Bismarck

Community Development Department

RENAISSANCE ZONE AUTHORITY
MEETING AGENDA
May 11, 2011

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

1. **Call to Order**

2. **Consider Approval of Minutes – April 13, 2011 Meeting**

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

   a. Request of Jennifer Davis/Sheridan House Bed and Breakfast for designation of the purchase with improvements for the building at 522 North 5th Street as a Renaissance Zone Project. The property is owned by Josh & Alison Ternes and is legally described as the east 98.5 feet of Lot 1, Block 13 Northern Pacific Addition.

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 June 8, 2011.**

BISMARCK RENAISSANCE ZONE AUTHORITY
STAFF REPORT

BACKGROUND:

Title:
Sheridan House Bed & Breakfast – Purchase with major improvements

Status: Renaissance Zone Authority	**Date:** May 11, 2011
Street Address: 522 North 5th Street	**Legal Description:** The east 98.5 feet of Lot 1, Block 13 Northern Pacific Addition
Project Type: Purchase with Major Improvements	**Renaissance Zone Block Number:** Block Number 3
Applicant: Jennifer I. Davis	**Owner:** Josh & Allison Ternes

Project Description:

The applicant is proposing to purchase and rehabilitate the building at 522 North 5th Street as a single-family dwelling and a bed and breakfast establishment. The project would completely renovate the existing 7-room apartment into five bedroom suites with private baths. Renovation would include both interior and exterior improvements; in particular asbestos and mold abatement would be necessary and updates to the plumbing and electrical systems are planned. Exterior improvements include an expanded front porch, lighting, removal of the existing single-stall garage to provide off-street parking, installation of a new deck to the west side of the home, a complete exterior paint job, and roof improvements including new shingles.

PROJECT INFORMATION:

Parcel Size: 4,925 square feet	**Building Floor Area:** 2,629 square feet	**Certificate of Good Standing:** Received
Assessed Value of Building: $41,400 (building only)	**Proposed Investment:** $300,000	**Estimated Value w/Investment:** $225,000 - $250,000
2010 Property Taxes: $1,050	**Estimated Property Tax Benefit:** $5,170 over 5 years (100%)	**Estimated Income Tax Benefit:** $42,050 over 5 years

PROJECT REVIEW GUIDELINES:

High Priority Land Use: Yes – residential	**Targeted Area:** Yes – vacant building	**Public Space/Design:** No – minor changes to exterior
Capital Investment: Yes - significant	**New/Expanding Business:** Yes – new business	**Historic Property:** No – outside historic district

ADDITIONAL INFORMATION:

1. This building lies on a non-conforming parcel. In particular; the minimum lot size for any residential parcel created prior to 1953 is 5,000 square feet, the current parcel size is only 4,925 square feet. The following is an excerpt from The City Code of Ordinances Section 14-03-09 (c) (Non-conforming Uses): "Additions, repair, alteration. No building used for a nonconforming use shall be enlarged, extended, reconstructed, or structurally altered, unless the use is changed to one which complies with the provisions of this title. Provided, however, permits may be issued for the reconstruction of an existing building to be continued as a nonconforming use if the following conditions are complied with:
   a. New use would decrease the number of living units or population density in case such is violated.
   b. New use would decrease the automobile parking congestion in the area.
   c. New use would not increase the cubical contents of the structure if such would violate provisions of this ordinance.

continued...

d. Such reconstruction would be one in accordance with the city building, plumbing, electrical codes and fire prevention code.
e. The issuance of such permit would not violate the provisions of paragraph 4 of this section. In addition, repairs and maintenance work may be carried out each year in an amount not to exceed twenty-five percent of the assessed value of the building for that year. Such repairs and maintenance work shall not increase the cubical content of the building, nor the floor area devoted to the nonconforming use. Nor shall it increase the number of dwelling units provided in a building. Nothing in this article shall be deemed to prevent the strengthening or repair of a building which may be necessary to restore the building to a safe condition or to improve the sanitary conditions of the building, provided that such strengthening and repair may not be used to restore a building to the provisions of paragraph 4 of this section."

The Board of Adjustment handles matters of this nature and has the ability to grant waivers from the ordinance regulations if the owner/applicant can justify a hardship that would otherwise prevent the project from being completed in an appropriate manner.

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 ($41,400) and the proposed investment ($300,000), the level of re-investment is approximately 700 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 $114.11.

4. The applicant anticipates that the staged rehabilitation of the building would be complete by January 2012.

5. The proposed project was reviewed by the Downtown Design Review Committee on May 3, 2011 for compliance with the DF-Downtown Fringe 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 and by having materials and colors that would be compatible with or complementary to those used on adjoining parcels.

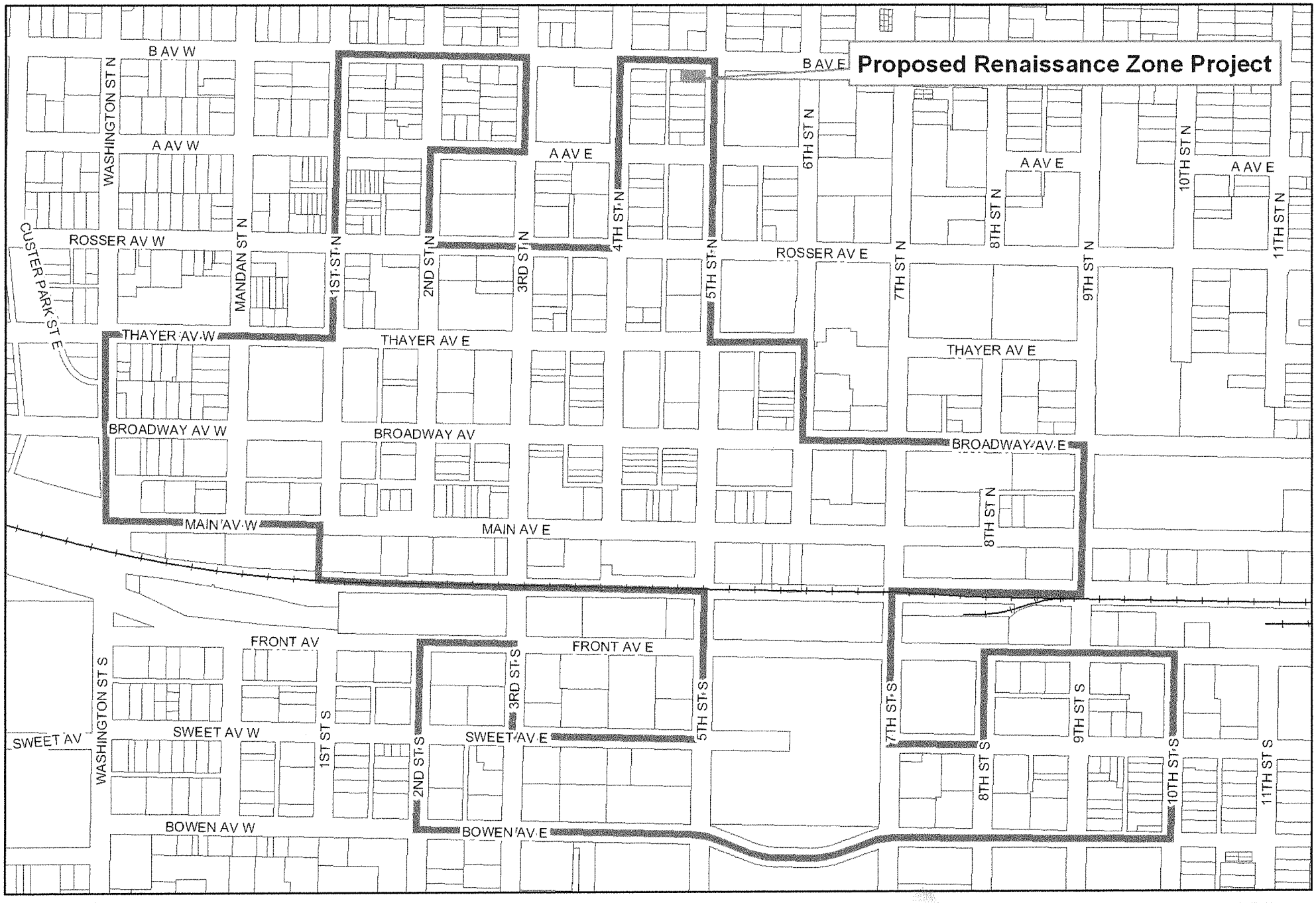
RECOMMENDATION:

Based on the above findings staff recommends approval of the designation of the purchase with major improvements to the building at 522 North 5th Street by Jennifer I. Davis/Sheridan House Bed and Breakfast as a Renaissance Zone project, a 100% property tax exemption on the building and improvements for five years beginning with the date of completion, and an exemption from state tax on income derived from the business/investment location for five years beginning with the date of completion with the following conditions:

1. The project generally conforms to the project description, site plan and conceptual images submitted with the application.
2. All the necessary building and other required permits are obtained prior to commencement of the project.

PROJECT INFORMATION:			
Title: Sheridan House Bed and Breakfast		**Project Type:** Purchase with Major Improvements	
Current Valuation: $41,400 (building only)		**Proposed Investment:** $300,000	
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, C1, C4, D1, D2, and D4	20	20
2	Significant level of re-investment based on guidelines for purchase projects Proposed re-investment total: 700%	20	20
	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	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	10
2	Historic Preservation and Renovation • 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 - 522 North 5th St. - Purchase with Major Improvements



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.

April 2011

Sheridan House Bed & Breakfast

Proposed Site: *522 North 5th Street*
Bismarck, North Dakota 58501

Applicant: *Jennifer Davis*
3909 Kingston Drive
Bismarck, North Dakota 58503

Renaissance Zone Authority Application Information

STATEMENT OF PURPOSE

Jennifer Davis is seeking Renaissance Zone Authority designation for the residence located at 522 North 5th Street, Bismarck, North Dakota which will be named the Sheridan House Bed and Breakfast. This house, currently an unoccupied multi-family housing unit, will be restored into a single family residential structure and bed and breakfast establishment. This property was built in 1906 and is situated in a centrally located historic Bismarck neighborhood. It is a large house, 2629 square feet, and is positioned on a corner lot. The home will be converted from a 7 room apartment building to 5 bedroom suites with private baths, working fireplaces, flat screen televisions, wireless high speed internet access and a gourmet breakfast. The Sheridan House will take in guests 360 days a year commencing in January of 2012 and will have an onsite innkeeper.

DESCRIPTION OF THE BUSINESS

The US bed and breakfast (B&B) industry is a subset of the $120 billion per year US lodging industry. This industry includes about 20,000 establishments with combined annual revenue of more than $3 billion. According to a national survey of B&B guests, the typical inn guest is, "...the business-person's dream customer: affluent, well-educated, a stable member of the community, still young enough to be a guest for many years to come..."

- Inn guest couples nationally spend $225.72 per day on lodging, food, and incidentals
- Inn guests typically travel as couples, sometimes with children or another couple
- Inn guests' primary activities are dining out, sightseeing, shopping and relaxing in the community that they are visiting

The Sheridan House Bed & Breakfast will be located near downtown Bismarck in the heart of the historic renaissance district at 522 North 5th Street. It will offer warm hospitality, luxurious surroundings, knowledgeable innkeepers who were raised in the area, along with detailed maps of historic landmarks and other local scenery.

The Sheridan House will also be surrounded by other historic homes and buildings. Taking a stroll to the west, guests will see the Old Governor Mansion. Walk a few blocks north to find the North Dakota State Capital Building, the Heritage Center, and the North Dakota State Library. It is also within walking distance of fine restaurants and taverns downtown. The Bismarck City Library is located directly across the street.

The Sheridan House will be furnished in a classic style including a dining room with seating available in tables for two. The day will begin at 7:00 a.m. with fresh brewed house-delight coffee or tea. A full breakfast will be served in the dining room at either 8:00 a.m. or 9:00 a.m. One of the inn's signature offerings will also include traveler foods or "Breakfast to Go" bags—a.k.a. dashboard dining, drive-time dining, one-handed food. This is convenient for early risers and early flight takers. Selections will include chilled orange juice, granola bars, fresh fruit and to-go coffee. Local distributors and Dakota Made products will be used as much as possible and sold onsite as available. All Food and Lodging requirements will be met including a yearly inspection of food services.

The Sheridan House will feature five guest rooms with both queen or king beds and en-suite private baths. Rooms will be well appointed with plush bathrobes, cable TV and DVD players, makeup mirrors, blow dryers, and an iron. Guest baths will

reflect our eco-friendly style with cotton/bamboo blend towels and dispensers of luxurious shampoo, shower gel and conditioners. The house will be air-conditioned. Rooms will have working fireplaces. Each will be decorated with a theme depicting Bismarck history and culture and will also include period furnishings.

Lodging rates will range from $100.00 to $125.00 a night. Check-out time will be 11:00 a.m. Check-in time will be from 3:00 p.m. to 7:00 p.m. daily. Children ages 10 and above will be welcome anytime. When the entire B&B is booked for special events, such as weddings, family reunions, etc., children of all ages may be included. Guests will be able to reserve rooms online using a major credit card through a Pay Pal system. A Pay Pal account is not necessary to reserve rooms. Checks will also be accepted if online reservations are not acceptable per the guest request.

The top reasons for staying at a Bed and Breakfast:

- Personal touch
- Charm of the building
- Getaway atmosphere
- Romance
- Nicely decorated bedrooms
- Alternative to hotels

RENAISSANCE GOALS

A. **Establish the Renaissance Zone as the Center of Business Life, Government and Cultural Opportunity for the Bismarck Region.**
   a. When a guest stays at a Bed and Breakfast or Inn, they are not only looking for lodging but a chance to enjoy the community they are staying in. What better way to experience historic downtown Bismarck than to be right in the middle of it. The house located at 522 North 5th street could easily lend itself to the historic nature of the area. In fact, if renovated and the exterior updated, it could be the reason a tourist or business traveler stays in this section of Bismarck. It nicely fits itself into both a residential and business life function.

B. **Promote the Renaissance Zone as the Preferred Location for Hotel, Class A Office Buildings, Specialty Retail, Government and Institutional Uses.**
   a. A Bed and Breakfast is a boutique, unique lodging experience. This home is located near hospitals, both city and state government offices, churches and the Bismarck City Library. It can be used to attract business travelers to the heart of the city or local residents for special occasions such as weddings, meetings, and book clubs.

C. **Maximize accessibility of the Renaissance Zone from Throughout the Region and Provide Safe, Convenient, and Attractive Circulation within the Zone.**
   a. Currently, the exterior of this property is very unappealing and does not lend itself to the Renaissance Zone's goals. If updated, not only will this increase the value of the property and potentially neighboring properties, but will also make the area around the Bismarck City Library more attractive. The plan is for this house to be renovated in such a fashion that it will look more like a grand manor in the same type of style as the Old Governor's Mansion or other homes currently found on 4th street or in the city's Cathedral District.

E. **Encourage a Zone that Upholds Bismarck's Heritage as Well as Recognizes and Takes Advantage of its Pattern of Development.**
   a. Historical Overview of the name chosen:
   The **Sheridan House** was one of the first hotels in Bismarck. It was constructed in 1877 by E.H. Bly at a cost of $50,000. It was one of the largest buildings in Bismarck for many years. The Sheridan House was the first hotel owned and operated by Edward Patterson, who purchased the hotel in 1893. The Sheridan House was demolished following the 1898 fire to make room for the new Northern Pacific Railroad Depot, however most of the materials were later used to construct the Northwest Hotel, also owned by Patterson. Edward Patterson would later purchase the McKenzie Hotel, which was constructed in 1910 across from the former site of the Sheridan House.

b. The home located at 522 North 5th Street was built in 1906 by Edward M. Bidwell and later owned by George W. Newton. Though not famous names in North Dakota history, the house does share a special history with the homes surrounding it. Tales of properties being won over a hand of poker or homes being converted to boarding houses for railroad workers are only some of the history associated with this area of Bismarck. Renovating this home and bringing in guests gives an innkeeper the opportunity to share this rich history while also allowing guests to experience it firsthand although in a much more 21st century way. I am quite sure that Mr. Bidwell wasn't expecting his home to be Wi-Fi accessible but I am hoping that he would be very impressed after the renovation is complete.

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

a. Quality of design is of the utmost importance when designing a Bed and Breakfast and when creating an "experience" in the Renaissance Zone. Guests want to feel safe and pampered when choosing lodging. Examples of some of the proposed updates:

i. Exterior: Front porch will be expanded and will also have a balcony with 2nd floor access. The columns will be kept although refurbished. Lighting will be added and the porch will be painted a brilliant white. Professional landscapers will be brought in to enhance the front yard and trees will be planted on the boulevard. Fencing will be added on the south side of the property as needed to maintain privacy for both property owners. The garage found on the west side of the property will be torn down and parking options put into place. A deck will also be added to the west side of the property to accommodate guests wishing to dine outside in the summer months. An architect with historical home experience has been consulted and will assist with all window and painting ideas so that the property maintains the visual appearance needed in the Renaissance Zone. Current colors discussed are: Black roofing materials, white trim, yellow for the house, and white for the porch materials. This is subject to change if I am advised to do so.

ii. Interior: Main floor will be converted back to its original set-up of living room and dining room with one kitchen and one main floor bathroom. The hardwood floors will be restored. Currently it is two small apartments. The 2nd floor will be converted from two apartments to three bedrooms with each having its own bathroom. The 3rd floor will have two bedrooms each also having its own bathroom. Currently the house does have 7 bathrooms. All plumbing will still have to be updated as well as electrical. The home will be meet all required codes as noted in the North Dakota Century Code for Bed and Breakfast facilities: **Chapter 23-09.1** and **CHAPTER 33-33-06** and all applicable City of Bismarck guidelines.

COST ESTIMATE

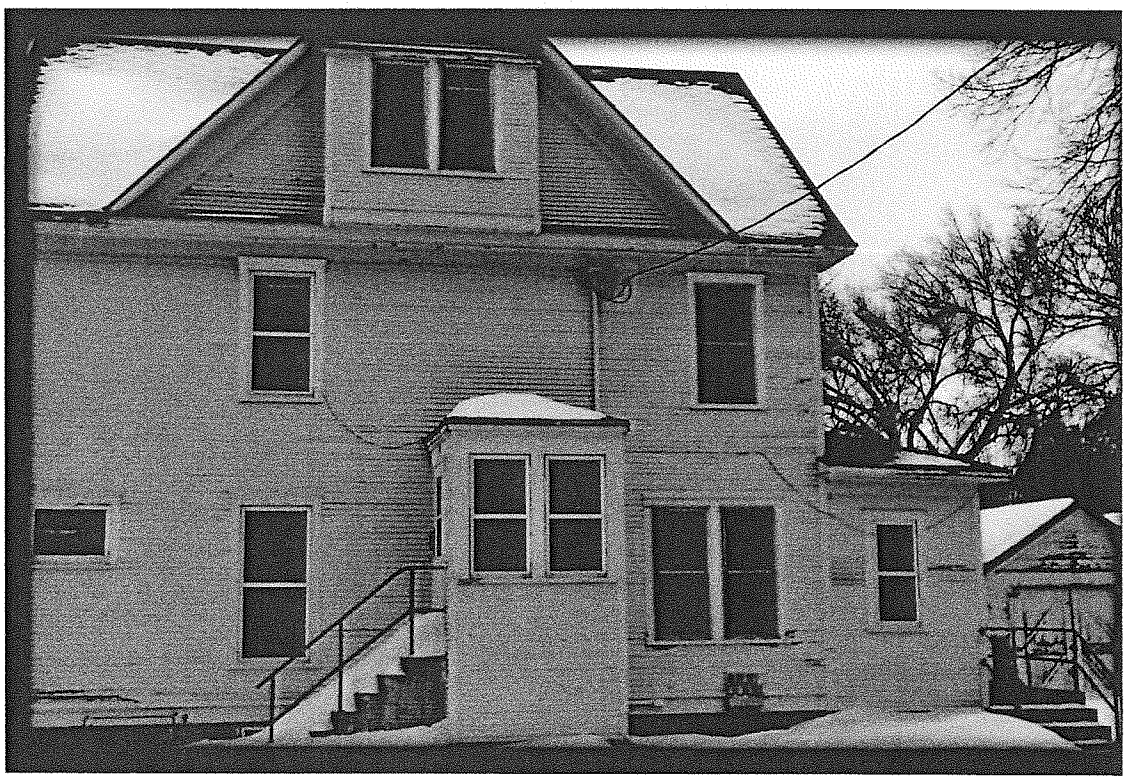
Estimated cost of renovation is $300,000 which includes but is not limited to: asbestos and mold mitigation, plumbing & sewer updates, electrical updates, landscaping and parking, security systems and interior updates.

PROJECT TIMELINE

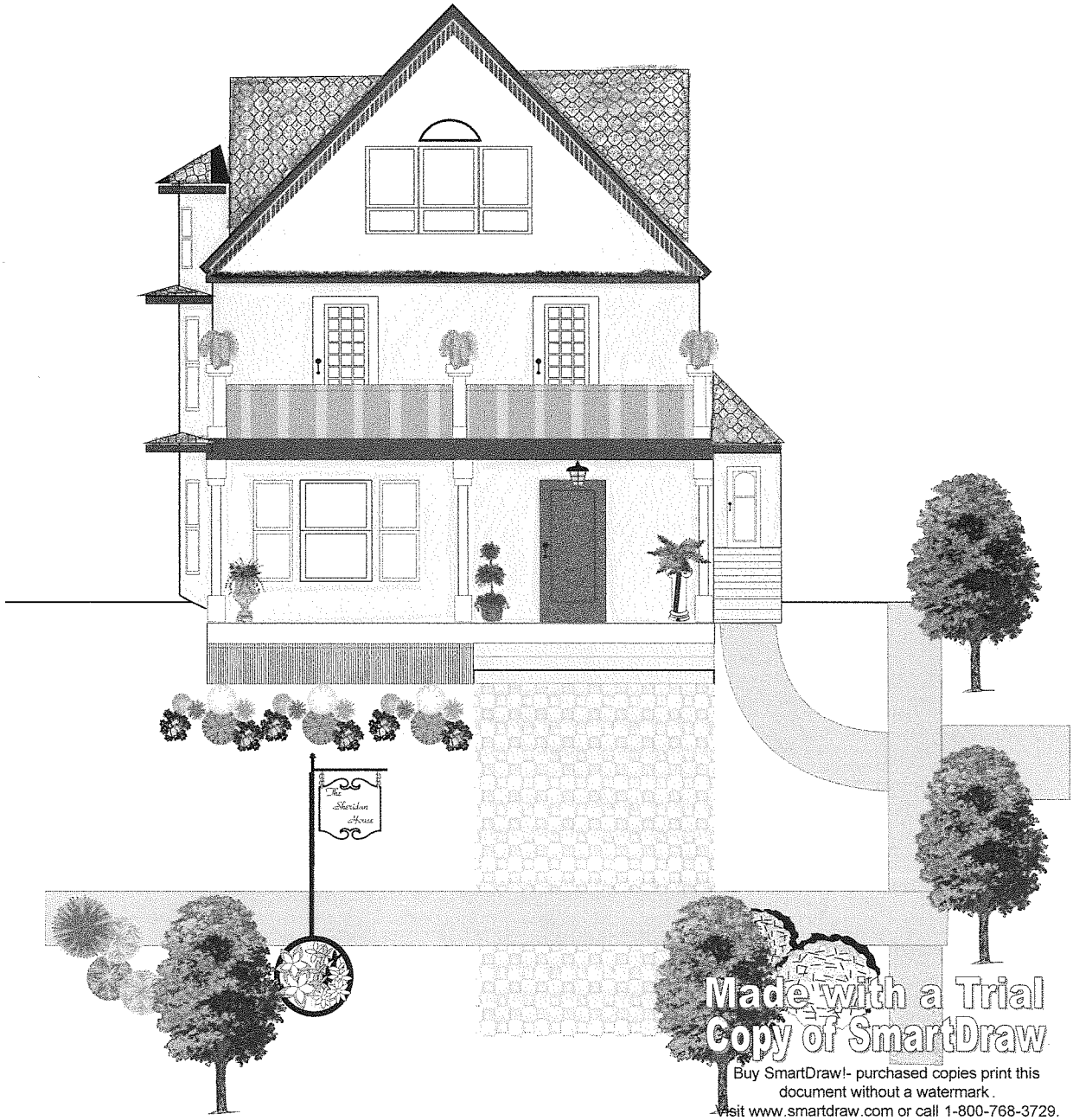
The estimated start date is June 15th, 2011 and estimated completion is December 1st, 2011.
Estimated business start date of January 1st, 2012.

Summary

B&Bs have become a weekend retreat from a fast paced lifestyle and a tourism alternative to high-rise sterile hotel accommodations. I am extremely interested in becoming part of this growing home-based business. I see this as an opportunity to invest in a large historic home and do what I enjoy most — meeting people and acting as an ambassador for Bismarck and North Dakota. I see my role as an information resource for guests wanting to experience what is "Legendary". For those couples wanting a cozy, romantic evening, they can just as easily retire quietly to their quarters in historic downtown Bismarck. I do appreciate the opportunity that the Renaissance Zone has given to those that want to see our city's downtown as a destination spot worthy of stopping and taking another look.



The Sheridan House Bed and Breakfast
522 North 5th Street, Bismarck, ND



Made with a Trial Copy of SmartDraw
Buy SmartDraw!- purchased copies print this document without a watermark.
Visit www.smartdraw.com or call 1-800-768-3729.

Item No. 4

Bismarck

Community Development Department

MEMORANDUM

TO: Chair Blackstead and Renaissance Zone Authority

FROM: Jason Tomanek, Planner JT.

DATE: May 5, 2011

RE: Renaissance Zone Development Plan Revisions

Attached is a draft of the Renaissance Zone Development Plan for your review.

There are elements within the Renaissance Zone Development Plan that require the input of the Renaissance Zone Authority. In particular, a portion of the Plan must recognize potential projects within the Renaissance Zone. A list of potential projects was identified with the original Plan, this list appears within draft version of the updated Plan.

Staff is seeking the input of the Authority members regarding the updated list of potential projects. The list can include existing or vacant property currently located within the Zone. Additionally, any of the projects identified from the original Plan can be carried over to the updated Plan.

Please consider properties to include in the updated list of potential projects to help facilitate discussion and suggestions for the meeting on 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

Building Inspections Division • Phone: 701-355-1465 • Fax: 701-258-2073 *Planning Division • Phone: 701-355-1840 • Fax: 701-222-6450*

BISMARCK RENAISSANCE ZONE DEVELOPMENT PLAN

Submitted by the City Bismarck Community Development Department
Planning Division

November 22, 2000

Revised: March 30, 2001

Revised: November 13, 2003

Revised: September 28, 2004

Revised: April 10, 2007

Revised: _____, *2011*

DRAFT

Renaissance Zone Development Plan – Revision 6

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

DRAFT

1. History of Bismarck's Renaissance Zone

On February 8, 2000, the Bismarck City Commission created a Renaissance Zone Advisory Committee to consider the establishment of a Renaissance Zone in Bismarck. Over the course of eight months the Committee held meetings to determine the area of our community most in need of the benefits provided by the renaissance zone program. The Committee began its work with no predisposition as to what area should be included in the zone. Rather each of the community's many business districts were analyzed using the following criteria: 1) what is the number of properties in the area in need of renewal/development investment; 2) what is the present level of redevelopment in the area; 3) what planning efforts to maintain or enhance the area's vitality exist; and 4) would the establishment of a renaissance program in the area result in the best use of the program's investment incentives and have the greatest impact from the standpoint of renovation, property values and redevelopment. With these criteria in mind, the Committee began the process of identifying the zone.

2. Map

a. **Geographic boundaries and blocks**
   i. Blocks 13, 15, 16, 21, and 24, Northern Pacific Addition
   ii. Blocks 4, 6, 8, 10, 12, 13, 16, 30, 37, 40, 41, 42, 43, 44, 46, 48, 49, 50, 52, 54, 56, 58, 60, 62, 63, 64, 65, 66, 67, 68, 69, 71, 73, 75, 84, 104, 106, 108, 110, 116, and 122, Original Plat
   iii. Blocks 35 and 37, Williams Survey
   iv. Block 5, Wachters Addition

b. **Description of properties/structures on each block**
   i. *Spreadsheet with current information will be included here*

c. **Description of present use and conditions of the properties/structures in the Zone**
   i. *Spreadsheet with current information will be included here*

d. **Identify properties/structures to be targeted for potential Zone projects**
   i. *Input from Renaissance Zone Authority necessary here for and updated list of potential projects*
   ii. *Current list of projects from the existing Plan below:*

- Rehabilitation/expansion of hotel at 605 East Broadway (Holiday Inn) *completed*
- Rehabilitation of residential properties in 500 block of 3rd Street North (East half of Block 2)

- Rehabilitation/renovation of mixed use/warehouse building at 515 East Main (Front Page) *completed*
- Rehabilitation/renovation of mixed use/warehouse building at 200 East Main (Anderson Building)
- Redevelopment of properties in 100 block of East Main (South half of Block 17) *completed*
- Rehabilitation of office building at 313 East Main (Northern Lights) *completed*
- Renovation of bank/office building at 400 4th Street North (Wells Fargo)
- Exterior improvements to retail businesses in 200 block of East Main (South half of Block 18)
- Renovation of retail/office buildings in 300 block of 3rd Street North (Southwest corner of Block 8) *completed*
- Rehabilitation of retail/residential building at 101 East Main (One World Imports, Etc)
- Rehabilitation of commercial building at 411 4th Street North
- Redevelopment of 500 block of 5th Street North as senior housing facility (East half of Block 3)
- Rehabilitation of retail/office building at 123 4th Street North (Cowan Building)
- *New potential projects should be identified/updated*
- *Completed projects should be removed*

iii.

3. Description of physical/historical assets of the Zone

a. Many of the blocks comprising the Renaissance Zone contain historically significant structures (See Appendix __) *include map*. Attractive natural features are also an element in some of the blocks, particularly the County Courthouse and Camp Hancock landscaped areas. It is the intent of the development plan to promote the growth and redevelopment of the downtown area through, among other strategies, the preservation and improvement of such assets.

4. Goals and Objectives

a. Major Milestones or Benchmarks

The goals for the Renaissance Zone are consistent with the Central Business District Plan and will serve as the guidance for future Zone marketing campaigns. This section presents basic goals for improvement and redevelopment in the Renaissance Zone. The goals and objectives were derived from a vision survey, issues workshop and analysis phase of the planning process and were prioritized by the Renaissance Zone Advisory Committee.

The following goals and objectives relate to various components of the downtown environment, including its role and function, economic development, overall form and physical arrangement, transportation, and design and appearance. The strategies provide the basic framework for the program and will guide all decisions related to the redevelopment of downtown.

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

1. Maintain the Zone as a mixed-use area accommodating a wide range of retail, governmental, service and residential functions.
2. Promote continued support for redevelopment activities in the Zone.
3. Promote and advocate activities and programs that meet the needs of varied age, interest, and socioeconomic groups at all times of the day and night and throughout the year.
4. Create a series of centrally located public open spaces in the Zone for cultural events and gathering spaces.
5. Create an organized system of open spaces and linkages to provide a framework for the Zone.
6. Locate major cultural facilities such as the library, theater and the like in the Zone.

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

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

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

1. Provide adequate and convenient on-and off-street parking for all uses within the Zone.
2. Provide adequate and convenient traffic circulation in and around the Zone without disadvantaging its role as a destination point.
3. Provide for safe, comfortable surface and second level pedestrian circulation within the Zone.
4. Create an identity for the Zone through consistent and complementary design practices.

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

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

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

1. Identify and prioritize those buildings that are historically significant and which are economically viable and worthy of preservation.

2. Develop strategies for public and private financing of improvements.
3. Identify potential developers and adaptive reuses for historically significant buildings.
4. Promote historic and unique buildings to potential tenants and tourists.
5. Encourage redevelopment that is at the same rhythm, scale, and mass as the existing buildings and circulation network in the Zone.

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

1. Create a Zone framework that establishes urban, architectural, site design and signage guidelines that reinforce the unique, positive aspects of Bismarck's history and architecture.
2. Modify the city ordinances to reinforce design objectives and guidelines.
3. Utilize the following plans as the framework from which to base
3. Utilize the following plans as the Framework from which to base redevelopment decisions:

   - Central Business District Plan
   - Comprehensive Plan
   - Renaissance Zone Development Plan
   - Streetscape Guidelines for Downtown Bismarck

4. Preserve the integrity of City architectural and open space landmarks including the Courthouse, old train depot, auditorium and Patterson Hotel.
5. Establish a cohesive system of streetscape treatments that reinforce a sense of human scale and balance between pedestrian and automobile space.
6. Encourage public art in the downtown streetscape and public spaces that contributes to Bismarck's unique character and sense of place.

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

DRAFT

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	Zorells Jewelry Inc.	221 South 9th Street	New Construction	09/20/04	03/08/05	3/22/2005	$20,100	$200,000	$200,000	$25,000	$4,000	7/30/2005	$191,898	$205,800	6
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
36-B	Jason Kirchmeier & Associates	501 East Main Avenue	Lease	06/20/07	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	$30,000	8/1/2007	N/A	N/A	1
37-B	Roger Koski & Associates	501 East Main Avenue	Lease	06/20/07	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	$30,000	8/1/2007	N/A	N/A	1
38-B	Melvie Financial Planning	501 East Main Avenue	Lease	06/20/07	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	$35,000	8/1/2007	N/A	N/A	2
39-B	Westgard Financial Services	501 East Main Avenue	Lease	06/20/07	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	$30,000	8/1/2007	N/A	N/A	1
40-B	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Purchase w/Major	09/04/07	09/11/07	10/30/2007	$166,800	$137,500	$300,000	$21,000	$5,400	5/21/2008	$142,050	$337,700	4

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
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	1/20/2011	$1,335,670		
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	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	10/25/2010	$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 Bridal, LLC	115 North 4th Street	Lease	6/9/2010	06/22/10	7/2/2010	N/A	N/A	N/A	N/A	$4,000	11/1/2010	N/A		
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		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	$106,000	2/1/2011	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	$3,500,00	$3,500,00	$15,500	$15,000				
76-B	Spaces, Inc.	122 East Main Avenue	Lease	1/12/2011	01/25/11	2/7/2011	N/A	$60,000	N/A	N/A	$7,500	2/21/2011	N/A	N/A	3.5
77-B	Aimee C. Reidy	306 South 10th Street	Rehabilitation	3/9/2011	03/22/11	4/17/2011	$68,200	$20,000	$120,000	$5,500	$2,500				0
					TOTALS		$13,354,180	$21,583,759	$28,997,400	$2,855,283	$6,345,249		$20,113,026	$26,192,700	269.75

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

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	$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	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					**$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
April 13, 2011

The Bismarck Renaissance Zone Authority met on April 13, 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.

Authority members George Keiser and Curt Walth were absent.

Technical Advisors Jeff Ubl and Bruce Whittey were present.

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

Guests present were Jim Christianson – 414 East Main Avenue, Chris Bjorke – Bismarck Tribune, Leilani Schatz and Bob Shannon – 5964 Lariat Loop, Brian Peterson – 119 North 4th Street, Loran Galpin – 501 East Main Avenue, Neil Eslinger – 1301 East Front Avenue, LeRoy Walker – 118 North 5th Street, Mike Frohlich – 1201 Crestview Lane, Ken Hoff – 314 East Main Avenue and Kate Herzog & Dawn Kopp (Downtowners).

CALL TO ORDER

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

MINUTES

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

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

RENAISSANCE ZONE PROJECT APPLICATIONS

A. 123 North 4th Street – Loran Galpin – Purchase with Improvements

Mr. Tomanek gave an overview of the purchase with improvements project by Loran Galpin for the building at 124 North 4th Street. He said 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. Mr. Tomanek went on to say that Stage 1 would include asbestos abatement in the lower level and on 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. He stated that 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. Mr. Tomanek concluded by saying the building floor area of the building is 17,432 square feet and with an estimated property tax exemption of $41,000 over five years and an estimated state income tax exemption of $6000 over five years. The total project investment is approximately $1,100,000 and the estimated value with the investment is $1,200,000.

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 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.

Mr. Tomanek then provided the following additional information:

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.

Mr. Tomanek said 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, building elevations and project description submitted with the application.

Loran Galpin presented the proposed Four-2-Five on Broadway project requesting approval of the Renaissance Zone project, future CORE Incentive Program project reimbursement and the possibility of utilizing the Tax Increment Financing funds.

Bob Shannon read a letter of on behalf the owner of Broadway Floral of Hearts, Leilani Schatz, attached as Exhibit A.

Mr. Huber commented that the lease dispute between Ms. Schatz and Mr. Galpin is a private matter and is not appropriate to be reviewed by the Renaissance Zone Authority.

Mr. Galpin stated that he would never do anything to violate state law and agrees it is not a matter for the Renaissance Zone Authority to review.

Mr. Galpin asked for support for the use of CORE incentives and tax increment financing. The issue was discussed, with it being mentioned that the Renaissance Zone Authority cannot act on this request because of the pending lawsuit.

MOTION: Based on the findings included in the staff report, a motion was made by Mr. Huber and seconded by Ms. Smith to recommend approval of the request for 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, building elevations and project description submitted with the application. The motion passed unanimously with members Blackstead, Huber, Magstadt and Smith voting in favor.

RENAISSANCE ZONE DEVELOPMENT PLAN MODIFICATION DISCUSSION

Mr. Tomanek said that staff has been working on updating the Development Plan for the Renaissance Zone and would like to revamp the Plan and format so that in the future updates can be easily made to the plan along with making it more user friendly. He said that staff will make all the proposed changes and distribute it to the Renaissance Zone Authority before it is presented to the Board of City Commissioners and the State.

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 5:21 p.m.

Respectfully Submitted,

_____
Kimberley Gaffrey
Recording Secretary

_____
David Blackstead
Chair

April 13, 2011

Bismarck Renaissance Zone Authority

221 N. 5th Street

Bismarck, ND 58501

RE: RENAISSANCE ZONE FUNDING APPLICATION FOR 123 N. 4TH STREET (COWEN BUILDING)

Renaissance Zone Authority:

I am the owner of a business (Broadway Floral of Hearts) that has been operating for nearly two years in the Cowen Building (123 N. 4th Street), and I wish to express my comments regarding Loren Galpin's application for a Renaissance Zone Project to remodel the building.

Item 3A Staff Report in your committee's agenda packet indicates under Project Review Guidelines that Item #4 "Relocation (vs. New or Expanded Businesses)" one of the application criteria is "Maintaining business in the downtown area or expanding business" and has been awarded the maximum score of 15 points. I would like to bring to the attention of the Renaissance Zone Authority and the Bismarck City Commission that my existing business is proposed to be eliminated with Mr. Galpin's building plan, and in my opinion, the elimination of an existing downtown business does not warrant the maximum score on the application.

Note that in the applicant's additional information (page 6 of your agenda packet) the applicant states under I.A Detailed Description, first bullet, second sentence: "Main floor will have selective gutting of space as we work with new tenants for this floor." I currently occupy a portion of the main floor.

What this application does NOT tell you is that my business currently has a 5 year lease for our existing space through 2014. Over the last several months, Mr. Galpin approached me and asked me if I would be interested in signing a five year lease with the rent, utilities and fees being significantly higher than my existing lease agreement. I informed him that I had already executed a term lease with the existing owner, and that lease does not expire until 2014. Even so, Mr. Galpin is choosing to ignore the existing lease, and has told me that if I do not sign a new lease, he will find another tenant to occupy our current space.

I have discussed this matter with legal counsel, and I was informed that Section 47-16-08 of the North Dakota Century Code, titled quiet possession of leased property, provides: "An agreement to lease real property binds the lessor to secure the lessee the quiet possession of such property during the term of the lease against all persons lawfully claiming the same." In addition, Section 47-16-29 of the North Dakota Century Code provides that whatever remedies a lessee has against the immediate lessor for

Exhibit A

breach of any agreement in the lease, the lessee may have against the assigns of the lessor. Further, it is highly likely that the Purchase and Sale Agreement between the current owners and Mr. Galpin will contain a provision indicating that Mr. Galpin is purchasing the real estate at issue subject to any existing leases. However, even if such provision is not in the Purchase and Sale Agreement, as explained above, per state law, Mr. Galpin has a legal obligation to honor the lease that I entered into with his predecessor in interest.

Despite these facts, Mr. Galpin has indicated to me, and he has indicated in his application for the Renaissance Zone Project that he has no intent of honoring the state laws noted above.

I am in support of the efforts by many to improve our downtown, and in particular am in support of the concept of improving the building that I currently occupy. However, I cannot support Mr. Galpin's request for a Renaissance Zone Project when moving forward with the project, as proposed by Mr. Galpin, will violate state law. In addition, I cannot support a project that will force my business to either cease operating or to incur unwarranted expense for relocation to another location. I also cannot support the Bismarck City Commission or your committee approving such a project that has the consequence of destroying an existing downtown business. If Mr. Galpin, the current building owners, and/or other parties are willing to abide by the laws of our state that protect renters such as I, I may then reconsider my support for the project. Until then, I am adamantly opposed to any involvement by the City of Bismarck with such a project.

Sincerely:

Leilani Schatz, Owner

Broadway Floral of Hearts

411 East Broadway

Bismarck, ND 58501

C: Bismarck City Commission