

Community Development Department

RENAISSANCE ZONE AUTHORITY

MEETING AGENDA

March 9, 2011

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 – February 9, 2011 Meeting**
- 3. Renaissance Zone Project – Public Hearing**
 - a. Request of Aimee C. Reidy for designation of the rehabilitation of the home at 306 South 10th Street as a Renaissance Zone Project. The property is owned by Aimee C. Reidy and is legally described as the south ½ of Lot 3 and all of Lots 4-6, Block 77, Williams Survey.**
- 4. Renaissance Zone Development Plan Modification – Discussion**
- 5. DC-Downtown Core and DF-Downtown Fringe Zoning Districts – Update**
- 6. Status of Approved Renaissance Zone Projects**
- 7. Status of Approved CORE Incentive Projects**
- 8. Other Business**
- 9. Adjourn – Next regular meeting is scheduled for April 13, 2011.**

Bismarck-Burleigh County Community Development Department

221 North 5th Street • PO Box 5503 • Bismarck, ND 58506-5503 • TDD: 711 • www.bismarck.org

**BISMARCK RENAISSANCE ZONE AUTHORITY
STAFF REPORT**

BACKGROUND:		
Title: Aimee C. Reidy – Rehabilitation		
Status: Renaissance Zone Authority	Date: March 9, 2011	
Street Address: 306 South 10 th Street	Legal Description: South ½ of Lot 3 and Lots 4-6, Block 77, Williams Survey	
Project Type: Rehabilitation	Renaissance Zone Block Number: Block 11A	
Applicant: Aimee C. Reidy	Owner: Aimee C. Reidy	
Project Description: The applicant is proposing to completely renovate and update the single-family dwelling. The proposed rehabilitation project includes a complete interior demolition and rebuild consisting of a main floor bathroom remodel/expansion with a new tub/shower, reframing remaining closet areas, remove a wall to open kitchen/dining areas, re-route the water heater venting and remove the chimney from the kitchen area, patch the roof where the chimney was located, change heating ductwork from wall to floor vents, install microwave and stove venting, close off the back door steps leading to the basement and creating a new set of stairs leading to the basement, install new electrical wiring throughout, new plumbing in the kitchen and bath areas, convert basement half-bath to a full bath, seal framing members and all door and window openings, insulate walls and attic, new sheetrock with tape and texture on walls and ceilings, new cabinets and counter tops in the kitchen and bathroom and new flooring throughout the home.		
PROJECT INFORMATION:		
Parcel Size: 12,250 square feet	Building Floor Area: Main floor - 812 square feet	Certificate of Good Standing: Received
Assessed Value of Building: \$68,200	Proposed Investment: \$20,000 - \$25,000	Estimated Value /Investment: \$120,000
2010 Property Taxes: \$1,185 (building only)	Estimated Property Tax Benefit: \$5,500 over 5 years	Estimated Income Tax Benefit: \$2,500 over 5 years.
PROJECT REVIEW GUIDELINES:		
High Priority Land Use: Yes-single-family residential	Targeted Area: Yes – vacant	Public Space/Design: N/A
Capital Investment: Yes	New/Expanding Business: N/A	Historic Property: No
FINDINGS:		
<ol style="list-style-type: none"> 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. <p style="text-align: right;"><i>findings continued...</i></p>		

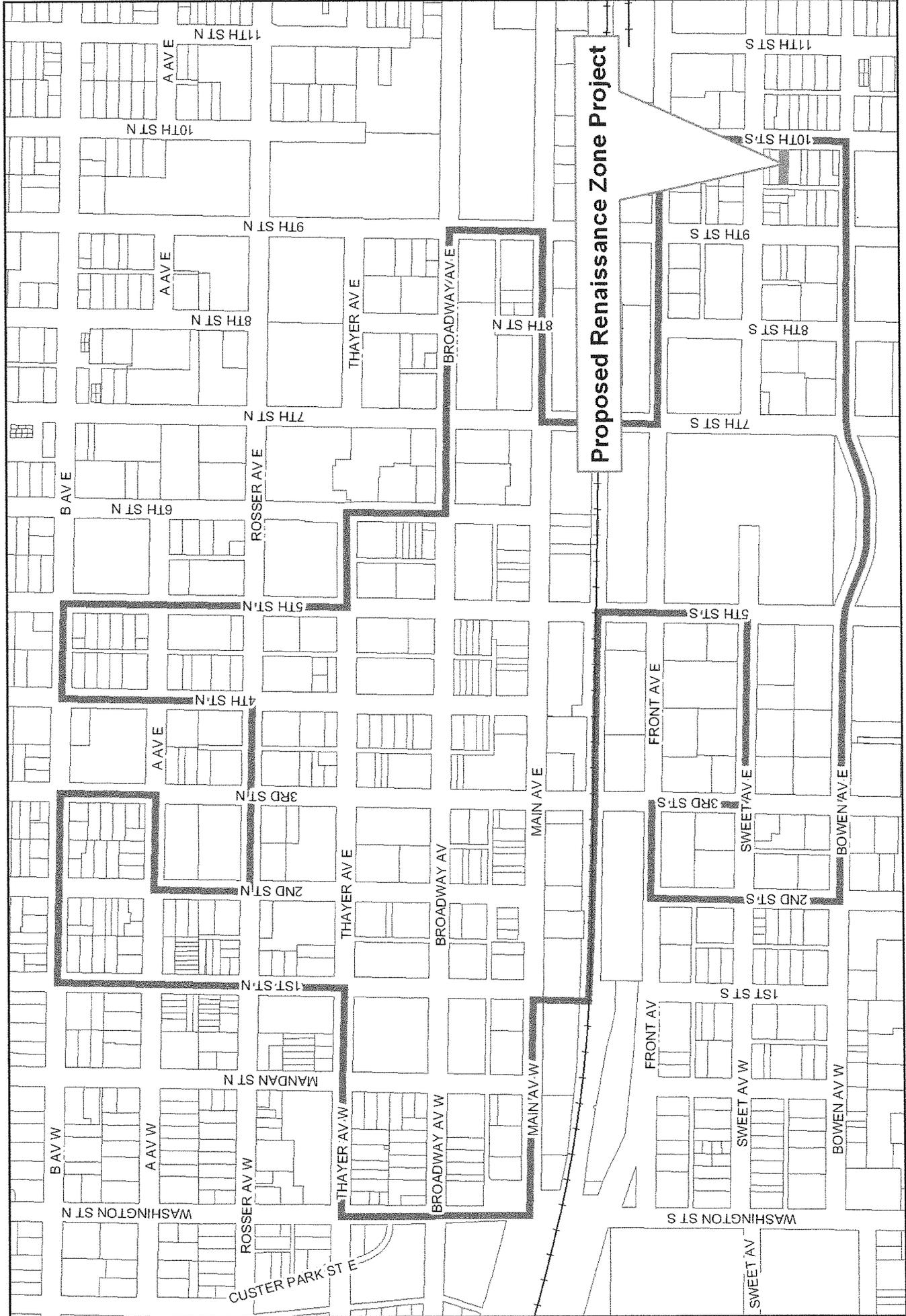
3. The applicant has indicated that \$20,000 to \$25,000 would be expended to rehabilitate the home; which calculates between \$24.63 and \$30.79 per square foot. The proposed capital reinvestment is between 29.3% and 36.7% of the City's assessed value for the building. Rehabilitation of single-family residences must be at least 20% of the assessed building value and \$15.00 per square foot in order to qualify.

RECOMMENDATION:

Based on the above findings, staff recommends approval of the designation of the rehabilitation of the home at 306 South 10th Street by Aimee C. Reidy 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 personal tax liability for five taxable years beginning with the date the rehabilitation has been completed.

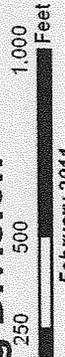
Title: Aimee C. Reidy		Project Type: Rehabilitation		
Current Valuation: \$68,200		Proposed Capital Investment: \$20,000 - \$25,000		
MINIMUM CRITERIA:			Possible Points	Staff Rating
Proposals Involving Improvements:				
1	Use consistent with the Renaissance Zone Development Plan Specific goals: A1, A2, A3,	25	25	
2	Exterior rehabilitation sufficient to eliminate any and all deteriorated conditions on the exterior of the building	25	25	
3	Re-investment totaling not less than 50 percent of the current true and full valuation of the building for commercial properties and not less than 20 percent for single-family homes <u>or</u> a significant level of re-investment if purchase with major improvements	25	25	
4	Investment of at least \$25 per square foot in capital improvements for commercial properties or \$15 per square foot in capital improvements for single-family homes (the RZA may waive this requirement)	25	25	
5	Subtotal	100	100	
PROJECT REVIEW GUIDELINES:				
6	High Priority Land Use <ul style="list-style-type: none"> • Primary sector business • Active commercial, specialty retail and/or destination commercial • Mixed use development • Residential units, including single or multi-family units 	10	10	
7	Capital Investment <ul style="list-style-type: none"> • Consideration for level of capital investment 	10	10	
8	Targeted Area <ul style="list-style-type: none"> • Parcels that have been vacant or underutilized for an extended period • Parcels specifically targeted for clearance 	10	10	
9	Historic Preservation and Renovation <ul style="list-style-type: none"> • Within the downtown historic district • Contributing or non-contributing • Historic preservation component 	10	0	
10	Subtotal	40	30	
11	TOTAL	140	130	
PROJECT REVIEW GUIDELINES - OPTIONAL				
1	Public Space/Design <ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> • 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 - 306 South 10th 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

Detailed Project Description

Cost Estimates: \$21,000

Impact of the Project on Historical Properties: None

Anticipated Tenant Mix: Tentatively I am set to close on the purchase of the property on February 1, 2011; however, due to the extensiveness of the re-model/rehabilitation, I am allowing roughly two months until possible move in on my part. I will be the only occupant residing in the property and am a first time home buyer. The demolition project is set to start on the house by the end of this week or early next week.

The Current Building Valuation: The city appraisal was out and appraised the property on the same day as my hired bank appraiser. The bank appraised the property including the garage at \$93,000.00. Building on the property roughly \$68,000.

Estimated Building Valuation upon Project Completion: \$120,000.00

Narrative discussing interest in the Renaissance Zone Program/What is expected from such participation

The reason I have interest in this program is because it is offering myself, a first time home buyer also, to get into a property which has been in my family for many generations and bring this property up to livable standards with incentives. I also have the privilege of being quick claim deeded the vacant lot next to the residential home I am purchasing from family which my great grandfather had a grocery store. There is much history with the property and I have been able to learn more about my own family history while sharing this with others. As far as what is expected from my participation in the program is that I am given the tax incentives or tax credits for the next five years upon completion of my project and that I bring this residential property up to a livable standard so that I can reside there for the years to come.

Renaissance Zone Goals and Objectives met by project

Establish the Renaissance Zone as the center of Business Life, Government and Cultural Opportunity for the Bismarck Region.

I will work with my contractor to bring my residential property up to a livable standard and be a part of a mixed-use area. In addition, with owning the vacant lot next to my residential dwelling, there could be further development of another residential property.

Promote the Renaissance Zone as the Preferred Location for Hotel; Class A Office Buildings, Specialty Retail, Government and Institutional Users.

I will examine the possibility of keeping my vacant lot that is next to my residential dwelling as a possibility for future new development. Until entertaining or moving forward on that, I will make sure that I share with my future neighbors information about the Renaissance Zone Project and looked to see what we can do as a residential neighborhood.

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

My residential property will continue to have spacious on-and-off street parking for all uses within the Zone and with starting this project the traffic circulation will not be affected by the construction. My property will provide for safe and comfortable surface both during the renovation and after.

Arrange Compatible Land Users in Compact and Orderly Ways to Enhance the Functions of the Renaissance Zone.

One of the goals of this renovation and update to my residential property is to use my existing building structure and renovate to make the property stand out and eliminate any deterioration that was present as this property has not been updated since it was built. This property as well as the whole entire block 77 has much significance to me and may also interest my neighbors as my great-grandfather owned most of the entire block starting back when he built my property in 1937. His grocery store sat right next to my dwelling and eventually was tore down leaving the vacant lot as a future possibility to the Renaissance Zone Project.

Encourage a Zone That Upholds Bismarck's Heritage as Well as Recognizes and Takes Advantage of its Pattern of Development.

I feel my property is economically viable and worthy of preservation and that is the reason for applying for the Renaissance Zone Project. As previously stated, my family holds much heritage on block 77 and of the numerous dwellings that were built, in particular by my great grandfather and his family; family members moving house to house throughout the years, building and running a family owned and operated grocery store and then selling the properties throughout the years leaving just this dwelling, the vacant lot next to me and then the duplex that is still in the family located at the end of 10th Street and Bowen.

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

The original framework and actual dwelling will remain and continue to display a sense of character. With the help of my contractor, I feel the renovations will enhance the overall presentation of the property and will give the property a cleaned up look.

Estimate of property tax benefit and state income tax benefit to applicant for five years (to demonstrate the impact of Zone incentives).

Property Tax Benefit: \$5500 estimate

State Income Tax Benefit: \$2500 estimate

Attached Certificate of Good Standing from the Office of the State Tax Commissioner showing that I am current on state taxes: ATTACHED SEE LAST PAGE

Current Photos: ATTACHED SEE LAST PAGE

Project time table (anticipated start date and completion date):

The demolition project is set to start on the house by the end of this week or early next week (January 28, 2011 –February 5, 2011) and this property will need to be fully gutted before the renovations begin. A contractor has been hired and this contractor's name of business is Tobias Marman Construction. My anticipated completion dated for all of the identified capital improvements should be done by August 31, 2011.

Additional Information:

Documentation that the re-investment is no less than 20 percent of the current true and full value of the building and \$15 per square foot for single family homes: TO BE CALCULATED UPON SUBMITTING APPLICATION TO RENAISSANCE ZONE PROJECT

tobias marman construction	224 West Avenue C Bismarck, ND 58501	tel701.527.1847
		tobiasmarmanconstruction@hotmail.com

Project Proposal

Prepared for: Jason Tomanek
Prepared by: Tobias Marman,

Date: 1/13/2011

Summary,

This scope is for work at 306 south 10th street, Bismarck ND. Subject home at this time has not had any major updating done to it since it was built in 1937. This property will have a complete interior demo and re-build. Windows and exterior claddings will not be dealt with at this point.

Scope of work to consist of the following:

Removal of all lathe and plaster on interior wall surfaces main floor and down.

At this time homeowner to supply demolition labor.

Removal of original interior doors and casing for possible reuse at trim out.

Reframe main floor bathroom larger by borrowing space from closets.

Bathroom will become a full bathroom with tub/shower instead just a tub.

Reframe remaining closet areas not used by bathroom areas.

Remove wall going into kitchen to open to dining area.

Reroute water heater venting and remove chimney from kitchen to open area up.

Patch roof hole created by chimney removal.

Change home heating venting from high wall to floor vents.

Install microwave and stove venting

Close off back door steps going to the basement and build in a shoe cubby

Cut in a new set of steps to the basement on the main floor in the living room.

Install new electrical wiring through out home. Existing elec. panel will used if space is available.

Rough-in plumbing in kitchen and bath areas (New lines will be installed)

Basement 1/2 bath will be re-done into a full bathroom.

Seal framing members and around all door and window penetrations.

Insulate and vapor barrier walls.

Blow in attic with insulation to R-49

Hang sheetrock on all walls and ceiling.

Tape and texture walls.

Prime and paint walls. (Homeowner to supply labor)

Hang interior doors, base and casing. (Will try to reuse site removed doors, casing, and base)

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Install new cabinets and counter tops in bathroom and kitchen.
Finish kitchen and bathroom plumbing. (Sinks, stools, and faucets)
Install flooring throughout home.

Estimated cost for the above improvements to the property \$20,000.00 to 25,000.00

This scope is a broad overview of the work that is to take place at the above mentioned subject property for Aimee Reidy. Although all care was taken on this scope of work some parts of the scope may have inadvertently been missed. Small details and procedures are not included.

Sincerely,

Tobias Marman

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 Created
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	\$18,036	\$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	\$640,000	\$32,023	\$7,500	1/31/2007	\$284,195	\$671,900	0
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	\$600,000	\$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 Ginstemer	200 North Mandar 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	Berisch 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	Berisch 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	\$379,013	\$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	\$2,256,824	\$4,406,200	\$550,000	\$1,248,000	10/29/2005	\$2,400,776	\$4,943,900	7.5
11-B	PJCM Partners, LLP	901/907 East Front Avenue	Rehab	03/30/04	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	\$105,455	\$141,000	2.5
13-B	AW Enterprises	216 North 2nd Street	Rehab	06/10/04	06/10/04	8/18/2004	\$173,500	\$208,614	\$275,000	\$34,573	\$12,500	6/22/2005	\$293,473	\$324,100	1
14-B	Darryl 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
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	\$119,500	\$15,000	9/15/2006	\$696,399	\$729,600	6
16-B	Pirogue Grille, Inc.	121 North 4th Street	Lease	03/02/05	03/02/05	3/22/2005	N/A	\$128,000	N/A	N/A	\$3,500	9/24/2005	N/A	N/A	8
17-B	Zovels Jewelry Inc.	221 South 9th Street	New Construction	08/20/04	03/08/05	3/22/2005	\$20,100	\$200,000	\$200,000	\$25,000	\$4,000	7/30/2005	\$191,899	\$205,800	6
18-B	Susan & Ed Stroth/Patals & More	122 East Rosser Avenue	Rehab	06/25/05	09/13/05	9/21/2005	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
19-B	CCC Properties, LLP	310 South 5th Street	Purchase	06/25/05	09/13/05	9/21/2005	\$410,400	\$169,000	\$450,000	\$66,500	\$10,500	7/1/2006	\$295,372	\$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	\$258,750	\$250,000	6/1/2009	\$2,301,478	\$2,238,100	0
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	Dentylne, 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	\$150,900	\$345,000	\$44,840	\$4,500	12/1/2006	\$227,295	\$182,400	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	\$399,700	0
25-B	Makcohe 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	Germ 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 WSA 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 Legat 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 Heutle LLP	521 East Main Avenue	Lease	05/14/07	05/22/07	6/6/2007	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	6/6/2007	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	\$156,800	\$137,500	\$300,000	\$21,000	\$5,400	5/21/2008	\$142,050	\$337,700	4

RENAISSANCE ZONE AUTHORITY
PROJECT STATUS

Project	Applicant	Street Address	Project Type	RZA Hearing	Commission Approval	State Approval	Beginning		Estimate		Estimate		Completion Date	Actual Investment	2009 Building Market Value	Jobs Created FTE
							Building Market Value	Proposed Investment	Estimated Building Value w/Investment	Property Tax Benefit	Income Tax Benefit	Estimate State Benefit				
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	N/A	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	Kinsale, 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 Keimle	413 East Broadway	Rehab	11/14/07	12/18/07	1/11/2008	\$184,400	\$136,036	\$283,500	\$28,000	\$28,000	10/1/2008	\$176,955	\$286,500	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	\$187,894	\$930,200	0	
46-B	Wesley's Inc.	423 East Broadway	Lease	02/21/08	03/11/08	3/18/2008	N/A	N/A	N/A	N/A	N/A	7/14/2008	N/A	N/A	1	
47-B	Dapoi Associates	401 East Main Avenue	Rehab	04/18/08	05/13/08	5/28/2008	\$372,300	\$200,000	\$600,000	\$50,000	\$50,000	7/12/2009	\$249,344	\$569,300	0	
48-B	FV Restaurant, Inc.	401411 East Main Avenue	Lease	04/18/08	05/13/08	5/28/2008	N/A	N/A	N/A	N/A	N/A	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	\$10,000	12/15/2008	\$23,375	\$116,500	0	
50-B	Station Financial	303 North 4th Street	Rehab	05/12/08	06/27/08	6/12/2008	\$1,154,600	\$2,500,000	\$2,854,600	\$270,000	\$270,000	12/1/2009	\$31,193,260	\$2,338,100	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	N/A	4/7/2009	N/A	N/A	2	
53-B	CIG Investments, LLP	408 East Main Avenue	Rehab	03/11/09	03/24/09	4/27/2009	\$807,700	\$239,720	\$420,000	\$22,030	\$20,375	10/2/2009	\$198,620	\$512,100	0	
54-B	RC Properties, LLLP	800 East Sweet Avenue	Rehab/New Const.	05/13/09	05/26/09	6/2/2009	\$376,100	\$2,145,500	\$1,900,000	\$88,000	\$85,000	1/22/2011	\$1,355,870			
55-B	Blaney 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	N/A	10/1/2009	N/A	N/A	46	
56-B	Chavler Homes, Inc.	408 East Main Avenue	Lease	06/10/09	06/23/09	7/7/2009	N/A	N/A	N/A	N/A	N/A	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	N/A	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	\$90,000	\$90,000	11/1/2010	\$246,603	\$250,000	0	
59-B	Boardwalk on Broadway	100 West Broadway	Rehabilitation	06/12/09	06/25/09	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	\$943,500	\$84,080	\$84,500	6/17/2010	\$926,109	\$982,000	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	N/A	6/21/2010	N/A	N/A	1.5	
62-B	Randal 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	N/A	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	N/A	6/21/2010	N/A	N/A	1	
64-B	Michell 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	N/A	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	N/A	6/21/2010	N/A	N/A	1.5	
66-B	Kranzer Kingsley Communications, LTD	501 East Main Avenue	Lease	12/8/2009	12/22/09	11/10/2010	N/A	\$180,000	N/A	N/A	N/A	7/16/2010	\$295,896	N/A	4	
67-B	IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	12/8/2009	12/22/09	11/10/2010	\$1,251,000	\$1,136,650	\$1,818,000	\$125,287	\$0	9/8/2010	\$837,783			
68-B	J & J Smith Property Management, LLC	415 North 4th Street	Purchase w/ Major	11/12/2010	01/26/10	2/12/2010	\$394,400	\$120,000	\$437,000	\$25,000	\$25,000	10/25/2010	\$161,746	N/A	14	
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	N/A	7/13/2010	\$140,000	N/A	1	
70-B	LP 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	N/A	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	N/A	11/1/2010	N/A	N/A	10	
72-B	Teased 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	N/A	12/1/2010	N/A	N/A		
73-B	A.L. Brent, DDS	207 East Front Avenue	Lease	10/13/2010	10/26/10	11/10/2010	N/A	\$300,000	N/A	N/A	N/A					
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	N/A					
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	\$15,500					
76-B	Spaces, Inc.	122 East Main Avenue	Lease	11/2/2011	01/25/11	2/7/2011	N/A	\$60,000	N/A	N/A	N/A					
XX-B	Aimee C. Reddy	306 South 10th Street	Rehabilitation	3/9/2011			\$69,200	\$20,000	\$120,000	\$5,500	\$5,500				0	
							TOTALS	\$13,384,180	\$21,583,759	\$28,997,400	\$2,855,283	\$6,345,249	\$20,113,025	\$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	09/30/07	\$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 Plinks	207 East Avenue B	Housing Incentive	07/17/07	08/14/07	\$23,874.00	\$5,000.00	01/29/08		\$1,055.62		\$4,439.60	\$4,439.60
			Technical Assistance	07/17/07	08/14/07	\$2,100.00	\$1,575.00	02/28/09				\$13,657.83	\$13,657.83
			Housing Incentive	03/11/09	03/24/09	\$90,487.14	\$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	09/05/08			\$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 Knudson 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 Knudson Photography	405 East Sweet Avenue	Façade	11/12/08	11/25/08		\$25,000.00						
23-08	Robert Knudson Photography	405 East Sweet Avenue	Signage	11/12/08	11/25/08		\$3,000.00						
24-08	AC/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	\$51,923.63	\$25,000.00	06/20/09			\$25,000.00		\$25,000.00
27-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Signage	02/11/09	03/24/09	\$9,840.00	\$3,000.00	06/20/09			\$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**

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
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	Hedahis 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
February 9, 2011**

The Bismarck Renaissance Zone Authority met on February 9, 2011 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 and Brenda Smith.

Technical Advisor Jeff Ubl was present.

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

Guests present were Loran Galpin (Galpin Company) and Dawn Kopp (Downtowners).

CALL TO ORDER

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

MINUTES

The minutes of the January 12, 2011 meeting were distributed with the agenda packet.

MOTION: A motion was made by Mr. Magstadt and seconded by Mr. Huber to approve the minutes of the January 12, 2011 meeting as received. The motion passed unanimously with members Blackstead, Huber, Magstadt and Smith voting in favor.

**DOWNTOWN CORE ZONING DISTRICT AND DOWNTOWN DESIGN REVIEW
DISCUSSION**

Mr. Tomanek provided an overview of the zoning ordinance text amendment for the DC-Downtown Core and DF-Downtown Fringe Districts. The proposed amendments would update and modify portions of the code pertaining to design standards.

Loran Galpin expressed his concerns with the intent, historic preservation and historical significance and the building colors portions of the zoning ordinance text amendment.

Mr. Huber suggested the language in the second sentence in Section 4a., page 2 read, "The regulations are also intended to ensure that the new buildings, building additions, façade alterations, building rehabilitations, and signage are compatible with *or improves* the character of the Downtown Core District. It is also the intent of these regulations to stimulate and protect public and private investment through the establishment of high standards with respect to architectural design, building materials, and appearance, and to support the preservation of historically significant buildings."

Mr. Ubl pointed out that in section 4d., page 3, the last sentence satisfies Mr. Galpin and Mr. Huber's concern with the intent and it reads, "The overall context of the downtown area includes a variety of architectural styles and these regulations are intended to allow both flexibility and creativity in achieving compatible design solutions."

Mr. Huber said that he is concerned with section 4c., page 3, in regards to the criteria of being historically significant if buildings that are more than 50 years old, because there a lot of buildings that are 50 years old in town that are not historically significant. He also stated his apprehension with the rehabilitation of historically significant buildings being in accordance with the Secretary of the Interior's Standards for Rehabilitation.

Mr. Galpin suggested that section 4l., page 11 (demolition), be revisited because of a safety standpoint.

Mr. Tomanek indicated that a public input meeting on the proposed ordinance would be held on Thursday, February 10, 2011 and that the Renaissance Zone Authority members were welcome to attend. The zoning ordinance text amendment is schedule for a public hearing at the February 23, 2011 Bismarck Planning & Zoning Commission meeting.

OTHER BUSINESS

Bill Wocken, City Administrator, said he would like the Renaissance Zone Authority to consider a recommendation that the requirement that CORE projects receive approval of the Renaissance Zone Authority and the Board of City Commissioners prior to beginning construction of an improvement project be waived from now until the final deposition of the Haugland vs. The City of Bismarck lawsuit over tax increment funding. Mr. Wocken concluded by saying that no applications should be accepted until the lawsuit is settled and there is no guarantee for any CORE program funding for any improvement and owners would proceed with projects at their own risk.

MOTION: A motion was made by Mr. Huber and seconded by Ms. Smith to recommend approval of the suspension of the requirement for project approval prior to beginning construction of an improvement project be waived from now until the final deposition of the Haugland vs. The City of Bismarck lawsuit over tax increment funding. The motion passed unanimously with members Blackstead, Huber, Magstadt and Smith voting in favor.

ADJOURNMENT

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

Respectfully Submitted,

Kimberley Gaffrey
Recording Secretary

APPROVED:

David Blackstead
Chair