9/2009	12/22/09	1/10/2010	$1,251,000	$1,136,650	$1,818,000	$125,287	$0	9/8/2010	$837,783		0	0001-042-001
68-B	J & J Smith Property Management, LLC	115 North 4th Street	Purchase w/ Major	1/13/2010	01/26/10	2/12/2010	$294,400	$120,000	$437,000	$25,000	$2,500	10/25/2010	$161,746		0	0001-048-050
69-B	Jimmy John's	301 South 3rd Street	Lease	2/10/2010	02/23/10	3/2/2010	N/A	$75,000	N/A	N/A	$8,000	7/13/2010	$140,000	N/A	14	
70-B	J2 Studio Architecture + Design	521 East Main Avenue	Lease	2/10/2010	02/23/10	3/2/2010	N/A	N/A	N/A	N/A	$8,000	3/11/2010	N/A	N/A	1	
71-B	JS Bridal, LLC	115 North 4th Street	Lease	6/9/2010	06/22/10	7/2/2010	N/A	N/A	N/A	N/A	$4,000	11/1/2010	N/A		4	
72-B	Toasted Frog West, LLC	124 North 4th Street	Lease	10/19/2010	10/26/10	11/10/2010	N/A	N/A	N/A	N/A	$12,000	12/1/2010	N/A	N/A	10	
73-B	A.L. Brend, DDS	207 East Front Avenue	Lease	10/13/2010	10/26/10	11/10/2010	N/A	$300,000	N/A	N/A	$55,000	10/24/2011	N/A	N/A	8	
74-B	Magi-Touch Carpet & Furniture, Inc	800 East Sweet Avenue	Lease	10/19/2010	10/26/10	11/10/2010	N/A	N/A	N/A	N/A	$106,000	2/1/2011	N/A	N/A	3	
75-B	613 Development Corporation	401 North 4th Street	New Construction	10/19/2010	10/26/10	11/10/2010	N/A	$3,500,00	$3,500,00	$15,500	$15,000					0001-122-030
76-B	Spaces, Inc.	122 East Main Avenue	Lease	1/12/2011	01/25/11	2/7/2011	N/A	$60,000	N/A	N/A	$7,500	2/21/2011	N/A	N/A	3.5	
77-B	Aimee C. Reidy	306 South 10th Street	Rehabilitation	3/9/2011	03/22/11	4/17/2011	$68,200	$20,000	$120,000	$5,500	$2,500	8/24/2011	$45,433		0	0005-077-010
78-B	Four-2-Five on Broadway/Loran Galpin	123 North 4th Street	Purchase w/Major	4/13/2011	04/26/11	5/17/2011	$96,300	$1,100,000	$1,200,000	$41,000	$6,000	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
79-B	Jennifer I. Davis	522 North 5th Street	Purchase w/Major	5/11/2011	05/24/11	6/12/2011	$41,400	$300,000	$250,000	$5,170	$42,050	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	0015-013-005
80-B	Pine Properties, LLC	100 West Broadway Avenue	New Construction	6/8/2011	06/28/11	8/10/2011	$25,00	$27,000,000	$23,500,000	$1,869,310	$15,000					0001-058-010
81-B	HST, LLC	506/510 East Main Avenue	Rehabilitation	07/12/11	7/26/2011	8/10/2011	$243,500	$3,100,000	$3,000,000	$238,635	$15,439					0001-046-020
82-B	Daymarck, LLC	521 East Main Avenue	Lease	07/12/11	7/26/2011	8/10/2011	N/A	N/A	N/A	N/A	$80,000				4	
83-B	JLB-BIS, Inc.	217 North 3rd Street	Rehabilitation	02/21/12	2/28/2012	3/12/2012	$113,500	$350,000	$265,000	$20,750	$75,000				25	001-064-040
84-B	Broadway Centre, LLC	100 West Broadway	Lease	02/21/12	2/28/2012	3/12/2012	N/A	N/A	N/A	N/A	$10,000				35	
85-B	Pine Properties, LLC	100 West Broadway	Lease	02/21/12	3/27/2012		N/A	N/A	N/A	N/A	$0					
86-B	Pine Investment Compay, LLC	100 West Broadway	Lease	02/21/12	3/27/2012		N/A	N/A	N/A	N/A	$351,020		N/A	N/A		
87-B	Pine Enterprises, LLC	100 West Broadway	Lease	02/21/12	3/27/2012		N/A	N/A	N/A	N/A	$0		N/A	N/A		
88-B	Pine Petroleum, Inc.	100 West Broadway	Lease	02/21/12	3/27/2012		N/A	N/A	N/A	N/A	$509,880		N/A	N/A		
89-B	Pine Oil Company	100 West Broadway	Lease	02/21/12	3/27/2012		N/A	N/A	N/A	N/A	$16,485		N/A	N/A		

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90-B	Kenneth Clark and Dave Clark	106 East Thayer Avenue	Rehabilitation	07/17/12	7/24/2012	7/26/2012	$117,800	$89,000		$24,430	$600					001-110-035
91-B	Bread Poets Baking Company, LLC	106 East Thayer Avenue	Lease	07/17/12	7/24/2012	7/26/2012	N/A	N/A	N/A	N/A	$12,400					
					TOTALS		$13,848,880	$53,513,759	$57,332,400	$5,035,648	$7,476,123		$15,137,081	$26,192,700	348.75	