

Community Development Department

RENAISSANCE ZONE AUTHORITY

MEETING AGENDA

April 13, 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 – March 9, 2011 Meeting**
- 3. Renaissance Zone Project – Public Hearing**
 - a. Request of Loran Galpin for designation of the purchase with improvements for the building at 123 North 4th Street as a Renaissance Zone Project. The property is owned by Treadstone Properties, LLC and is legally described as Lot 24, Block 48, Original Plat.**
- 4. Renaissance Zone Development Plan Modification – Discussion**
- 5. Status of Approved Renaissance Zone Projects**
- 6. Status of Approved CORE Incentive Projects**
- 7. Other Business**
- 8. Adjourn – Next regular meeting is scheduled for May 11, 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: Four-2-Five on Broadway – Purchase with major improvements		
Status: Renaissance Zone Authority	Date: April 11, 2011	
Street Address: 123 North 4 th Street	Legal Description: Lot 24, Block 48, Original Plat	
Project Type: Purchase with Major Improvements	Renaissance Zone Block Number: Block Number 20	
Applicant: Loran Galpin	Owner: Treadstone Properties, LLC	
Project Description: <p>The applicant is proposing to purchase and rehabilitate the building at 123 North 4th Street. Proposed uses include commercial space on the first floor; professional office space on the second floor; and 15 apartments on the third, fourth and fifth floors. The proposed demolition and rehabilitation would be conducted in stages. Stage 1 would include asbestos abatement in the lower level, and floors 2-5. Stage 2 would include the removal of all interior walls and fixtures. Stage 3 would include new plumbing, roof repairs, new roof drains and a new utility core for each floor. Stage 4 would include main floor and fifth floor improvements including, retail restoration, a new elevator, new ADA restrooms for the commercial spaces and four apartments on the fifth floor. The applicant has indicated that floors 2-4 would be developed one floor at a time with a 3-5 year project completion timeline. It is likely the rehabilitation project would be closed out prior to the building's full completion. This same scenario was used with the Civic Square rehabilitation.</p>		
PROJECT INFORMATION:		
Parcel Size: 3,500 square feet	Building Floor Area: 17,432 square feet	Certificate of Good Standing: Received
Assessed Value of Building: \$96,300 (building only)	Proposed Investment: \$1,100,000	Estimated Value w/Investment: \$1,200,000 (applicant estimate)
2009 Property Taxes: \$2,088	Estimated Property Tax Benefit: \$41,000 over 5 years (100%)	Estimated Income Tax Benefit: \$6,000 over 5 years
PROJECT REVIEW GUIDELINES:		
High Priority Land Use: Yes – mixed-use	Targeted Area: Yes – primarily vacant building	Public Space/Design: No – minor changes to exterior
Capital Investment: Yes - significant	New/Expanding Business: Yes – potential for new business	Historic Property: No – non-contributing
ADDITIONAL INFORMATION:		
<p>1. Currently a basement vault exists below the sidewalk/right-of-way along the north side of the building adjacent to Broadway Avenue. Within the public right-of-way there is a raised, concrete planter containing shrubs that was installed with the Chancellor's Square project in the late 1970s. The applicant has been working with City staff to find a resolution for the vault, planters, sidewalk replacement and potential for short-term, on-street parking along the south side of Broadway Avenue. The applicant has indicated that he would prefer to have the vault area filled with the understanding that a wall would need to be constructed along the property line to eliminate the privately-owned space below the sidewalk. The vault would need to be filled in and the sidewalk replaced. The applicant has provided a site plan that demonstrates how the area could look with parking along the south side of Broadway Avenue and new, raised concrete planters.</p>		

FINDINGS:

1. The proposed use is consistent with the City's Renaissance Zone Development Plan.
2. The proposed exterior rehabilitation would be sufficient to eliminate any and all deteriorated conditions on the exterior of the building.
3. Using the 2010 assessed value of the building (\$96,300) and the proposed investment of \$1,100,000, the level of re-investment is approximately 1140 percent. The minimum level of investment for rehabilitation projects is 50 percent of the assessed building value made through capital improvements. The proposed investment would be equivalent to a per square foot cost of \$63.10.
4. The applicant anticipates that the staged rehabilitation of the building would require 3-5 years for completion.
5. The proposed project was reviewed by the Downtown Design Review Committee on March 23, 2011 for compliance with the DC-Downtown Core zoning regulations. The Committee approved the proposed rehabilitation project noting that the project would fulfill the requirements of the zoning district by reflecting the original architectural style of the building, the replacement windows generally conform to the style of the original windows used in the building and by having materials and colors that would be compatible with or complementary to those used on adjoining parcels.

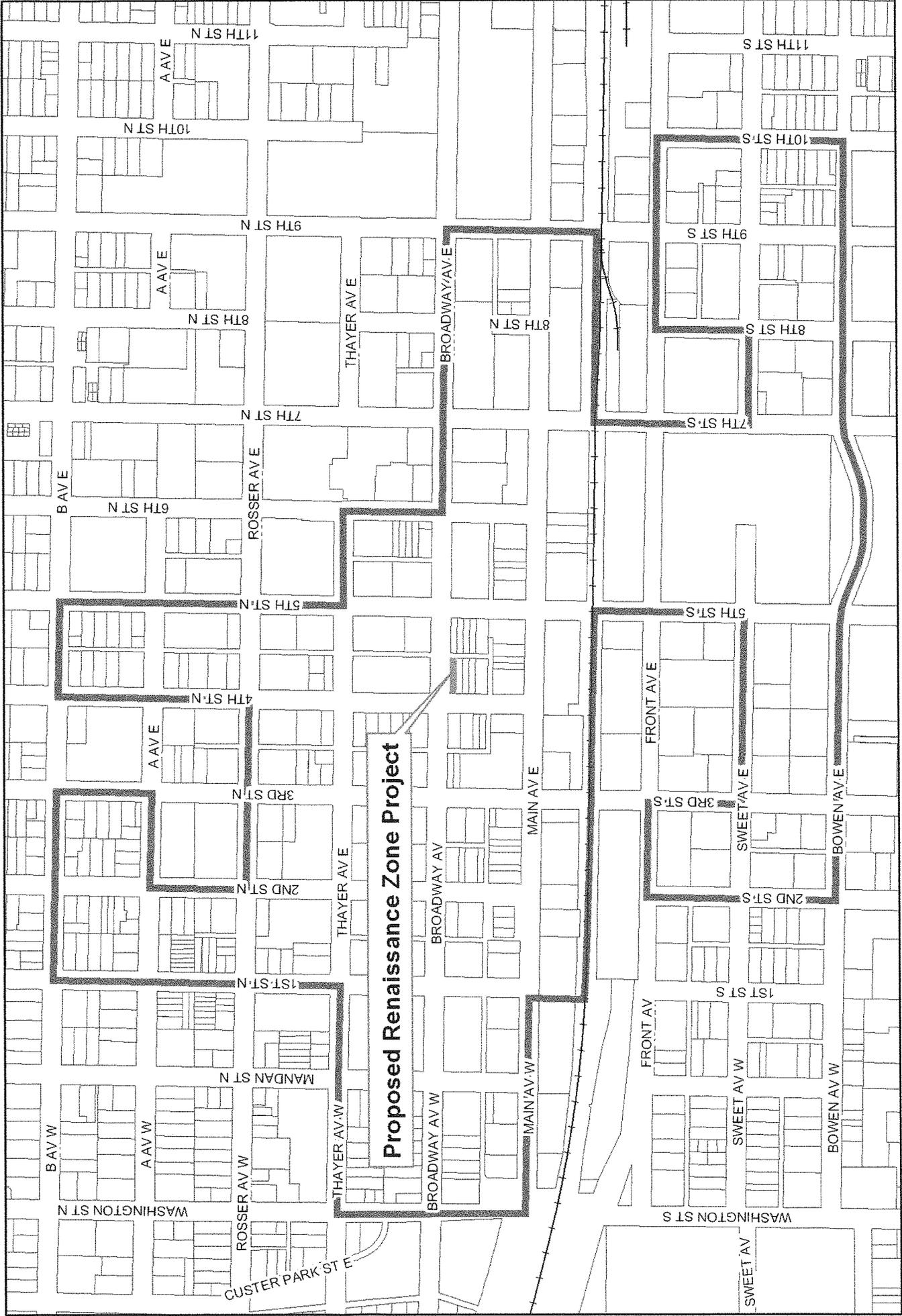
RECOMMENDATION:

Based on the above findings staff recommends approval of the designation of the purchase with major improvements to the building at 123 North 4th Street by Loran Galpin as a Renaissance Zone project, a 100% property tax exemption on the building and improvements for five years beginning with the date of completion, and an exemption from state tax on income derived from the business/investment location for five years beginning with the date of completion with the following condition:

1. The project generally conforms to the site plan submitted with the application.

PROJECT INFORMATION:			
Title: Four-2-Five on Broadway		Project Type: Purchase with Major Improvements	
Current Valuation: \$96,300 (building only)		Proposed Investment: \$1,100,000	
MINIMUM CRITERIA:		Possible Points	Staff Rating
Proposals Involving a Purchase with Improvements:			
1	Use consistent with the Renaissance Zone Development Plan Specific goals: A1, A2, A3, B2, C4, D1, D2, D5, E1, and E3	20	20
2	Significant level of re-investment based on guidelines for purchase projects Proposed re-investment total: 1140%	20	20
Subtotal		40	40
PROJECT REVIEW GUIDELINES - REQUIRED:			
1	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 	15	15
2	Capital Investment <ul style="list-style-type: none"> • Consideration for level of capital investment 	15	15
3	Targeted Area <ul style="list-style-type: none"> • 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) <ul style="list-style-type: none"> • 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 <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	10
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	10
TOTAL		120	120

Proposed Renaissance Zone Project - 123 North 4th St. - Purchase with Major Improvements



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.

April 2011

Attachments : Project Name : *“Four 2 Five” on Broadway*

I. Detailed project description including cost estimates, any impact of the project on historic properties, anticipated tenant mix, the current building valuation, and the estimated building valuation upon completion of project.

A. Detail description :

- Building will be a complete interior remodel . It will be gutted on floors 2-5 of all materials to the outside walls. Main floor will have selective gutting of space as we work with new tenants for this floor.
- Basement will be gutted of all items to the outside walls and a new north basement wall will be built to allow the vault space to be filled in as city planter is removed and a new drop off and sidewalk is installed.
- Note : No demolition can begin until the city removes the vault and completed the street improvements. The reason is that no trucks can be driven on the Broadway sidewalks because their weight would collapse the vault roof and the truck would fall into the basement level below.
- Asbestos will be removed on all levels
- Exterior will be retained but new exterior windows will be installed on all 5 levels. Main floor will be high paned windows for an upbeat streetscape look . New entry doors will be installed. The door at the corner will be removed and the new main entry will occur in mid block .
- On Floors 2 -5 all windows will be removed and a new window system will be installed that is maintenance free but retains the double hung design character that presently exists while being more energy efficient .
- A new Elevator will be installed and turned to face west and a new entry court will be created. The elevator will access all levels in the property .(lower level thru 5th floor) .
- New Power , water , plumbing and mechanical will be provided to the building and roughed in to all levels.
- Renovation will begin with Main floor and 5th Floor. Other floors will be completed one floor at a time as we market the upper floors.
- Exterior theme will be retained. All brick and existing significant architectural features will be protected . New signage , awnings , lights , windows and street character will be created .

B. Cost estimates :

A lot Asbestos alone is \$125,000. Windows are nearly \$165,000. These costs alone qualify us as a rehab project . We estimate costs will exceed \$1.1 million .

C. Impact on Historic

Building is non contributing

D. Tenant mix

- Main floor: retail , two spaces 3500 gross sf
- Second floor: office or retail 3500 gross sf
- Third – fifth floor: apartments 14 Units possible (one 2br , three 1br , ten studios. (note studios may be combined for larger units)

E. Current valuation

2010 city valuations : Land \$35,000 building \$96,300

F. Estimated Valuation at project completion

\$1.2 -\$1.6 million

II. Narrative discussing why the applicant wants to participate in the Renaissance Zone and what is expected from such participation.

A. Why participate ?

Participating in the Zone allows our project to attract Quality businesses and Residential housings into the downtown. A key goal of the Renaissance zone is to remove blighted projects and to encourage new and creative projects within the Core district .

Our project lies in the heart of the Core District and Renaissance status will help us attract the businesses that will continue the trend of energetic renovation and development in the Downtown Core District .

- *Our project has no chance for being a successful renovation with out every incentive that the city can provide. Renaissance zone approval provides one of these incentives and that step is help in tax abatement so we can us these dollars for improvements instead of taxes for at least the first 5 years.*
- *There are state tax income benefits but in this project they are minimal because the cash flow from this project will be minimal at best for the first 5-7 years of the project.*
- *We hope to get funding assistance to cover extraordinary expenses such as removal vault, street and sidewalk improvements, and we hope to get assistance in working with MDU to relocate an outdated dinosaur of power poles that are dangerous and restrictive to our building and that of our neighbors in the alley.*
- *This project truly needs extraordinary assistance and we hope to encourage the Renaissance zone authority and the City commission to consider using more than one incentive package in this unusually difficult project, even though we recognize the city has taken a stance to consider not allowing a project to use more*

than one incentive package. This developer recognizes that the recent legal action on the TIF district has paralyzed and nearly destroyed the possibility that projects like we are proposing will receive the level of incentive support that we so desperately require.

- *We will ask for special consideration, proudly and with out any embarrassment, even while we know that the possibilities that we will be successful may be slim to none. This project is a “Moment of Truth” for our downtown.*
- *It is essential that the Renaissance Zone Authority & the City Commission understands that they must have the flexibility to enable them to distinguish between such projects . This requires a true partnership effort between the city and the developer to be successful in resurrecting such projects as ours so that the blight on the fabric of our downtown can be eliminated .*
- *Even more important is the need to recognize that this project if it is not successful could very likely be a property that will come to the city in the near future for back taxes. This possibility is real as the property is already 3 years in arrears on its real estate taxes. The city faces some real hard choices on this project and we are hopeful that the Renaissance Zone authority and the City Commission will support our proposal to bring new life back to a tired and vacant downtown landmark .*

III. Description of how the project meets specific Renaissance Zone goals and objectives.

- Brings back to life a key property in the heart of downtown that is a visual and economic blight on our community. The project has defeated every effort by every owner to make it successful. The Renaissance goal is to encourage healthy quality development, removal of blighted properties, and the encouragement of investment in the downtown .
- This project today is a blocking all of these objectives and without the city stepping up big time this property will continue to be a disaster that eventually will land in the lap of the city as it becomes a bail out rather than a rejuvenation project.
- The property is frankly an embarrassment to the city and a financial nightmare to the present property owner. Its blighted condition and the exceptionally high cost required to redevelop the property has turned investors and business away.
- Bringing this property back to a healthy condition that will create the opportunity to provide space for a wide variety of business uses, from retail, to office ,to downtown apartments . This project is exactly what the Renaissance Zone hopes to achieve as it guides the energy and re-

investment within the Downtown Core District .

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

A. Property tax benefits

- Existing 2010 taxes land and building using 2010 mill levy (.31818)
- Bldg \$96300 + land \$35,000 = \$131,300 total value
Existing taxes (\$131,300 value x .5 x .1 x .31818) = \$2088.86 /yr
 - New taxes building and land on \$1,1 million = \$8749/yr
 - 5 years of tax abatement- land will be approx \$8200 per year**....Property tax benefit will be approx \$41,000 tax....**

B. State Income tax benefits

- State income tax benefit (approx. \$1200 /yr x 5) = \$6000

VI. A Certificate of Good Standing from the Office of the State Tax Commissioner (to show that the applicant is current on state taxes).

This will be provided before the public hearing .

VII. Current photo(s) of property.

Attached

VIII Proposed building elevations, with exterior building material and color clearly indicated.

Attached; exterior brick to remain . Windows trim to be light grey or off white . Final colors not yet determined . New Awnings and canopies will be Red

IX. Proposed site plan showing location of building and any streetscape/landscaping.

Attached. Showing two proposed new planters each with a tree. Sidewalk does not have room for other trees in this concept.

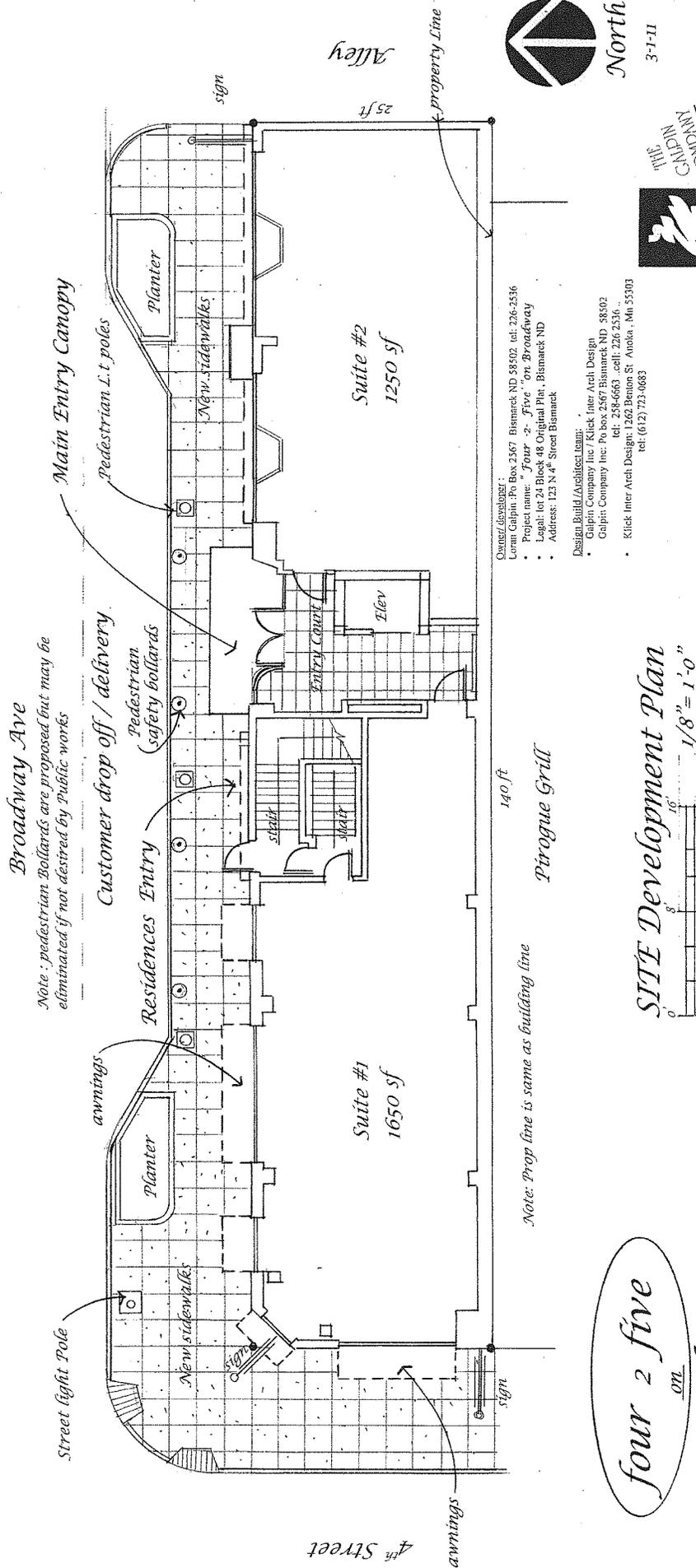
X. A project time table, including the anticipated start and completion dates.

- Purchase Date: earliest date based on approval of request by RZA, City Commission and State earliest start June 1, 2010
- Start date based on City removing vault (needs request of owner to begin Assume June 15 request . 60 -90 days based on city engineering being able to get in the system quickly . Maybe Oct 1 , 2010
- Oct 1 , 2010 assuming vault and sidewalk is back in place . Demo can start safely once vault is gone.
- Completion will be a 3 -5 year project as it will be completed in stages

XI. For rehabilitation projects -

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 or no less than 20 percent of the current true and full value of the building and \$15 per square foot for single family homes.

We will provide the Documentation for our costs upon completion of the project .The asbestos removal and window replacement costs alone is three times the existing property valuation.



four 2 five
on
Broadway

- Owner/Developer:
Lynn Galpin, Po Box 2567, Bismarck, ND 58502, tel: 226-2536
- Project name: "Four - 2 - Five," on Broadway
 - Location: lot 24 Block 48 Original Plaz., Bismarck ND
 - Address: 123 N. 4th Street Bismarck
- Design/Build/Architect team:
- Galpin Company Inc / Klick Inter Arch Design, Po box 2567 Bismarck ND 58502
 - Klick Inter Arch Design, 1262 Benton St., Anokla, Mn 55303, tel: (612) 723-0683

SITE Development Plan
1/8" = 1'-0"



3-1-11



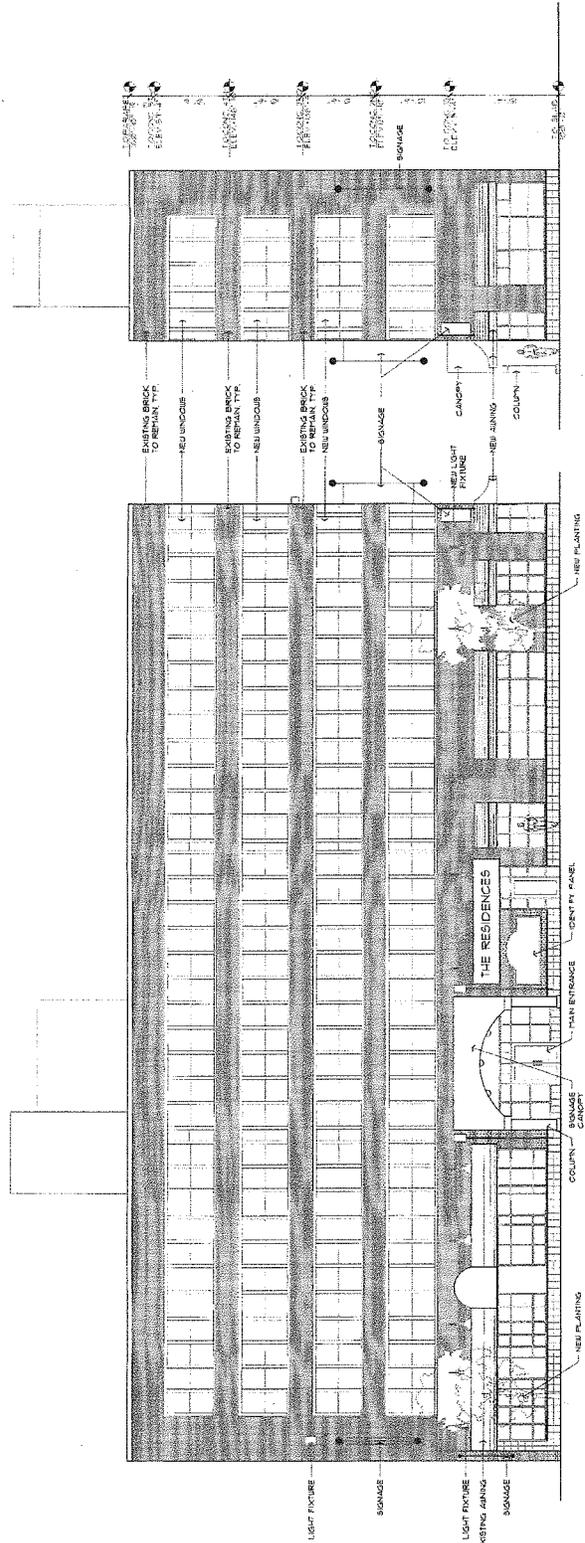
THE COMPANYS COMPANY
1000 14th Street SW
Anoka, MN 55303
tel: (612) 723-0683



425 on Broadway

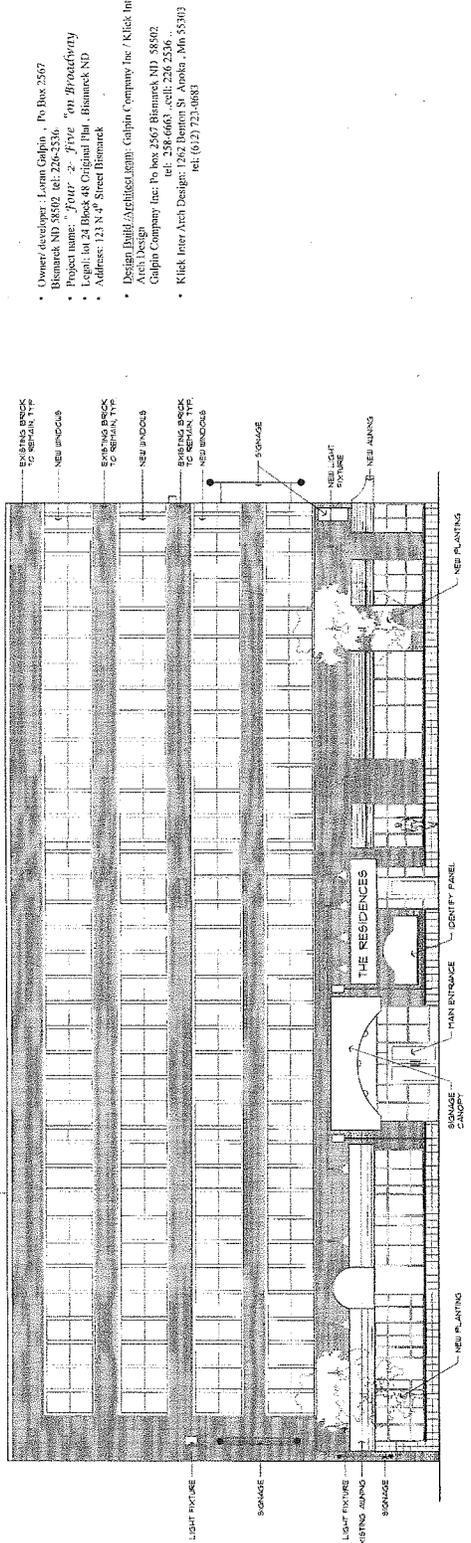
425 on Broadway
4TH STREET AND BROADWAY
BISMARCK, ND

PROJECT NO.	
SHEET TITLE	
DATE	03-28-2011
SCALE	
PROJECT NO.	A1



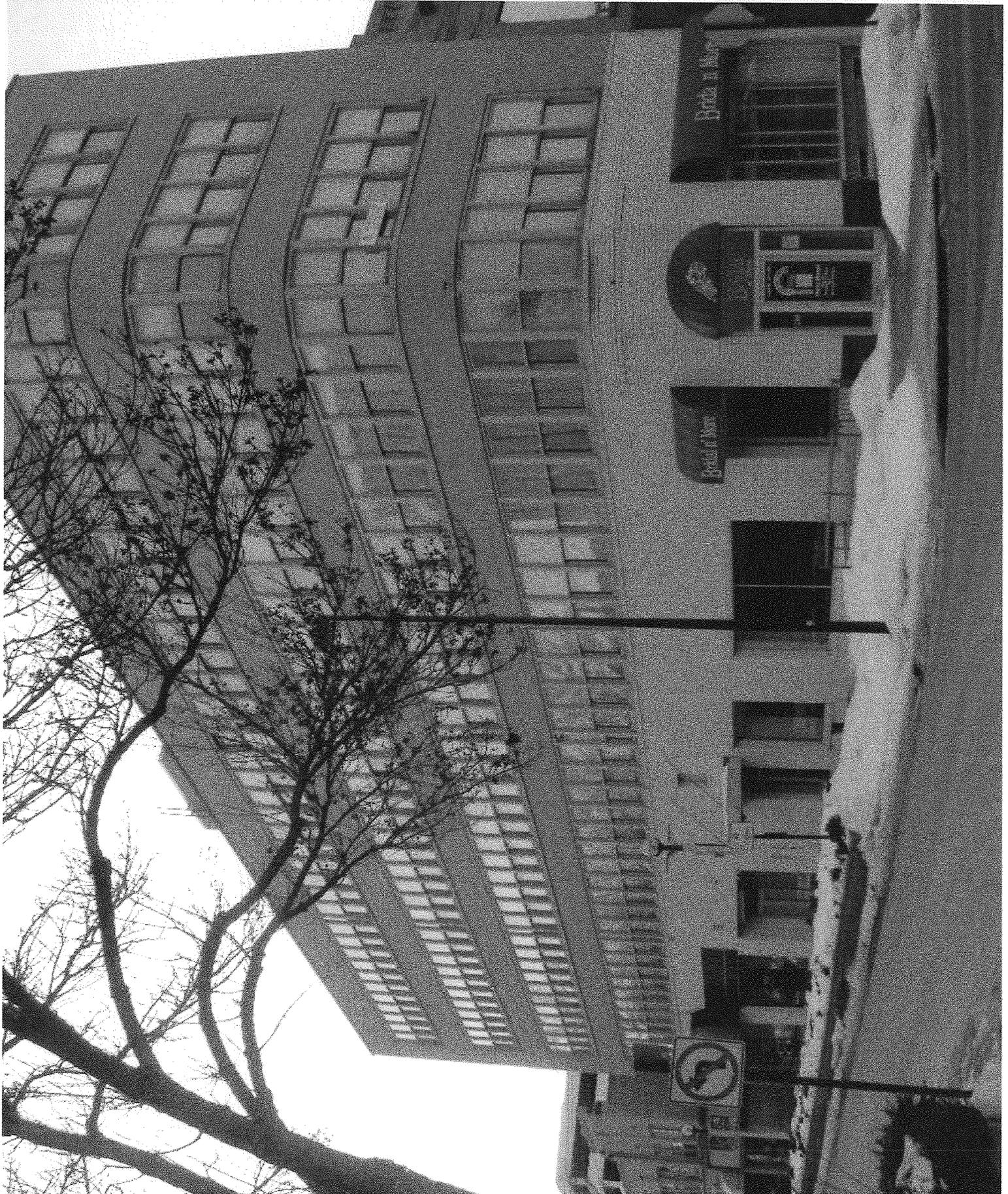
1 EXTERIOR NORTH ELEVATION - BROADWAY AVENUE
1/8" = 1'-0"

2 EXTERIOR WEST ELEVATION - 4TH STREET
1/8" = 1'-0"



3 EXTERIOR NORTH ELEVATION - BROADWAY AVENUE - ALTERNATE ENTRANCE
1/8" = 1'-0"

- Owner/Developer: Luma Capital, P.O. Box 2567 Bismarck ND 58502, tel: 701-262-3536
- Project name: "Four - 2 - Five" on Broadway
- Location: 24 Block 48 Original Plat. Bismarck ND
- Address: 121 N 4th Street Bismarck
- Design Build/Architect/Engineer: Calpin Company Inc / Klick Inter Arch Design Calpin Company Inc: P.O. Box 2462 Bismarck ND 58502 Calpin Company Inc: 328 6443, 226 253
- Klick Inter Arch Design: 1262 Benton St. Anoka, MN 55303 tel: (612) 723-0683



Renaissance Zone Development Plan – Revision 5

1. History
 - a. Brief Narrative/Overview of Committee Work
 - b. Amendments and Dates of Amendments
 - c. Boundary Adjustments/Expansion
2. Map
 - a. Geographic boundaries and blocks
 - b. Description of properties/structures on each block
 - c. Description of present use and conditions of the properties/structures in the Zone
 - d. Identify properties/structures to be targeted for potential Zone projects
3. Description of physical/historical assets of the Zone
 - a. A plan for the incorporation and enhancement of the assets within the proposed development
4. Goals and Objectives
 - a. Major milestones or benchmarks
5. Utility Infrastructure Projects
 - a. What criteria will be used to approve infrastructure projects
 - b. How will the City of Bismarck monitor projects in and outside the Zone
 - c. Determine the tax credits available to property owners affected by the utility infrastructure project
 - d. City must agree to work with the State Board of Equalization to determine the property tax exemption for utility projects and state the exemption in the Plan
6. Describe the promotion, development and management strategies to maximize investment in the Zone
7. Renaissance Fund Organization
 - a. State the plan for development, promotion and use of the RFO
 - b. If an RFO is not a desire at this point the city may indicate in the Plan a desire to submit a plan for the RFO at a later date
8. Evidence of community support from residential and business interests

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 FTE
01-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/Major	12/10/02	12/17/02	1/22/2003	\$77,000	\$44,366	\$150,000	\$18,095	\$5,650	12/12/2003	\$65,397	\$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	7/31/2007	\$284,195	\$671,800	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	\$500,000	\$5,000	\$5,500	12/31/2007	\$618,111	\$1,037,300	0
04-B	Duemelands Commercial LLP	301 East Thayer Avenue	Lease	07/14/03	07/22/03	9/25/2003	N/A	N/A	N/A	N/A	\$659	12/1/2003	N/A	N/A	2
05-B	John & Barbara Grinstetter	200 North Main 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	Woodmanses's	114 North 4th Street	Rehab/Historic	10/30/03	11/15/03	11/21/2003	\$49,800	\$125,000	\$120,000	\$15,500	\$25,000	1/29/2005	\$129,333	\$125,500	1
07-B	Betsch Properties LLC	207 East Front Avenue	Rehab	11/19/03	11/25/03	12/9/2003	\$371,200	\$601,000	\$1,455,000	\$166,375	\$8,200	11/9/2005	\$734,707	\$2,673,100	0
08-B	Northland Financial	207 East Front Avenue	Lease	11/19/03	11/25/03	12/9/2003	N/A	N/A	N/A	N/A	\$116,000	9/16/2004	N/A	N/A	14.25
09-B	Betsch Properties LLC	218 South 3rd Street	Rehab	11/19/03	11/25/03	12/9/2003	\$142,300	\$393,150	\$640,000	\$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	\$2,208,200	\$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	301/607 East Front Avenue	Rehab	03/03/04	03/23/04	3/25/2004	\$151,300	\$258,840	\$420,000	\$52,795	\$2,700	6/30/2005	\$409,846	\$541,400	3
12-B	Mark Garner	302 East Thayer Avenue	Rehab	05/25/04	05/25/04	6/4/2004	\$48,800	\$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	8/16/2004	\$173,500	\$208,614	\$275,000	\$34,673	\$12,500	6/22/2005	\$283,473	\$324,100	1
14-B	Daryl Rosensau & Clarence Saylor	225 West Broadway Avenue	Purchase	02/07/05	02/09/05	2/16/2005	\$176,000	\$65,550	\$182,500	\$21,470	\$1,750	12/28/2007	\$70,002	\$244,900	0
15-B	J & L Development, Inc.	324 North 3rd Street	Rehab	11/18/04	12/14/04	2/16/2005	\$500,000	\$750,000	\$900,000	\$113,500	\$5,000	9/16/2006	\$698,396	\$729,600	6
16-B	Proque Gille, Inc.	121 North 4th Street	Lease	03/02/05	03/09/05	3/22/2005	N/A	N/A	N/A	N/A	\$3,500	8/24/2005	N/A	N/A	8
17-B	Zorelle Jewelry Inc.	221 South 9th Street	New Construction	08/29/04	03/09/05	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-Petris & More	122 East Russler Avenue	Rehab	08/25/05	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	08/25/05	09/13/05	9/21/2005	\$410,400	\$168,000	\$450,000	\$68,500	\$10,500	7/1/2006	\$298,372	\$470,700	0
20-B	American Bank, Center	320 North 4th Street	Rehab	08/21/05	09/27/05	10/4/2005	\$809,500	\$3,100,000	\$2,000,000	\$258,760	\$240,000	6/1/2009	\$2,301,478	\$2,238,100	3.5
21-B	Foot Care Associates PC	310 South 5th Street	Lease	01/12/06	01/24/06	2/9/2006	N/A	N/A	N/A	N/A	\$1,000	4/1/2006	N/A	N/A	12
22-B	Derwyne, Inc. (Bakke & Roller)	310 South 5th Street	Lease	01/12/06	01/24/06	2/9/2006	N/A	N/A	N/A	N/A	\$10,500	3/13/2006	N/A	N/A	0
23-B	Duemelands Properties, LLLP	302 South 3rd Street	Purchase	01/12/06	02/14/06	2/16/2006	\$312,700	\$190,300	\$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	\$2,500	\$4,100	12/1/2006	\$233,855	\$398,700	0
25-B	Makochie Media, LLC	208 North 4th Street	Purchase	01/12/06	02/14/06	2/16/2006	\$247,000	\$71,612	\$320,000	\$41,800	\$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	\$5,950	\$6,500	10/20/2006	\$50,292	\$71,600	0
28-B	Hearland 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, MS & dba Verizon Wireless	302 South 3rd Street	Lease	07/24/06	07/25/06	8/2/2006	N/A	N/A	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	\$3,020,550	\$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	\$1,085,900	\$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 Houle LLP	521 East Main Avenue	Lease	05/14/07	05/22/07	6/8/2007	N/A	N/A	N/A	N/A	\$60,000	7/1/2007	N/A	N/A	9
35-B	Retirement Consulting LLC	521 East Main Avenue	Lease	05/14/07	05/22/07	6/8/2007	N/A	N/A	N/A	N/A	\$12,500	7/1/2007	N/A	N/A	2
36-B	Jason Kirchmeier & Associates	501 East Main Avenue	Lease	06/20/07	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	\$30,000	8/1/2007	N/A	N/A	1
37-B	Roger Koski & Associates	501 East Main Avenue	Lease	06/20/07	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	\$30,000	8/1/2007	N/A	N/A	1
38-B	Melvie Financial Planning	501 East Main Avenue	Lease	06/20/07	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	\$35,000	9/1/2007	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	9/1/2007	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	\$186,800	\$197,500	\$300,000	\$21,000	\$5,400	5/21/2008	\$142,050	\$357,700	4

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	Property Tax Benefit	Carment Tax Benefit	Completion Date	Actual Investment	2010 Building Market Value	Jobs Created FTE
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	Kinselo, Inc.	402 East Main Avenue	Lease	12/05/07	12/19/07	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	11/12/2008	\$184,400	\$138,838	\$63,500	\$28,000	\$28,000	10/12/2008	\$176,955	\$285,500	1
45-B	Cantemial Plaza, LLC	116 North 4th Street	Purchase	12/05/07	12/19/07	1/22/2008	\$903,100	\$238,000	\$1,047,600	\$25,000	\$25,000	1/29/2009	\$167,894	\$990,200	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	\$50,000	7/12/2009	\$243,344	\$668,300	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	\$10,000	12/15/2008	\$23,375	\$116,500	0
50-B	Staron Financial	333 North 4th Street	Rehab	05/12/08	05/27/08	6/12/2008	\$1,164,600	\$2,500,000	\$2,854,600	\$270,000	\$590,000	12/12/2009	\$3,192,280	\$5,336,100	25
51-B	David Bliss, LLC	521 East Main Avenue	Lease	10/09/08	10/22/08	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
52-B	Mark Benesh & Associates/Prudential	521 East Main Avenue	Lease	10/09/08	10/22/08	11/4/2008	N/A	N/A	N/A	N/A	\$15,000	4/12/2009	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	\$288,720	\$400,000	\$22,030	\$20,975	10/21/2009	\$189,620	\$512,100	0
54-B	RC Properties, LLLP	800 East Sweet Avenue	Rehab/New Const.	05/19/09	05/26/09	6/30/2009	\$576,100	\$2,145,500	\$1,900,000	\$68,000	\$485,000	1/20/2011	\$1,335,670		
55-B	Blarney Stone Pub, LLC	408 East Main Avenue	Lease	05/19/09	05/26/09	7/7/2009	N/A	N/A	N/A	N/A	\$30,000	10/12/2009	N/A	N/A	46
56-B	Cavalier Homes, Inc.	408 East Main Avenue	Lease	05/19/09	05/26/09	7/7/2009	N/A	N/A	N/A	N/A	\$153,885	10/15/2009	N/A	N/A	3
57-B	Jim Pocioman Consulting, Inc.	408 East Main Avenue	Lease	05/19/09	05/26/09	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	1201/24 North 4th Street	Purchase w/ Major	05/19/09	05/26/09	6/25/2009	\$231,100	\$445,284	\$350,000	\$30,000	\$15,000	11/12/2010	\$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	SRESSW Partnership	122 East Broadway	Purchase w/ Major	10/14/09	10/27/09	11/25/2009	\$437,860	\$727,800	\$843,500	\$84,060	\$84,500	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	\$182,500	6/21/2010	N/A	N/A	1.5
62-B	Randall J. Birkle, 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. Forstberg, 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. Schwegel, 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	Kanaber Kinsley Communications, LTD	501 East Main Avenue	Lease	12/9/2009	12/22/09	1/10/2010	N/A	\$180,000	N/A	N/A	\$17,000	7/16/2010	\$295,896	N/A	4
67-B	IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	12/9/2009	12/22/09	1/10/2010	\$1,251,000	\$1,136,650	\$1,818,000	\$125,287	\$0	9/8/2010	\$837,783		
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	10/28/2010	\$161,746		
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 Birdal, LLC	115 North 4th Street	Lease	6/8/2010	06/22/10	7/2/2010	N/A	N/A	N/A	N/A	\$4,000	11/12/2010	N/A	N/A	10
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	12/12/2010	N/A	N/A	
73-B	A.L. Brend, DDS	207 East Front Avenue	Lease	10/13/2010	10/26/10	11/10/2010	N/A	\$500,000	N/A	N/A	\$55,000		N/A	N/A	
74-B	Mighty-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	2/12/2011	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	\$15,000		N/A	N/A	
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	
77-B	Almece C. Reicy	305 South 10th Street	Rehabilitation	3/9/2011	03/22/11		\$65,200	\$20,000	\$120,000	\$5,500	\$2,500				0
					TOTALS		\$13,354,180	\$21,583,759	\$28,997,400	\$2,855,283	\$6,345,249		\$20,113,026	\$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	Facade & 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	Facade	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	Facade	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	Facade	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	Facade	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	Facade	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	Facade	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	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 Johns	320 South 3rd Street	Facade	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 Johns	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	Facade	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	Facade & 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	Facade	5/13/2009	5/26/2009	\$347,150.00	\$25,000.00	07/20/11		\$1,575.00			\$26,575.00
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	Facade	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	Hedahl's 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					\$950,626.48	\$278,877.87		\$2,800.00	\$14,444	\$167,552.18	\$29,528.34	\$239,324.02

**RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
March 9, 2011**

The Bismarck Renaissance Zone Authority met on March 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, Brenda Smith and Curt Walth.

Technical Advisor Jeff Ubl was present.

Staff members present were Jason Tomanek, Kimberley Gaffrey, Bob Aller and Charlie Whitman.

Guests present were Aimee Reidy – 306 South 10th Street, Stephanie Reidy – 1700 1st Street NE, Mandan and Dawn Kopp (Downtowners).

CALL TO ORDER

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

MINUTES

The minutes of the February 9, 2011 meeting were distributed with the agenda packet.

MOTION: A motion was made by Ms. Smith and seconded by Mr. Huber to approve the minutes of the February 9, 2011 meeting as received. The motion passed unanimously with members Blackstead, Huber, Smith and Walth voting in favor.

RENAISSANCE ZONE PROJECT APPLICATIONS

A. 306 South 10th Street – Aimee Reidy – Rehabilitation

Mr. Tomanek gave an overview of the rehabilitation project by Aimee Reidy for the house at 306 South 10th Street. He said 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, 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. Mr. Tomanek concluded by saying the main floor area of the house is 812 square feet and with an estimated property tax exemption of \$5,500 over five years and an estimated state income tax exemption of \$2,500 over five years. The total project investment is approximately \$20,000-\$25,000 and the estimated value with the investment is \$120,000.

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

1. The proposed use is consistent with the City's Renaissance Zone Development Plan.
2. The proposed exterior rehabilitation is sufficient to eliminate any and all deteriorated conditions on the exterior of the building.
3. The applicant has indicated that \$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.

Mr. Tomanek said 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.

Mr. Huber inquired about the exterior of the home and if it is also in need of repair. Ms. Reidy responded by saying the exterior is in good condition.

Mr. Walth expressed his concern with the exterior of the home as well.

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 of the request for 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, with the condition that staff will meet with the contractor on-site to ensure that the exterior of the home is in good condition and that there are no repairs necessary. The motion passed unanimously with members Blackstead, Huber, Smith, and Walth voting in favor.

RENAISSANCE ZONE DEVELOPMENT PLAN MODIFICATION DISCUSSION

Mr. Tomanek said that the City of Bismarck has a development plan for the Renaissance Zone that basically outlines the requirements, findings, objectives of the Renaissance Zone and also identifies potential projects. He went on to say that the original plan was drafted in 1999-2000 when the Renaissance Zone was created. Since that time, subsequent updates have been made to the plan. The plan needs to be updated because of the Zone boundary modification; the Tribune block (4A) was removed and the block with the Richtman's Printing building was added. Mr. Tomanek indicated that there are several other updates that need to be completed to keep the plan current. He said that staff will make all the proposed changes and distribute it to the Renaissance Zone Authority before it goes before the Board of City Commissioners and the State.

**DC-DOWNTOWN CORE AND DF-DOWNTOWN FRINGE ZONING DISTRICTS
UPDATE**

Mr. Tomanek said the public hearing for the zoning ordinance text amendment was held at the February 23, 2011 Bismarck Planning & Zoning Commission. The Bismarck Planning & Zoning Commissioners recommended approval as presented and the final public hearing will be held at the March 22, 2011 Board of City Commissioners meeting.

STATUS OF APPROVED RENAISSANCE ZONE PROJECTS

Mr. Tomanek said that there are only a few Renaissance Zone projects that are currently open.

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

There was no other business.

ADJOURNMENT

There being no further business, Chair Blackstead adjourned the meeting of the Bismarck Renaissance Zone Authority at 4:45 p.m.

Respectfully Submitted,

Kimberley Gaffrey
Recording Secretary

David Blackstead
Chair