Bismarck

Community Development Department

RENAISSANCE ZONE AUTHORITY
MEETING AGENDA
January 12, 2011

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

1. **Call to Order**

2. **Consider Approval of Minutes – October 13, 2010 Meeting**

3. **Renaissance Zone Project – Public Hearing**

   a. Request of Spaces, Inc. for designation of the lease of space in the building at 122 East Main Avenue as a Renaissance Zone Project. The property is owned by Main Avenue Properties, LLC and is legally described as Lots 7-12, Block 54, Original Plat.

4. **Modification of the J & J Smith Property Management, LLC Purchase with Improvements Project – Increasing the property tax exemption from 80% to 100% based on actual investment**

5. **IRET, LP Renaissance Zone Rehabilitation Project – 715 East Broadway Avenue**

6. **Downtown Core Zoning District and Downtown Design Review – Discussion**

   a. Proposed amendments to the DC-Downtown Core and DF-Downtown districts

7. **Renaissance Zone Boundary Adjustment**

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

9. **Status of Approved CORE Incentive Projects**

10. **Other Business**

11. **Adjourn – Next regular meeting is scheduled for February 9, 2011.**

BISMARCK RENAISSANCE ZONE AUTHORITY
STAFF REPORT

BACKGROUND:

Title: Spaces, Inc. – Lease	
Status: Renaissance Zone Authority	**Date:** January 12, 2011
Street Address: 122 East Main Avenue Suite 102	**Legal Description:** Lots 7-12, Block 54, Original Plat
Project Type: Lease	**Renaissance Zone Block Number:** Block 17
Applicant: Spaces, Inc.	**Owner:** Main Avenue Properties, LLC

Project Description:

The applicant is proposing to lease 2,375 square feet of space on the main floor of the building. The applicant will be providing interior design services, retail sales, wholesale services and distribution of interior design related products and materials.

PROJECT INFORMATION:

Parcel Size: 19,500 square feet	**Building Floor Area:** 13,957 square feet	**Certificate of Good Standing:** Received
Lease Area: 2,375 square feet	**Estimated Property Tax Benefit:** N/A	**Estimated Income Tax Benefit:** $5,000-10,000 over 5 years

PROJECT REVIEW GUIDELINES:

High Priority Land Use: Yes – service & specialty retail	**Targeted Area:** Yes – vacant property	**Public Space/Design:** No
Capital Investment: N/A	**New/Expanding Business:** Yes – new business	**Historic Property:** No-Not contributing

FINDINGS:

1. The proposed use is consistent with the City's Renaissance Zone Development Plan.
2. The lease will be for a new business locating within the Renaissance Zone. The interior design and retail sales business will be leasing a portion of the first floor; currently the space is vacant.
3. The applicant will be occupying space in building that has been classified as a Renaissance Zone project; therefore, no applicant investment is required. However, the space is currently vacant and will require a full build-out prior to occupancy. The building owner estimates that the cost of the build-out project will range between $50,000 to $70,000, approximately $20 to $30 per square foot.
4. The project completion date is projected for February 2011.

RECOMMENDATION:

Based on the above findings, staff recommends approval of the designation of the lease of space in the building at 122 East Main Avenue by Spaces, 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: Spaces, 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 B2, B3, C1, C2, D1, and D3	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 $15 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	15
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**	**60**
	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**	**100**

Proposed Renaissance Zone Project - 122 East Main Avenue - Lease

City of Bismarck - Community Development Department - Planning Division

0 250 500 1,000 Feet

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.

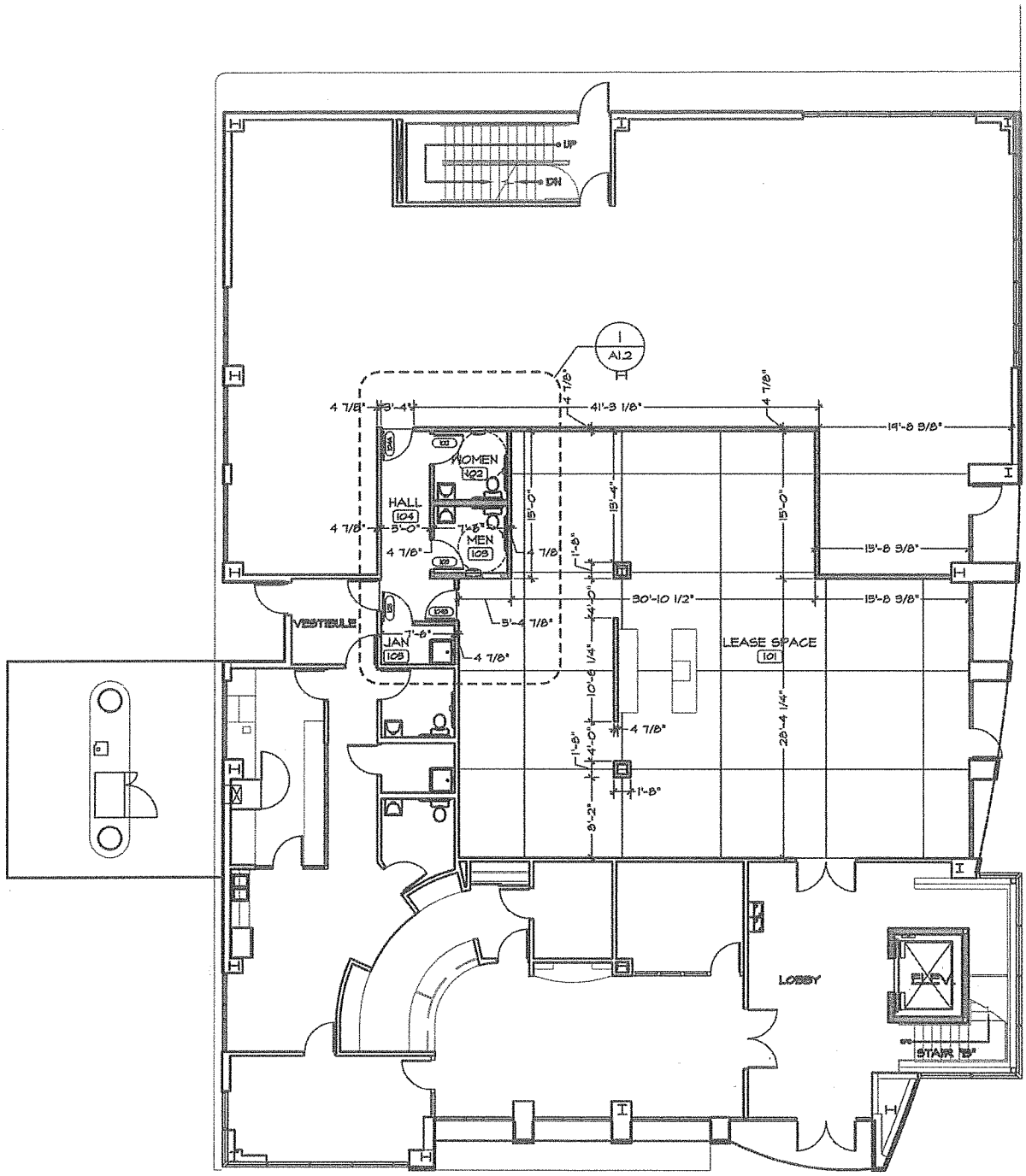
December 2010

Building Exterior – 122 East Main Avenue

Lobby Entrance – 122 East Main Avenue

Interior unfinished shell space

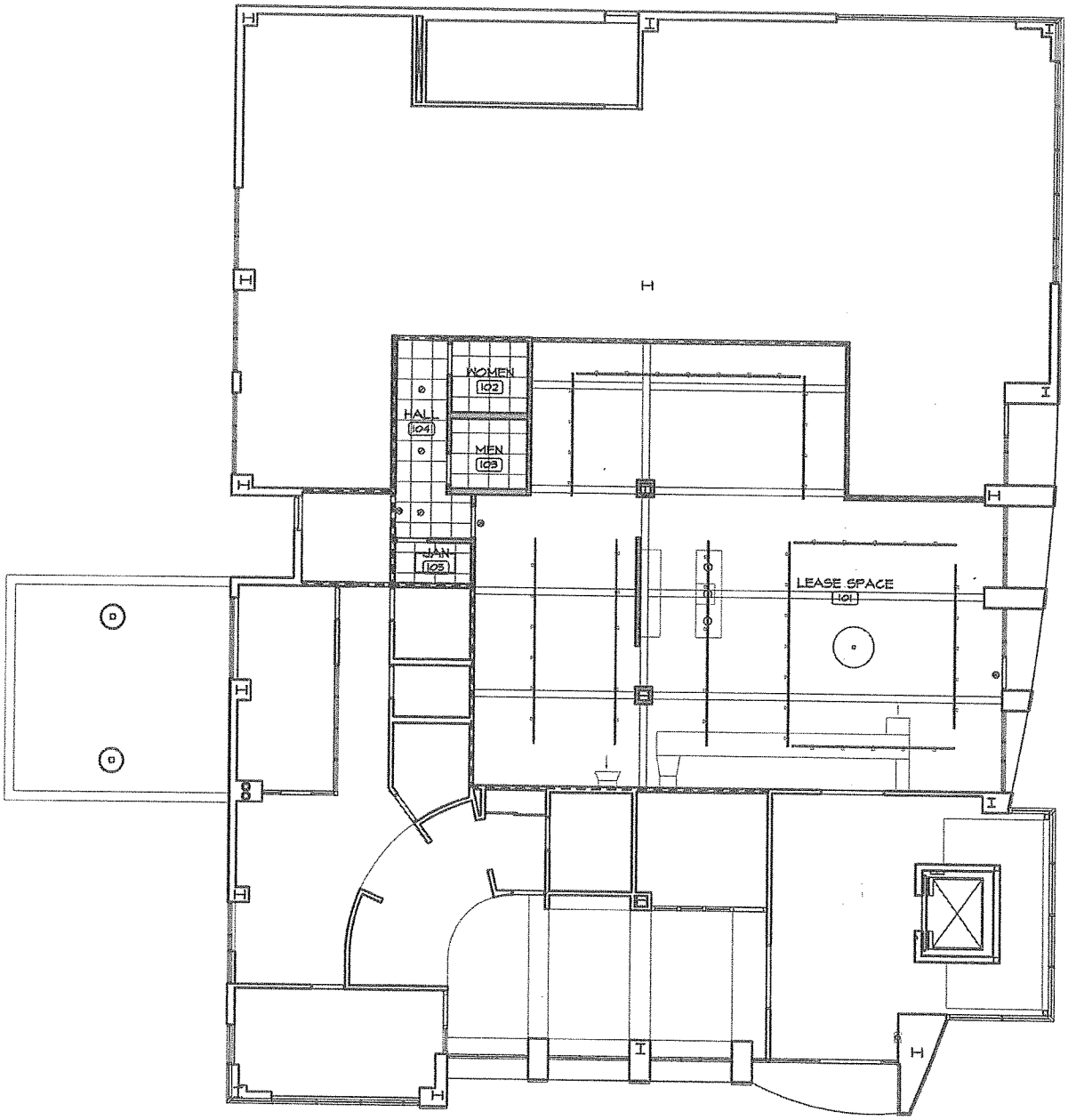
Interior unfinished shell space



LANDLORD IMPROVEMENT - FLOOR PLAN

1/16" = 1'-0"

LEASE SPACE 1	2,070 SQUARE FEET
COMMON LOBBY SPACE	186 SQUARE FEET
COMMON RESTROOMS	119 SQUARE FEET
TOTAL	2,375 SQUARE FEET


WOMEN
102
HALL
104
MEN
103
JAN
105
LEASE SPACE
101

Bismarck

Community Development Department

MEMORANDUM

TO: Chair Blackstead and Renaissance Zone Authority

FROM: Jason Tomanek, Planner JT.

DATE: January 5, 2011

RE: Renaissance Zone Project Modification – J & J Smith Property Management, LLC

The purpose of this memorandum is to provide information regarding a recommended modification to the approval of the J & J Smith Property Management, LLC Renaissance Zone Purchase with Improvements Project.

On January 26, 2010 the Bismarck Board of City Commissioners designated the purchase and rehabilitation of the building at 115 North 4th Street as a Renaissance Zone project, granted an 80% 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 (contingent upon State approval). The Board of City Commissioner's action also included a provision that if the actual rehabilitation costs put this project into another category in the Renaissance Zone Authority's Guidelines for Purchase Projects, staff was directed to bring the project back to the Renaissance Zone Authority and City Commission for revision of the property tax exemption amount.

The project has now been completed and detailed documentation was provided showing that the applicant invested $161,746 in the rehabilitation project. Based on an original assessed building value of $294,400, the applicants have invested 55% of the assessed value of the building back into the building and would be eligible for a 100% property tax exemption based on the Guidelines for Purchase Projects. The original proposed investment for this project was $120,000, which was a 40% reinvestment.

If a change in the property tax exemption amount is recommended by the Renaissance Zone Authority, the request will be forwarded to the Board of City Commissioners for final action.

IRET PROPERTIES

January 7th, 2011

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

RE: 715 E. Broadway Renaissance Zone Project

Jason,

Thank you for taking the time to review the proposed landscaping site plan. The planters we are planning on using are a "glass fiber reinforced concrete" product that is manufactured by Barkman. The approximate weight of the 6' x 30" planter is 500 lbs. Based on the exact distance between the existing trees and tree pits, the final dimensions of the planters may vary. The planters will have a height of approximately 30" and a width of approximately 35.5"

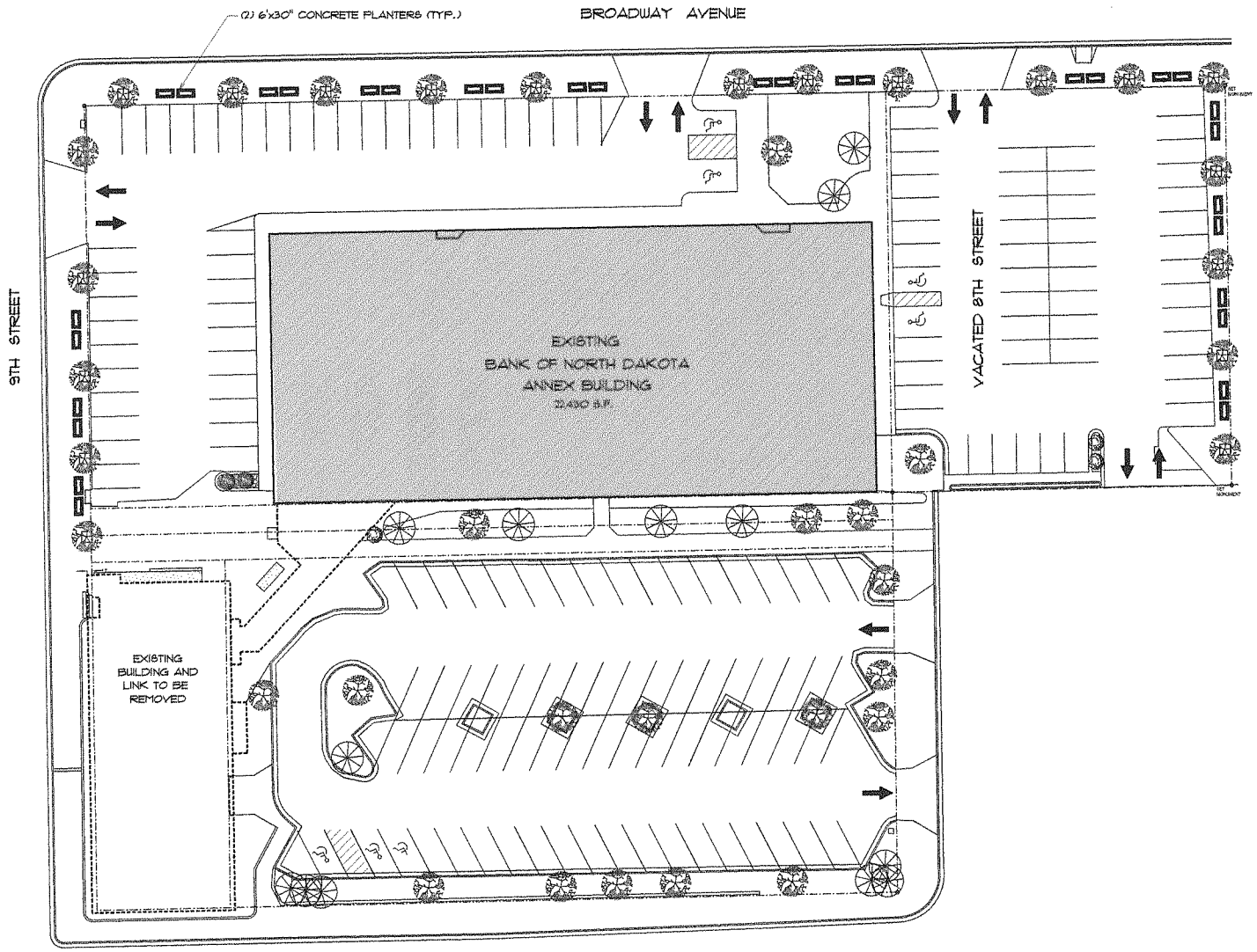
The plants will typically consist of "annuals", with other greenery. We have this at many of our other locations and has good curb appeal. Maintenance is typically handled by a local landscape or nursery business.

We are fully committed to completing this project, and would request that we can close out this renaissance zone project. I am sure we can reach an amicable agreement with the encroachment committee regarding the proposed landscape plan.

Sincerely,

Slade Helde
IRET Properties
(701) 837-7148
shelde@iret.com

Enclosures



SITE PLAN

1"=40'-0"

N

PRELIMINARY

REVISIONS	
DATE	

DATE	12-16-09
PROJECT NO.	070106
COMPUTER NO.	070106 S P
DRAWN BY	ABE

Prairie Design Studio
601 Sheyenne St.
Horace, ND 58047
701 282 2850

PROJECT NAME
ADDRESS

I.R.E.T.
MINOT, ND

A-0

NOTE: THIS DRAWING IS COPYRIGHTED AND SHALL NOT BE REPRODUCED WITHOUT ARCHITECT'S WRITTEN PERMISSION.

Bismarck

Community Development Department

MEMORANDUM

TO: Chair Blackstead and Renaissance Zone Authority

FROM: Jason Tomanek, Planner JT.

DATE: January 7, 2011

RE: DC-Downtown Core & DF-Downtown Fringe Zoning Districts

In an effort to clarify portions of the DC-Downtown Core and DF-Downtown Fringe Zoning Districts, staff will be preparing proposed amendments to each portion of the City Code of Ordinances. Areas being considered for revision include building materials, design regulations, new construction and rehabilitation regulations and general language to clarify the intent and purpose of each district.

All zoning ordinance text amendments must be introduced with the Planning & Zoning Commission with the Commission then calling for a public hearing the following month. Once the public hearing has been held the Planning & Zoning Commission makes a recommendation to the Board of City Commissioners. The Board of City Commissioners will vote upon the recommendation of the Planning & Zoning Commission. If the Board of City Commissioners approves of the recommendation, the zoning ordinance text amendments become a permanent part of the zoning ordinance.

Proposed amendments will be distributed for review during the meeting on January 12, 2011.

RENAISSANCE ZONE AUTHORITY
PROJECT STATUS

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
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
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
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
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
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
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
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
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
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
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
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
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
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
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	Zorelis 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
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
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	
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
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
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
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
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
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
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
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
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
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
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	2009 Building Market Value	Jobs Credated FTE

RENAISSANCE ZONE AUTHORITY
PROJECT STATUS

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
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 Keimele	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
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
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
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
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
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
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				
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
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
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
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				
68-B	J & J Smith Property Management, LLC	415 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				
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				
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				
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				
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				
XX-B	Spaces, Inc.	122 East Main Avenue	Lease	1/12/2011			N/A	$60,000		N/A	$7,500				
					TOTALS		**$13,285,980**	**$21,583,759**	**$28,997,400**	**$2,855,283**	**$6,345,249**		**$17,777,827**	**$26,192,700**	**266.25**

CORE INCENTIVE PROGRAMS
PROJECT STATUS

CORE Project	Applicant	Street Address	Project Type	RZA Hearing	Commission Approval	Total Project Cost	Approved Grant Amount	Completion Date	Sidewalk Subsurface Infill	Technical Assistant Bank	Façade & Signage Incentive	Housing Incentive	Total Payments To Date
01-07	Red Wing Shoes	529 East Broadway Avenue	Signage	05/14/07	05/22/07	$8,199.34	$3,000.00	11/19/07			$3,000.00		$3,000.00
02-07	LeRoy Walker	118 North 5th Street	Subsurface Infill	05/14/07	05/22/07	$3,300.00	$2,800.00	05/30/07	$2,800.00				$2,800.00
03-07	LeRoy Walker	118 North 5th Street	Technical Assistance	07/17/07	08/14/07	$1,015.00	$1,575.00	09/17/07		$771.38			$771.38
04-07	Janet Pinks	207 East Avenue B	Housing Incentive	07/17/07	08/14/07	$23,874.00	$5,000.00					$4,439.60	$4,439.60
			Technical Assistance	07/17/07	08/14/07	$2,100.00	$1,575.00	01/29/08		$1,055.62			$1,055.62
			Housing Incentive	03/11/09	03/24/09	$90,487.14	$13,657.83	02/28/09				$13,657.83	$13,657.83
05-07	Kevin Horneman	408 East Main Avenue	Technical Assistance	07/17/07	08/14/07	$2,100.00	$1,575.00	01/23/08		$1,575.00			$1,575.00
06-07	Kevin Horneman	410 East Main Avenue	Technical Assistance	07/17/07	08/14/07	$2,100.00	$1,575.00	01/23/08		$1,575.00			$1,575.00
07-07	Greg Bavendick	301 East Broadway Avenue	Technical Assistance	08/27/07	09/11/07		$1,575.00						
08-07	Pride Wilton Inc.	112 North 5th Street	Façade	08/27/07	09/11/07	$44,197.00	$22,098.50	11/29/07			$22,098.50		$22,098.50
09-07	Brady, Martz & Associates, PC	207 East Broadway Avenue	Signage	08/27/07	09/11/07	$6,112.00	$3,056.00	03/05/08			$3,056.00		$3,056.00
10-07	LeRoy Walker	118 North 5th Street	Façade	08/27/07	09/11/07	$21,664.27	$12,500.00	06/17/08			$10,832.14		$10,832.14
11-07	Kevin Horneman	408 East Main Avenue	Façade	08/27/07	09/11/07	$50,405.00	$25,000.00	09/17/08			$25,000.00		$25,000.00
12-07	Michael Woods	410 East Main Avenue	Façade	08/27/07	09/11/07	$71,500.00	$25,000.00	12/22/08			$25,000.00		$25,000.00
13-07	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Housing Incentive	08/27/07	09/11/07	$57,154.54	$12,700.00	01/20/09				$11,430.91	$11,430.91
14-08	Turitto's Dry Cleaners	1131 East Main Avenue	Façade	04/18/08	05/13/08	$5,256.00	$2,628.00	10/01/08			$2,628.00		$2,628.00
15-08	Magic Photo Art	120 North 5th Street	Signage	05/12/08	05/27/08	$5,170.15	$2,735.08	09/30/08			$2,735.08		$2,735.08
16-08	Fowler Photography	120 North 5th Street	Signage	05/12/08	05/27/08	$1,344.02	$672.01	07/30/08			$672.01		$672.01
17-08	Mr. Delicious/Aaron Bank	307 North 3rd Street	Signage	06/23/08	07/08/08	$10,415.00	$3,000.00	01/30/09			$3,000.00		$3,000.00
18-08	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Technical Assistance	06/23/08	07/22/08		$1,575.00						
19-08	Robert Knutson Photography	405 East Sweet Avenue	Technical Assistance	07/09/08	07/22/08	$2,310.00	$1,575.00	12/17/08		$1,575.00			$1,575.00
20-08	The Window & Door Store	410 East Main Avenue	Signage	08/13/08	08/27/08	$6,742.34	$3,000.00	12/22/08			$3,000.00		$3,000.00
21-08	Tyre Mart	704 East Bowen Avenue	Signage	09/10/08	09/23/08	$6,099.16	$3,000.00	10/09/08			$3,000.00		$3,000.00
22-08	Robert Knutson Photography	405 East Sweet Avenue	Façade	11/12/08	11/25/08		$25,000.00						
23-08	Robert Knutson Photography	405 East Sweet Avenue	Signage	11/12/08	11/25/08		$3,000.00						
24-08	ACI/ND Bankers Association	122 East Main Avenue	Signage	11/12/08	11/25/08		$3,000.00						
25-09	Magi-Touch Carpet & Furniture Inc.	800 East Sweet Avenue	Technical Assistance	02/11/09	02/24/09	$4,200.00	$1,575.00	09/22/09		$1,575.00			$1,575.00
26-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Façade	02/11/09	03/24/09	$51,923.53	$25,000.00	08/20/09			$25,000.00		$25,000.00
27-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Signage	02/11/09	03/24/09	$8,840.00	$3,000.00	08/20/09			$3,000.00		$3,000.00
28-09	Rolf Eggers	214 & 216 East Main Avenue	Façade	02/11/09	03/24/09	$7,150.00	$3,575.00	06/16/09			$3,575.00		$3,575.00

CORE INCENTIVE PROGRAMS
PROJECT STATUS

29-09	ADLOC Inc./Warren's Locks & Keys	214 East Main Avenue	Signage	02/11/08	03/24/09	$1,215.00	$607.50	05/04/09			$532.50		$532.50
30-09	A&B Pizza South	311 South 7th Street	Technical Assistance	4/8/2009	4/28/2009		$1,575.00						
31-09	Broadway Floral of Hearts	411 East Broadway Avenue	Signage	5/13/2009	5/26/2009	$4,845.49	$2,422.95	07/09/09			$2,422.95		$2,422.95
32-09	Magi-Touch Carpet & Furniture, Inc.	800 East Sweet Avenue	Façade	5/13/2009	5/26/2009		$25,000.00						
33-09	DoCo Group	114 North 3rd Street	Technical Assistance	7/8/2009	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
34-09	Starion Financial	333 North 4th Street	Signage	10/14/2009	10/27/2009	$10,860.00	$3,000.00	12/28/09			$3,000.00		$3,000.00
35-09	SRSSM Partnership	122 East Broadway	Façade	11/12/2009	11/24/2009	$72,238.00	$20,000.00	07/13/10			$20,000.00		$20,000.00
36-09	SRSSM Partnership	122 East Broadway	Signage	11/12/2009	11/24/2009	$6,537.00	$3,000.00	07/13/10			$3,000.00		$3,000.00
37-10	J & J Property Management	115 North 4th Street	Technical Assistance	1/13/2010	1/26/2010	$1,715.00	$1,575.00	07/01/10		$1,286.25			$1,286.25
						$4,607.50	$3,675.00	07/01/10		$3,455.25			$3,455.25
38-10	Hedahls Inc.	100 East Broadway Avenue	Signage	1/13/2010	1/26/2010	$7,800.00	$3,000.00	04/29/10			$3,000.00		$3,000.00
	Totals					**$603,476.48**	**$278,877.87**		**$2,800.00**	**$12,869**	**$167,552.18**	**$29,528.34**	**$212,749.02**

RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
November 10, 2010

The Bismarck Renaissance Zone Authority met on November 10, 2010 in the 2nd Floor Conference Room in the City-County Office Building at 221 North 5th Street.

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

Technical Advisor Jeff Ubl was present.

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

Guests present were Loran Galpin – 501 East Main Avenue, Jim Christianson – PO Box 1097 and Dawn Kopp & Kate Herzog (Downtowners).

CALL TO ORDER

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

MINUTES

The minutes of the October 13, 2010 meeting were distributed with the agenda packet.

MOTION: A motion was made by Mr. Huber and seconded by Mr. Walth to approve the minutes of the October 13, 2010 meeting as received. The motion passed unanimously with members Blackstead, Huber, Magstadt, Smith, and Walth voting in favor.

RENAISSANCE ZONE PRJOECT DISCUSSION

401 North 4th Street – 613 Development Corporation – New Construction

Mr. Tomanek said that members of the Downtown Design Review Committee (Jeff Ubl, Kim Lee and Jason Tomanek) met with Loran Galpin on Friday, October 29, 2010. The purpose of the meeting was to view and discuss the various levels of glass transparency as it pertains to the DC-Downtown Core regulations for Design Standards and Building Materials. The proposed exterior building materials include a stone-stepped base along the south façade, stainless steel banding, reflective metal banding and colored glass. Mr. Tomanek went on to say that at the October 13, 2010 Renaissance Zone Authority meeting the request from 613 Development Corporation/Loran Galpin was considered. The recommendation made by the Renaissance Zone Authority to the Board of City Commissioners stated, "The Renaissance Zone Authority held a public hearing on this request on October 13, 2010, and recommended designation of the construction of a new building at 401 North 4th Street 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 first occupancy, and an exemption from state tax on income derived from the business/investment location for five years beginning with the date of completion and first occupancy, and with the understanding that: 1) The exterior design of the proposed building will be modified to conform with the requirements of the DC-Downtown Core zoning district. In particular, the exterior of the building may not be covered by more than 40% non-transparent glass; 2) Appropriate landscaping and streetscape elements are included with the project; and 3) The above-mentioned conditions would be reviewed and approved by the Downtown Design Review Committee prior to obtaining a building permit for construction." Mr. Tomanek continued by saying the Board of City Commissioners acted on the recommendation and upheld the aforementioned conditions on October 26, 2010.

Previously the Renaissance Zone Authority considered a similar situation regarding proposed building materials. On October 9, 2006 the Renaissance Zone Authority passed a motion allowing the use of EIFS as a primary exterior building material on the building at 122 East Main Avenue (Project 30-B). Excerpts from the minutes of that meeting include: "Discussion followed the presentation. There were some general concerns with the chosen exterior material for the building. Mr. Bohrer stated the material chosen is a higher grade of EIFS than typically used. Mr. Bohrer also mentioned that the application techniques have a factor in the wear and overall sustainability of the Dryvit brand EIFS material. There was also discussion expressing the concerns that this project will set precedence for future projects allowing various EIFS applications throughout the downtown area. The concern is that EIFS material will be used to cover higher quality surfaces such as limestone and brick. Mr. Walth asked that minutes reflect that this building is new construction and not a refinishing of a previously constructed building façade. The general consensus of the Renaissance Zone Authority members was that the building is a nice design and it has an overall a favorable appearance." The approved motion states: "A motion was made by Mr. Keiser and seconded by Mr. Walth to recommended designation of the construction of a new building at 122 East Main Avenue 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 first occupancy, and an exemption from state tax on income derived from the business/investment location for five years beginning with the date of completion and first occupancy, with the understanding that the project will include landscaping as shown on the proposed site plan and in accordance with the City's landscaping and screening requirements and be constructed as shown on the building elevations with the materials presented. The motion also included a statement that the materials were appropriate given the fact that this building is new construction and the materials would be in keeping with the intent of the guidelines for building materials already established for the Downtown Core district. With members Blackstead, Huber, Keiser, Magstadt, and Walth voting in favor, the motion passed unanimously."

Mr. Tomanek concluded by saying that in order for 613 Development Corporation to proceed with the project at 401 North 4th Street, the Renaissance Zone Authority must act to finalize the request. In particular, the Renaissance Zone Authority must decide on one of the following elements: 1) to allow the project to proceed as proposed recognizing that the proposed building materials are an equivalent or better material than brick, stone, architectural concrete or pre-cast concrete, or 2) to require the proposed building walls visible from the street to be primarily faced with brick, stone, architectural concrete or pre-cast concrete.

After a some discussion, it was the general consensus of the Renaissance Zone Authority that the project meets the spirit and intent of the ordinance and that the proposed building materials are an equivalent or better material than brick, stone, architectural concrete or pre-cast concrete.

MOTION: A motion was made by Mr. Huber and seconded by Mr. Magstadt to recommend approval of the project at 401 North 4th Street to proceed as proposed, recognizing that the proposed building materials are an equivalent or better material than brick, stone, architectural concrete or pre-cast concrete. The motion passed unanimously with members Blackstead, Huber, Magstadt, Smith and Walth voting in favor.

DOWNTOWN CORE ZONING DISTRICT AND DOWNTOWN DESIGN REVIEW

Downtown Core Zoning Regulations or Design Guidelines

Mr. Tomanek said that the purpose of the Downtown Core District (DC) is to preserve and enhance the mixed-use, pedestrian-oriented nature of the City's downtown area. The district allows a wide range of mutually supportive uses in order to enhance downtown Bismarck's role as a commercial, cultural, governmental, health/medical, entertainment and residential center. He went on to say that the district standards also facilitate the creation of a strong and distinctive sense of place through the inclusion of open space and public plazas. The use of design standards will maintain the historical integrity, enhance the quality of design, and preserve the human-scale development of downtown. Mr. Tomanek stated that the purpose of the Downtown Fringe District (DF) is to strengthen and complement the City's downtown area by allowing uses not normally allowed in the Downtown Core District. The Downtown Fringe District also serves to provide a transitional area between the Downtown Core District and adjacent commercial and residential zoning districts. He commented that the uses allowed in this district usually require larger parcels and a greater emphasis on automobile access and parking. Mr. Tomanek explained that the both the DC and DF districts address many elements including allowable uses, building setbacks, building materials, the height of buildings, alignment, width, horizontal rhythms, entrances, display windows, rooftop equipment and exposed common walls. He concluded by saying that the purpose of this agenda item is to generate discussion on whether the language pertaining to the visual appearance of buildings within the DC and DF should continue to be requirements, if the language should be omitted from the DC and DF zoning districts and treated as guidelines and recommendations, or if other changes to the regulations should be considered.

After a brief discussion it was the general consensus of the Renaissance Zone Authority that the ordinance language is to be reviewed by staff and possible amendments to the regulations and design guidelines be presented at the next meeting.

MOTION: A motion was made by Mr. Walth and seconded by Ms. Smith to recommend amending the language in the ordinance pertaining to the building materials in the Downtown Core and Downtown Fringe zoning districts. The motion passed unanimously with members Blackstead, Huber, Magstadt, 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.

STATUS OF APPROVED CORE INCENTIVE PROJECTS

Mr. Tomanek said that no CORE Incentive Program Projects have been closed out since the last Renaissance Zone Authority meeting.

OTHER BUSINESS

Mr. Huber inquired as to the status of the tax increment funds. Mr. Whitman said the Board of City Commissioners has chosen to not to use any of the tax increment funds for the duration of the lawsuit.

ADJOURNMENT

There being no further business, Chair Blackstead adjourned the meeting of the Bismarck Renaissance Zone Authority at 3:57 p.m.

Respectfully Submitted,

_____
Kimberley Gaffrey
Recording Secretary

APPROVED:

_____
David Blackstead
Chair