



## Community Development Department

### RENAISSANCE ZONE AUTHORITY MEETING AGENDA September 18, 2012

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City-County Office Building	4:00 p.m.	Second Floor Conference Room
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1. **Call to Order**
2. **Consider Approval of Minutes**
3. **Renaissance Zone Project – Public Hearing**
  - Request of Scott A. Johnson for designation of the rehabilitation of the building at 117 North 4<sup>th</sup> Street as a Renaissance Zone Project. The property is owned by Scott A. Johnson and is legally described as Lot 21, Block 48, Original Plat.
4. **Renaissance Zone Application and Required Submittal Items**
  - a. Discussion
5. **Renaissance Zone Per Square Foot Investment Requirements**
  - a. Discussion
6. **Building Inspections**
  - a. Discussion
7. **Status of Approved Renaissance Zone Projects**
8. **Other Business**
9. **Adjourn – Next regular meeting is scheduled for Tuesday, October 16, 2012.**



**BISMARCK RENAISSANCE ZONE AUTHORITY  
STAFF REPORT**

<b>BACKGROUND:</b>		
<b>Title:</b> Scott A. Johnson – Rehabilitation		
<b>Status:</b> Renaissance Zone Authority	<b>Date:</b> September 18, 2012	
<b>Street Address:</b> 117 North 4 <sup>th</sup> Street	<b>Legal Description:</b> Lot 21, Block 48, Original Plat	
<b>Project Type:</b> Rehabilitation	<b>Renaissance Zone Block Number:</b> 20	
<b>Applicant:</b> Scott A. Johnson	<b>Owner:</b> Scott A. Johnson	
<b>Project Description:</b> The applicant is proposing to add a first floor bathroom facility, replace storm windows, update the roof, remove original skylights, minor brick work on the roof and repair interior water damaged areas due to roof leaks.		
<b>PROJECT INFORMATION:</b>		
<b>Parcel Size:</b> 3,500 square feet	<b>Building Floor Area:</b> 6,841 square feet	<b>Certificate of Good Standing:</b> Received
<b>Assessed Value of Building:</b> \$110,000 (building only)	<b>Proposed Investment:</b> \$61,426	<b>Estimated Value w/Investment:</b> \$120,000 (Assessing estimate)
<b>2011 Property Taxes:</b> \$2,290 (building only)	<b>Estimated Property Tax Benefit:</b> \$12,000 over 5 years (100%)	<b>Estimated Income Tax Benefit:</b> Not provided
<b>PROJECT REVIEW GUIDELINES:</b>		
<b>High Priority Land Use:</b> Yes – retail	<b>Targeted Area:</b> Yes – vacant building	<b>Public Space/Design:</b> N/A
<b>Capital Investment:</b> Yes	<b>New/Expanding Business:</b> N/A	<b>Historic Property:</b> Yes– contributing
<b>ADDITIONAL INFORMATION:</b>		
<ol style="list-style-type: none"> <li>1. This building is located within the boundaries of the Bismarck Historic District and is considered an eligible and individually contributing historic structure. The second story façade remains largely intact, although the brick wall and most of the trim details have been painted. It is capped by a multi-stepped parapet with stone capping and features a triple-front window. The storefront is a replacement fixture, likely installed in the 1940s or 1950s. The current façade has a brick veneer and vertical metal siding that has been placed over the transom windows.</li> <li>2. The applicant has indicated that he is a licensed contractor and plans to do the demolition work on his own. He would hire subcontractors to complete the restroom, roof work, brick work and window improvements.</li> </ol>		
<b>FINDINGS:</b>		
<ol style="list-style-type: none"> <li>1. The proposed use is consistent with the City’s Renaissance Zone Development Plan.</li> <li>2. The proposed exterior rehabilitation would not be sufficient to eliminate all deteriorated conditions on the exterior of the building. In particular, the original historic façade was modified and no exterior renovations or improvements are being proposed with this project.</li> </ol>		

*continued...*

3. Using the 2011 assessed value of the building (\$111,000) and the proposed investment of \$61,426, the level of re-investment is approximately 55 percent. The minimum level of investment for rehabilitation projects is 50 percent of the assessed building value made through capital improvements. The capital improvements proposed with this project include the construction of a new bathroom facility and roof repairs. The work proposed with storm windows and the brick work associated with the roof repairs is generally considered maintenance. The costs associated with the capital improvements include \$36,426 (new roof) and the applicant's estimate of \$16,000 for the bathroom construction. The total investment amount of \$61,426 proposed would be equivalent to a per square foot cost of \$8.97 based on a total building square footage of 6,841 square feet. The amount of capital improvements (new roof and bathroom) proposed would equal \$52,426; this amount would equal \$7.66 per square foot and approximately 47.6% of the assessed value of the building.
4. The applicant anticipates that the rehabilitation would be complete within six weeks of the approval.

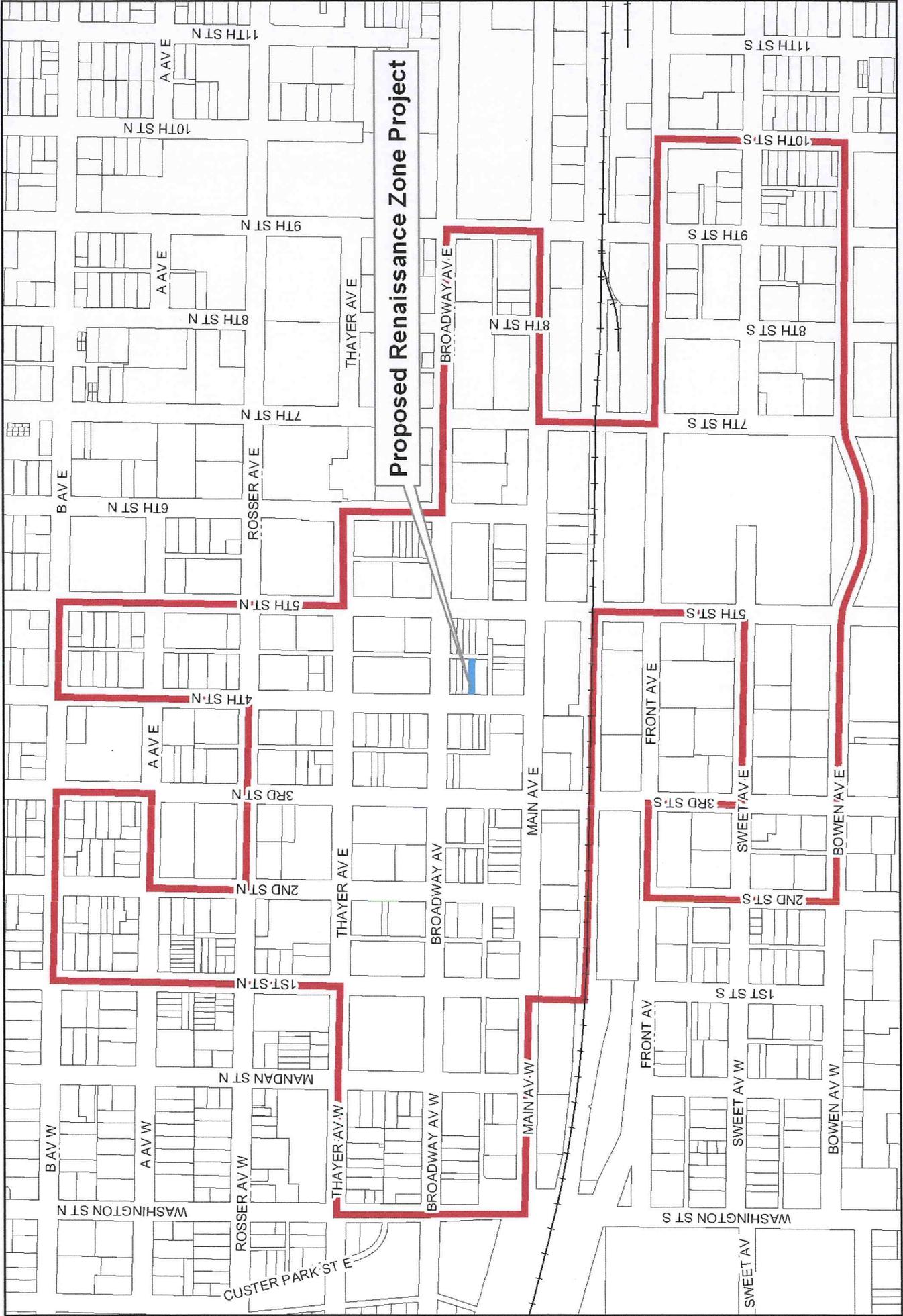
**RECOMMENDATION:**

Based on the above findings, staff cannot recommend approval of the proposed project as a Renaissance Zone project. Staff recommends reviewing the findings and modifying them as necessary to support the decision of the Authority.

If the project is recommended for approval as a Renaissance Zone project, the applicant could receive 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.

<b>PROJECT INFORMATION:</b>			
<b>Title:</b> Scott A. Johnson		<b>Project Type:</b> Rehabilitation	
<b>Current Valuation:</b> \$111,000 (building only)		<b>Proposed Investment:</b> \$89,000+	
<b>MINIMUM CRITERIA:</b>		Possible Points	Staff Rating
<b>Proposals Involving a Purchase with Improvements:</b>			
1	Use consistent with the Renaissance Zone Development Plan Specific goals: A1, A3, A7 and B2	20	20
2	Significant level of re-investment based on guidelines for rehabilitation projects Proposed re-investment total: 55%	20	20
<b>Subtotal</b>		<b>40</b>	<b>40</b>
<b>PROJECT REVIEW GUIDELINES - REQUIRED:</b>			
1	High Priority Land Use <ul style="list-style-type: none"> <li>• Primary sector business</li> <li>• Active commercial, specialty retail and/or destination commercial</li> <li>• Mixed use development</li> <li>• Residential units, including single or multi-family units</li> </ul>	15	15
2	Capital Investment <ul style="list-style-type: none"> <li>• Consideration for level of capital investment</li> </ul>	15	0
3	Targeted Area <ul style="list-style-type: none"> <li>• Parcels that have been vacant or underutilized for an extended period</li> <li>• Parcels specifically targeted for clearance</li> </ul>	15	15
4	Relocation (vs. New or Expanding Business) <ul style="list-style-type: none"> <li>• Relocation from within the downtown area (may not be eligible)</li> <li>• Relocation from a community outside Bismarck area (may not be eligible)</li> <li>• Maintaining existing business in the downtown area or expanding business</li> </ul>	15	15
<b>Subtotal</b>		<b>60</b>	<b>45</b>
<b>TOTAL</b>		<b>100</b>	<b>100</b>
<b>PROJECT REVIEW GUIDELINES – OPTIONAL:</b>			
1	Public Space/Design <ul style="list-style-type: none"> <li>• Incorporation of civic or public spaces</li> <li>• Demonstrated commitment to strengthen pedestrian connections</li> <li>• Attention to streetscape amenities and landscaping</li> <li>• Attention to design and visual appearance</li> </ul>	10	0
2	Historic Preservation and Renovation <ul style="list-style-type: none"> <li>• Within the downtown historic district</li> <li>• Contributing or non-contributing</li> <li>• Historic preservation component</li> </ul>	10	0
<b>Additional Optional Points</b>		<b>20</b>	<b>0</b>
<b>TOTAL</b>		<b>120</b>	<b>85</b>

# Proposed Renaissance Zone Project - 117 North 4th Street - Rehabilitation



## 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.



February 2011

Scott A Johnson  
117 N 4th St.  
Bismarck ND 58501

Jason Tomanek  
Community Development Department

Dear Jason,

Enclosed is the information you requested,

I wish to participate in the Renaissance program because it will enable me to repair/remodel my building in a affordable way for a new women's dept. store coming to Bismarck.

The time table for the work to be completed should be hopefully not later than six weeks after approval.

Cost estimates,

New roof	\$36,426	Custom roofing
Brick work	\$7200	Marklevitz masonry
Storm window Repair	\$1800	C & H or Fargo Glass
Restroom	\$16,000	<u>Total</u> <u>\$61,426</u>

I am a licensed contractor #43355 and plan on doing any demo and hiring of the subcontractors for the completion of the restroom and windows. I have found hard finding people in the trades to show up with fair and timely estimates so I'm sure these are at a minimum.

The tax savings over five years I'm guessing to be around \$12,000

I am not qualified to say what the value of the building will be when completed.

Thank you for your consideration,

Scott A. Johnson



9/7/12

# CONTRACTORS INVOICE

WORK PERFORMED AT:

Dave Marklevitz Masonry 5/6-2033

TO: Scott Johnson 471-1121  
old Furniture store  
117 Nth 4th St


DATE	YOUR WORK ORDER NO.	OUR BID NO.
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### DESCRIPTION OF WORK PERFORMED

Brick work - \$4,800  
Burden of access on Roof - \$2,000  
Clean up - \$400

Total  
\$7,200

Price Includes all material + labor



All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_).

Partial  Full invoice due and payable by: \_\_\_\_\_ Month \_\_\_\_\_ Day \_\_\_\_\_ Year  
with our  Agreement  Proposal No. \_\_\_\_\_ Dated \_\_\_\_\_ Month \_\_\_\_\_ Day \_\_\_\_\_ Year

# CONTRACTORS INVOICE

## B001132

1017 17<sup>th</sup> Street NE  
Mandan, ND 58554  
Ph: 701.663.8972  
Fx: 701.667.0133

1017 17<sup>th</sup> Street NE  
Mandan, ND 58554  
Ph: 701.663.8972  
Fx: 701.667.0133

<b>TO</b>	Downtown Furniture 117 North 4 <sup>th</sup> Street Bismarck, ND 58501	<b>DATE</b>	August 13, 2012
		<b>PROJECT</b>	Downtown Furniture 3,360 s.f.
		<b>LOCATION</b>	Bismarck, ND

WE ARE PLEASED TO QUOTE ON THE FOLLOWING

*Continued from previous page*

Fabricate and install one new TPO Coated metal overflow scupper.

Prefinished galvanized metal to be 24 gauge and shall be chosen from manufacturer's standard color chart.

Provide a Firestone 10 Year Warranty.

**All of the above work will be provided for the sum of .....\$36,423.00**

In addition to the above, repair or replace unsuitable structural deck at the unit price of \$4.00 per square feet.

**Exclusions:**

1. Roof damage caused by other trade traffic/work. Responsible trade(s) will be billed for repairs through Owner.
2. Temporary roofing.
3. Multiple mobilizations.
4. Disconnect or reconnects of any electrical lines, gas lines, or roof top units.
5. Snow and Ice Removal

See additional conditions on reverse.

Accepted \_\_\_\_\_  
By \_\_\_\_\_  
(Authorized Signature)

Custom Roofing Tecta America  
Accepted \_\_\_\_\_  
By \_\_\_\_\_  
Colby Castor

Please sign and return one copy

My Favorites

My Applications

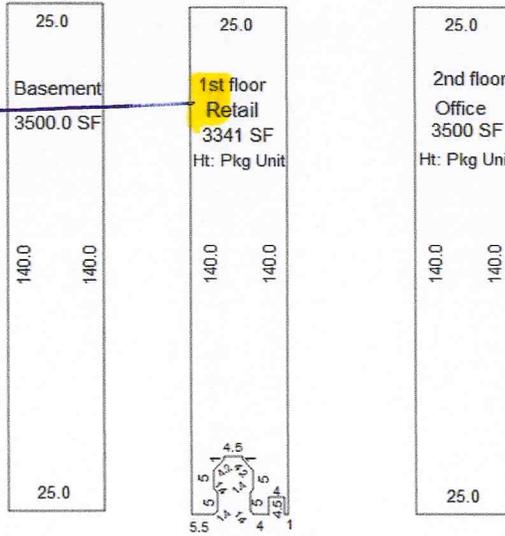
Scott Johnson

001-048-051 117 4th Street

13-Stores, Com Bldgs  
3341.0 SF

Total SF: 6841

Restroom Location



15-Office, Med, Pub  
3500.0 SF

Section 13  
 Class C  
 Built: 1900  
 Type: 2 ST Brick  
 Main Flr: 3341 SF  
 Basement: 3500 SF  
 Height: 31  
 Perimeter: 369

Section 15  
 Class C  
 Built: 1900  
 Type: 2 ST Brick  
 2nd Flr: 3500 SF  
 Height: 31  
 Perimeter: 330

Sketch by Apex Medina™



**Bismarck Assessing Division Disclaimer**

The Bismarck Assessing Division may provide property information to the public "as is" without warranty of any kind, expressed or implied. Assessed values are subject to change by the assessor and Boards of Equalization (city, county, or state). Additionally, statutory exemptions may affect the taxable values. Location information contained on this site is used to identify, locate, and inventory parcels of land in the City of Bismarck for assessing purposes only and is NOT to be construed as a "legal description".

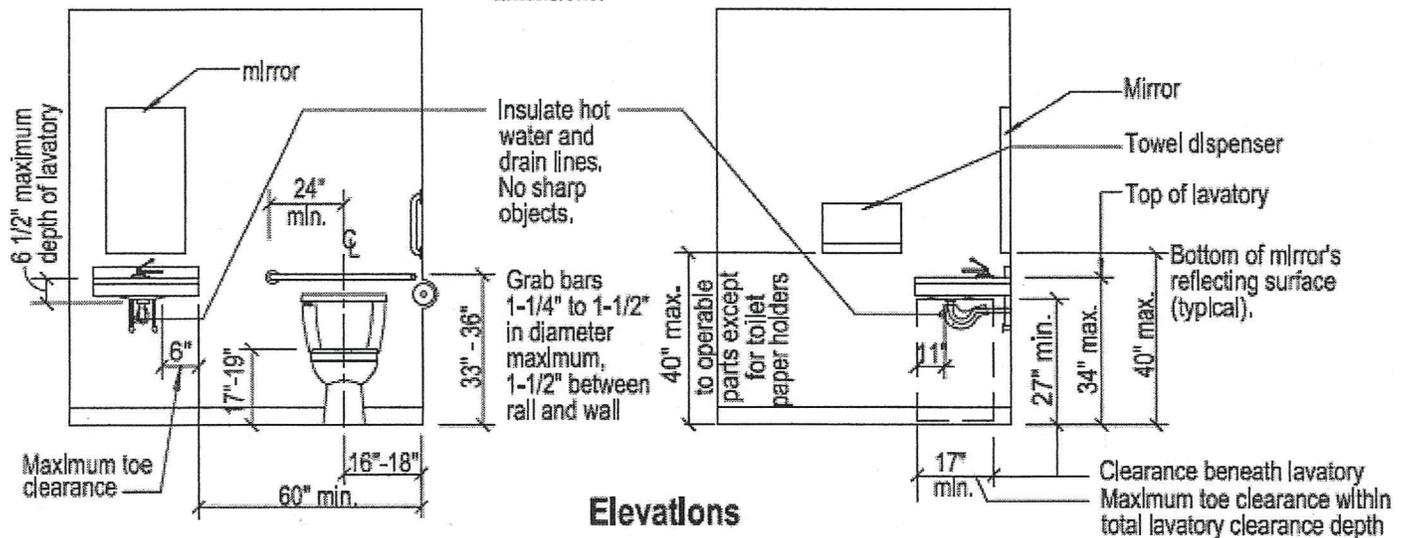
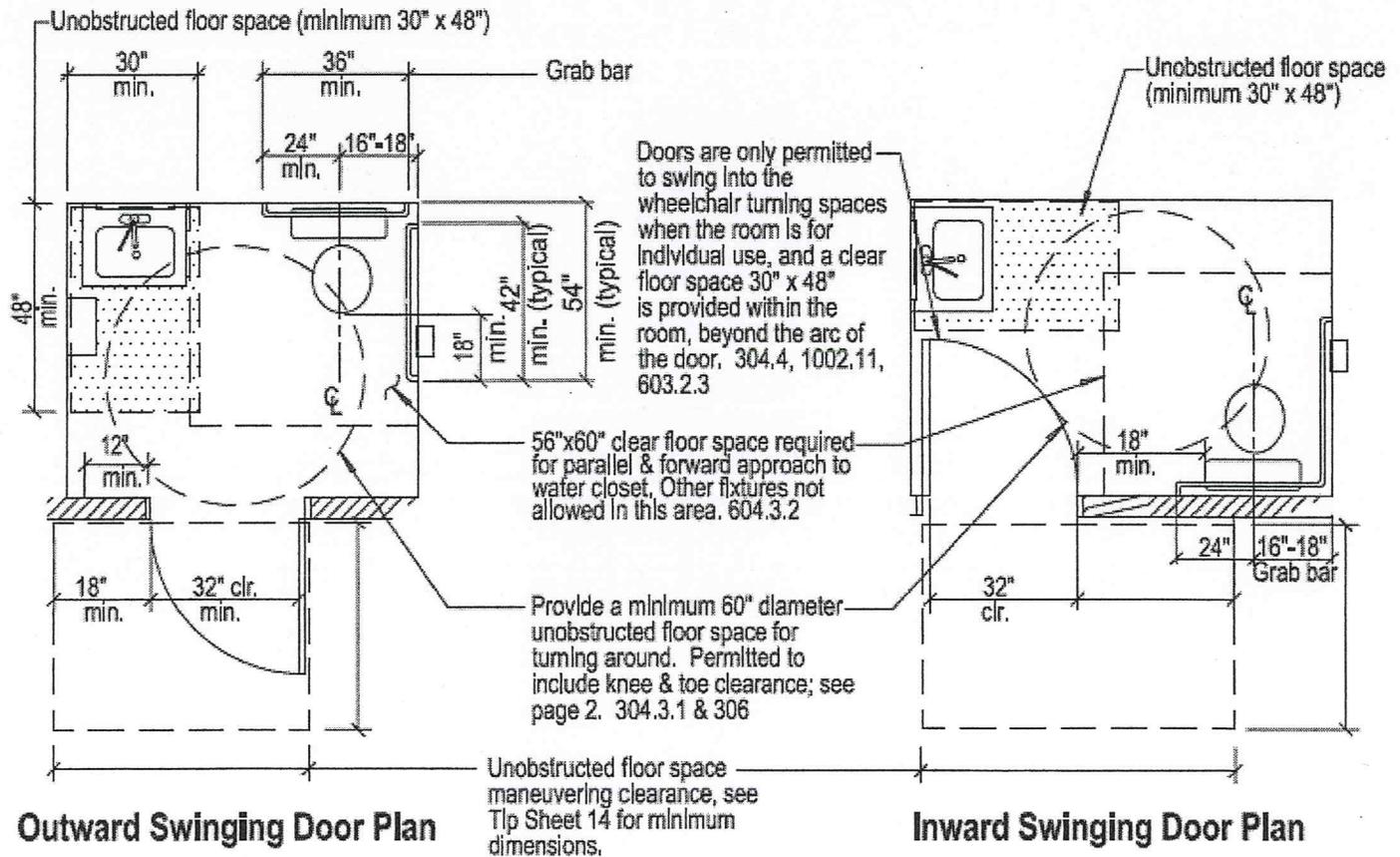
In no event will the City of Bismarck Assessing Division be liable to anyone for damages arising from the use of the property data. You assume responsibility for the selection of data to achieve your intended results, and for the use of the results obtained from the property data. Although this information is believed to be accurate, its content cannot be guaranteed and should not be relied upon for legal purposes. Any errors or omissions should be reported to the Bismarck City Assessing Division.

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## RESTROOMS - ACCESSIBILITY REQUIREMENTS 2006 IBC

For additional code requirements refer to:  
Chapter 11 of the 2006 IBC  
Appendix Chapter E, Sections E101-E107  
ICC/ANSI A117.1-2003 as amended in IBC 1101.2



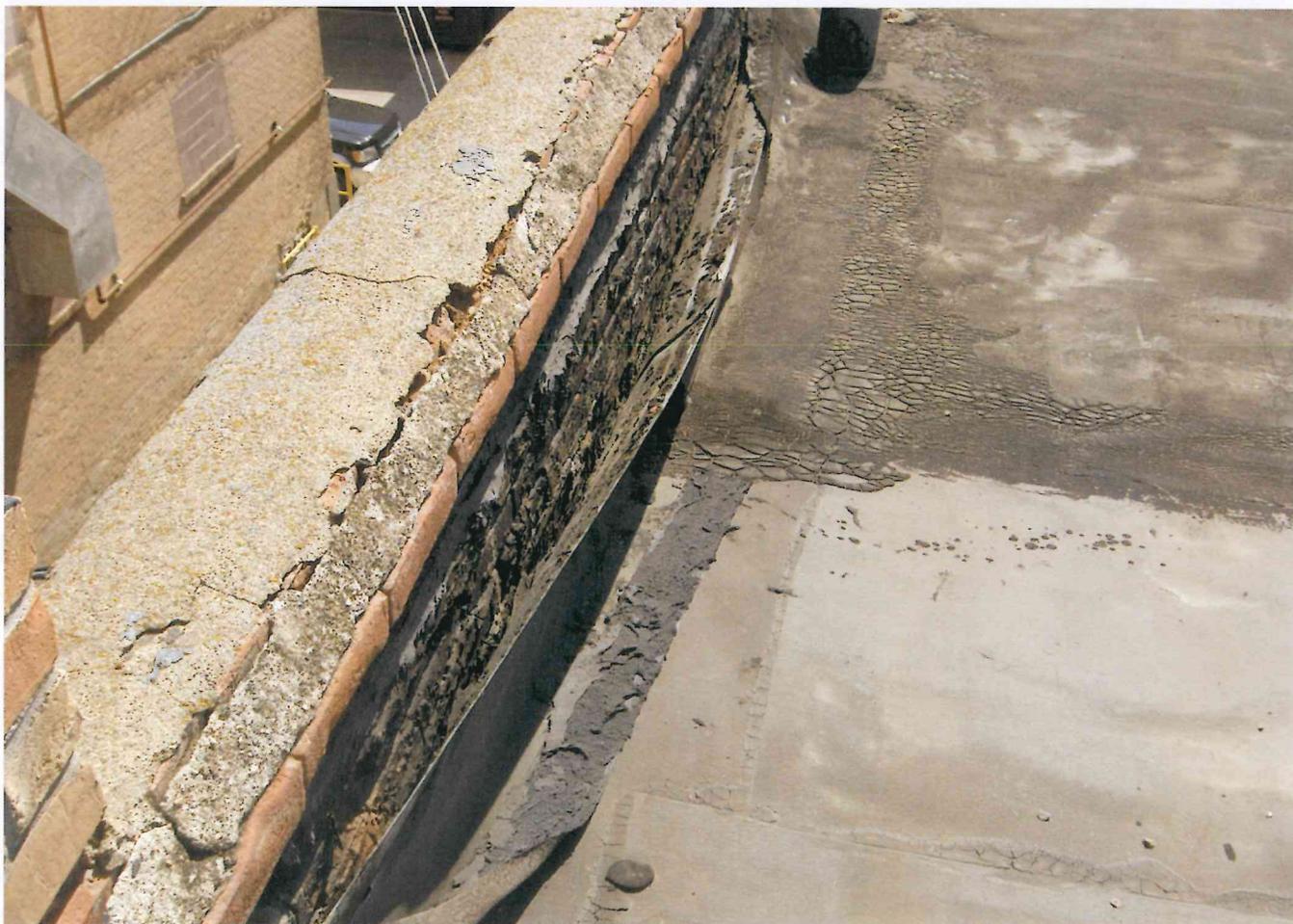
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FEB 11 2011



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# Item No. 4

## RENAISSANCE ZONE PROJECT APPLICATION

### APPLICANT INFORMATION:

Name:

Mailing Address:

### PROJECT INFORMATION:

Street Address:

Legal Description: Lot(s)  Block  Subdivision

Current Property Owner(s):

Current Use of Property:

Parcel Size (square feet):  Total Building Area (square feet):  Number of Stories:

Project Type:  New Construction  Purchase with Major Improvements  Rehabilitation  Historic Rehabilitation  
 Lease, please mark all that apply:  Expanding Business  New Business  Business Relocating Within the Zone

If this is an expansion of space, please indicate the additional square footage of the new space:

### PROJECT DESCRIPTION:

Brief Project Description:

Any impact of the project on historic properties?   
 If yes, please explain:

Anticipated tenant mix:

Current building valuation:  Estimated building valuation upon completion:

Estimated property tax benefit over five years:  Estimated state income tax benefit over five years:

Cost estimate:  Project timetable (start/end dates):

Current number of employees (FTE):  Anticipated number of future employees (FTE):

**DETAILED PROJECT DESCRIPTION:**

Complete project description including all proposed rehabilitation work, both exterior and interior, updates, modifications, additions or removals. Include a full list of proposed exterior materials, colors and alterations. List any streetscape elements and landscaping proposed with the project.

**ADDITIONAL INFORMATION FOR APPLICANTS:**

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

**RENAISSANCE ZONE AUTHORITY POLICIES:**

- *The required applicant investment for designation as a Renaissance Zone Project cannot also be used to meet the required applicant investment for any CORE Incentive Grant program.*
- *The required applicant investment for any CORE Incentive Grant program cannot also be used to meet the required applicant investment for designation as a Renaissance Zone project.*
- *An applicant will need to decide which program (CORE or Renaissance Zone) they will apply for.*
- *If an applicant applies for and receives designation as a Renaissance Zone project, the recipient is ineligible for other CORE Incentive Grant programs (except for Technical Assistance Bank, Housing or Signage grants) for the same property during the life of the Renaissance Zone project.*
- *If an applicant receives a CORE Incentive grant, (except for Technical Assistance Bank, Housing or Signage grants) the recipient may not apply for a Renaissance Zone project for a 2 year period after receipt of the CORE Incentive grant.*

**CERTIFICATION:**

Applicant certifies that, to the best of his/her knowledge and belief, the information contained in the application and attached hereto is true and correct. If the project is a single-family residence, applicant also certifies that the property is his/her primary place of residence. The applicant also understands the written policies regarding the use of the Renaissance Zone Program and the CORE Incentive Programs and the ability of the programs to work independently and/or concurrently.

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Signature

Date

## **RENAISSANCE GOALS AND OBJECTIVES**

The goals for the Renaissance Zone are consistent with the Central Business District Plan (1993) and will guide future Renaissance Zone projects. The following goals and objectives relate to various components of the downtown environment, including its role and function, economic development, overall form and physical arrangement, transportation, design and appearance. The strategies provide the basic framework for the program and will guide all decisions related to the redevelopment of downtown Bismarck.

### **A. Establish the Renaissance Zone as the Center of Business Life, Government and Cultural Opportunity for Bismarck**

- 1. Maintain the Zone as a mixed-use area accommodating a wide range of retail, government, service and residential functions.
- 2. Promote continued support for redevelopment activities in the Zone.
- 3. Promote and advocate activities and programs that meet the needs of varied age, interest and socioeconomic groups at all times of the day and night throughout the year.
- 4. Create centrally located public open spaces in the Zone for cultural events and gathering spaces.
- 5. Create an organized system of open spaces and linkages to provide a framework for the Zone.
- 6. Locate major cultural facilities such as the library
- 7. Create an identity for the Zone through consistent and complementary design practices within the design standard provisions of the DC-Downtown Core and DF-Downtown Fringe zoning districts.

### **B. Promote the Renaissance Zone as the Preferred Location for Hotel, Class A Office Buildings, Specialty Retail, Government and Institutional Uses**

- 1. Examine the possibility of providing incentives, such as financing for new development. Public/private joint ventures and other unique approaches to development should be encouraged.
- 2. Identify unique businesses, events and other attractions that may be feasible in the Zone.
- 3. Encourage the location of governmental, financial institutions and other service functions in the Zone.

### **C. Maximize Accessibility of the Renaissance Zone from Throughout the Region and Provide Safe, Convenient and Attractive Circulation Within the Zone.**

- 1. Provide adequate and convenient on- and off-street parking for all uses within the Zone.
- 2. Provide adequate and convenient traffic circulation in and around the Zone without disadvantaging its role as a destination
- 3. Provide for safe, comfortable surface and second level pedestrian circulation within the Zone.

### **D. Arrange Compatible Land Uses in Compact and Orderly Ways to Enhance the Functions of the Renaissance Zone**

- 1. Reinforce emerging entertainment, medical, office/service and retail districts with compatible land uses.
- 2. Concentrate redevelopment in the Zone.
- 3. New office and retail space should be concentrated around existing buildings.
- 4. Any new construction should include street level retail.
- 5. Encourage redevelopment of the upper levels of existing buildings as residential apartments and lots and identify sites for new multi-family residential.
- 6. Plan for the expansion of major institutional facilities in an orderly manner to minimize the impact on existing land uses.
- 7. Further explore the opportunity for second level pedestrian walkways.

## **RENAISSANCE GOALS AND OBJECTIVES (continued)**

### **E. Encourage a Zone that Upholds Bismarck's Heritage as well as Recognizes and Takes Advantage of its Pattern of Development**

- 1. Develop strategies for public and private financing of improvements.
- 2. Identify potential developers and adaptive reuses for historically significant buildings.
- 3. Promote historic and unique buildings to potential tenants and tourists.
- 4. Encourage redevelopment within the design standard provisions of the DC-Downtown Core and DF-Downtown Fringe zoning districts that is at the same rhythm, scale and mass as the existing buildings and circulation network within the Zone.

### **F. Achieve High Quality in the Design and Visual Appearance of the Renaissance Zone**

- 1. Create a Zone framework that establishes urban, architectural, site design and signage guidelines that reinforce the unique, positive aspects of Bismarck's history and architecture.
- 2. Utilize the following plans as the framework from which to base redevelopment decisions:
  - \*Central Business District Plan
  - \*Comprehensive Plan
  - \*Renaissance Zone Development Plan
  - \*Streetscape Guidelines for Downtown Bismarck
  - \*Historic Architectural Inventory and Evaluation for Downtown Bismarck, North Dakota
  - \*DC-Downtown Core and DF-Downtown Fringe zoning regulations
- 3. Preserve the integrity of the city's architectural and open space landmarks, including the Burleigh County Courthouse, historic Northern Pacific train depot, Belle Mehus City Auditorium, World War Memorial Building and the Patterson Hotel.
- 4. Establish a cohesive system of streetscape treatments that reinforce a sense of human scale and balance between pedestrian and automobile space.
- 5. Encourage public art in the downtown streetscape and public places that contributes to Bismarck's unique character and sense of place.
- 6. Continue efforts to promote compliance with the landscaping and screening ordinance and the overall greening of downtown through cooperative efforts with the City Forester and property owners to increase vegetation in downtown.

### **G. Promote the Renaissance Zone as a Location for Increased Housing Opportunities**

- 1. Promote the Renaissance Zone as a location for new housing opportunities within the community.
- 2. Initiate a public outreach and educational effort to publicize the use of the Renaissance Zone Program for housing projects, including presentations to organizations such as the Apartment Association, Bismarck-Mandan Board or Realtors, engineering and architectural firms, the IDEA center, Small Business Association title companies and financial lenders.
- 3. Support the creation of market-rate rental housing and owner-occupied housing choices to create balance in the downtown housing market.
- 4. Maintain a safe and attractive environment for downtown residents.
- 5. Maintain the existing infrastructure and support improvements as needed to support an increased downtown population.
- 6. Support the establishment of a Quiet Rail Zone.
- 7. Support the continuation of existing retail and the establishment of new retail and service businesses that would bolster a downtown neighborhood, including a marketplace that offers basic food commodities including dairy products, fresh produce and general grocery items.

## SUBMITTAL CHECKLIST

	Submitted	
Current photos of the property, either digital or hand delivered.	<input type="checkbox"/>	<input type="checkbox"/>
Proposed building elevations, with exterior building material(s) <u>and</u> color(s) clearly defined for all sides.	<input type="checkbox"/>	<input type="checkbox"/>
Project timetable, including anticipated start and completion dates.	<input type="checkbox"/>	<input type="checkbox"/>
Description of how the project meets specific Renaissance Zone goals and objectives.	<input type="checkbox"/>	<input type="checkbox"/>
Narrative discussing why the applicant wants to participate in the Renaissance Zone Program.	<input type="checkbox"/>	<input type="checkbox"/>
Completed Business Incentive Agreement (State requirement).	<input type="checkbox"/>	<input type="checkbox"/>
A Certificate of Good Standing from the Office of the State Tax Commissioner (State requirement).	<input type="checkbox"/>	<input type="checkbox"/>
Completed Appendix G form (State requirement).	<input type="checkbox"/>	<input type="checkbox"/>
<b>Site plan, drawn to scale, that demonstrates the following existing elements:</b>		
Building location and adjacent structures.	<input type="checkbox"/>	<input type="checkbox"/>
Off-street parking and any landscaping associated with the parking area.	<input type="checkbox"/>	<input type="checkbox"/>
Streetscape elements including lighting, trash receptacles, benches, landscaping, etc.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Proposed building plan showing the following elements:</b>		
Building addition(s) or removal(s).	<input type="checkbox"/>	<input type="checkbox"/>
Colored building elevation of each side of the building including proposed materials.	<input type="checkbox"/>	<input type="checkbox"/>
Location of any mechanical, electrical or utility-related equipment.	<input type="checkbox"/>	<input type="checkbox"/>
<b>For rehabilitation projects:</b>		
Documentation that the re-investment is no less than 50 percent of the current true and full value of the building and \$25 per square foot for commercial projects <u>or</u> no less than 20 percent of the current true and full value of the building and \$15 per square foot for single-family homes.	<input type="checkbox"/>	<input type="checkbox"/>
<b>For new construction projects:</b>		
Documentation that the investment is at least \$75 per square foot.	<input type="checkbox"/>	<input type="checkbox"/>
<b>For lease projects:</b>		
Documentation that the investment is at least \$20 per square foot or that the building has been/is being rehabilitated as a separate Renaissance Zone project.	<input type="checkbox"/>	<input type="checkbox"/>

**CONFIDENTIAL INFORMATION:**

This application is an open record under NDCC 44-04 and will be available to the public for view. Telephone numbers and electronic mail (e-mail) that are provided to the Community Development Department for the purpose of communicating with an applicant are exempt from this requirement and are considered to be confidential and non-public information.

This portion of the application must be completed, but it will be kept separate from the rest of the application and will not be available to the public to review.

**APPLICANT/DEVELOPER:**

Name:

Daytime Phone Number:  Fax Number:  E-mail:

**PROPERTY OWNER(S)- IF DIFFERENT THAN APPLICANT/DEVELOPER:**

Name:

Daytime Phone Number:  Fax Number:  E-mail:

**CONTACT PERSON/AGENT:**

Name:

Daytime Phone Number:  Fax Number:  E-mail:

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 Created	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	0001-069-001
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	1/3/2007	\$284,195	\$671,800	0	0001-012-000
03-B	Chic 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 Grinsinger	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	\$2,506,200	\$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 Garner	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 Saylor	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	Proque 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	Zorelli 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 Stroby/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	2/3/2006	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	2/3/2006	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	\$945,000	\$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	12/2/2006	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	\$5,980	\$6,500	10/20/2006	\$50,292	\$71,600	0	0001-046-030
28-B	Hearthland 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	



Project	Applicant	Street Address	Project Type	RZA Hearing	Commission Approval	State Approval	Building Market Value	Proposed Investment	Building Value w/Investment	Property Tax Benefit	Income Tax Benefit	Completion Date	Actual Investment	2010 Building Market Value	Jobs Created FTE	Parcel ID
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	\$862,000	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	\$296,896	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	\$3,500,000	\$3,500,000	\$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	6/9/2011	06/28/11	8/10/2011	\$25,000	\$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	Daymark, 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 Company, 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		

Project	Applicant	Street Address	Project Type	RZA Hearing	Commission Approval	State Approval	Building Market Value	Proposed Investment	Building Value w/Investment	Property Tax Benefit	Income Tax Benefit	Completion Date	Actual Investment	2010 Building Market Value	Jobs Created FTE	Parcel ID	
90-B	Kenneth Clark and Dave Clark	106 East Thayer Avenue	Rehabilitation	07/17/12	7/24/2012	7/26/2012	\$117,800	\$69,000		\$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						
92-B	LEBAMBK, LLC dba Drunken Noodle	510 East Main Avenue	Lease	08/21/12	8/28/2012		N/A	N/A	N/A	N/A	\$150,000						
93-B	Obermiller Nelson Engineering	116 North 5th Street	Lease	08/21/12	8/28/2012		N/A	N/A	N/A	N/A	\$10,000						
							<b>TOTALS</b>										
								\$53,513,759	\$57,332,400	\$5,035,648	\$7,476,123		\$15,137,081	\$26,192,700	346.75		

**RENAISSANCE ZONE AUTHORITY  
MEETING MINUTES  
August 21, 2012**

The Bismarck Renaissance Zone Authority met on August 21, 2012 in the 2<sup>nd</sup> Floor Conference Room in the City-County Office Building at 221 North 5<sup>th</sup> Street.

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

Authority members Jim Christianson and George Keiser were absent.

Technical advisor Bruce Whittey was present.

Technical advisor Jeff Ubl was absent.

Staff members present were Jason Tomanek, Carl Hokenstad, Kim Lee, Brenda Johnson and Charlie Whitman.

Guests present were David Scheer & Kevin Kirkman (Drunken Noodle), Michael Lindblom – 116 North 5<sup>th</sup> Street, Joel McMaster – 116½ North 5<sup>th</sup> Street 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 April 17, 2012, May 15, 2012 and July 17, 2012 meetings were distributed with the agenda packet.

**MOTION:** A motion was made by Mr. Magstadt and seconded by Ms. Smith to approve the minutes of the April 17, 2012, May 15, 2012 and July 17, 2012 meetings as received. The motion passed unanimously with members Blackstead, Huber, Magstadt, Smith and Walth voting in favor.

**RENAISSANCE ZONE PROJECT APPLICATIONS**

**A. 116 North 5<sup>th</sup> Street – Obermiller Nelson Engineering – Lease**

Mr. Tomanek gave an overview of the lease project by Obermiller Nelson Engineering. The applicants are 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.

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 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.

Mr. Tomanek said that based on the above findings, staff recommends approval of the designation of the lease of space in the building at 116 North 5<sup>th</sup> 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.

There was a brief discussion amongst the authority members, the technical advisor and staff in regards to state requirements for lease projects. In particular, concerns were raised that the area being leased was not rehabilitated by the property owners as part of the Renaissance Zone Rehabilitation project.

**MOTION:** Based on the findings included in the staff report, a motion was made by Mr. Walth and seconded by Ms. Smith to recommend approval the designation of lease of the space in the building at 116 North 5<sup>th</sup> 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. The motion passed unanimously with members Blackstead, Huber, Magstadt, Smith and Walth voting in favor.

**B. 510 East Main Avenue – LBMABMK, LLC DBA DRUNKEN NOODLE – LEASE**

Mr. Tomanek gave an overview of the lease project. 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.

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 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.

Mr. Tomanek said that 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 LBMABSK, 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.

**MOTION:** Based on the findings included in the staff report, a motion was made by Mr. Huber and seconded by Mr. Magstadt to recommend approval of the designation of the lease of space in the building at 510 East Main Avenue by LBMABSK, 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. The motion passed unanimously with members Blackstead, Huber, Magstadt, Smith and Walth voting in favor.

#### **RENAISSANCE ZONE APPLICATION AND REQUIRED SUBMITTAL ITEMS**

Mr. Tomanek said that he emailed the proposed updated application to the Renaissance Zone Authority members. He then explained all the changes and additions that were made to the application.

Mr. Whittey suggested a sixth month completion date.

Mr. Whitman agreed that a six month completion date would be sufficient and if projects that extend past the six months could be suspended. The applicant would be expected to disclose the reason for the delay so that the Renaissance Zone Authority could extend the completion date, if desired.

Mr. Walth suggested that projects could have a specified start date also, for approved projects that do not start the actual work right after approval as a project.

Renaissance Zone Authority members and staff discussed the pros and cons of requiring a start date and end date.

Mr. Walth stated that he would like to see requirement for improvements to for the exterior condition of the facility in addition to the requirements for landscaping, electrical, plumbing and HVAC.

Mr. Tomanek explained that staff discussed the option to have a City Building Inspector look at the properties and in order to have an inspection completed on the property, a permit fee would have to be charged and a permit issued.

Mr. Walth said that there is also an obligation to enhance the facilities and exterior improvements should be a part of the project including the upper levels of buildings, not just the main floors.

Renaissance Zone Authority members and staff discussed the idea of requiring exterior improvements as a part of the projects.

Mr. Tomanek indicated that he will speak with the City's Building Official to see what the permit fees would entail and report back at the next meeting.

### **RENAISSANCE ZONE PER SQUARE FOOT REQUIRMENTS FOR BUILDING ADDITIONS**

Mr. Tomanek said that this topic came up at the last meeting when discussing building additions and it was questions whether or not there should be a policy to require a per square foot investment for building additions only.

Renaissance Zone Authority members and staff discussed whether or not there should be a policy to require a per square foot investment for building additions only. It was the general consensus of the Renaissance Zone Authority that staff research the average per square foot investments for new construction, rehabilitations and additions and bring the information to the next meeting.

### **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**

Mr. Tomanek explained that JL Beers has submitted a request to use corrugated metal screening on the roof to hide the mechanical equipment on the roof, for the projected located at 213 North 3<sup>rd</sup> Street. The proposal was discussed briefly.

**MOTION:** A motion was made by Mr. Walth and seconded by Ms. Smith to deny the request to use corrugated metal panels to screen the roof top mechanical equipment. The motion passed unanimously with members Blackstead, Huber, Magstadt, Smith and Walth voting in favor.

## ADJOURNMENT

There being no further business, Chair Blackstead adjourned the meeting of the Bismarck Renaissance Zone Authority at 5:15 p.m.

Respectfully Submitted,

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Kimberley Tomanek  
Recording Secretary

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David Blackstead  
Chair