



## *Community Development Department*

### **RENAISSANCE ZONE AUTHORITY**

### **MEETING AGENDA**

**June 8, 2011**

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City-County Office Building	4:00 p.m.	Second Floor Conference Room
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- 1. Call to Order**
- 2. Consider Approval of Minutes – May 11, 2011 Meeting**
- 3. Renaissance Zone Project – Public Hearing**
  - a. Request of Pine Properties, LLC for designation of the new construction at 100 West Broadway Avenue as a Renaissance Zone Project. The property is owned by Pine Properties, LLC and is legally described as Lots 1-24, Block 58, Original Plat.**
- 4. Renaissance Zone Development Plan Modification – Discussion**
- 5. Renaissance Zone Regular Meeting Schedule – Discussion**
- 6. Status of Approved Renaissance Zone Projects**
- 7. Status of Approved CORE Incentive Projects**
- 8. Other Business**
- 9. Adjourn – Next regular meeting is scheduled for July 13, 2011.**

*Bismarck-Burleigh County Community Development Department*

221 North 5th Street • PO Box 5503 • Bismarck, ND 58506-5503 • TDD: 711 • [www.bismarck.org](http://www.bismarck.org)

**BISMARCK RENAISSANCE ZONE AUTHORITY  
STAFF REPORT**

<b>BACKGROUND:</b>		
<b>Title:</b> Pine Properties, LLC/Broadway Centre – New Construction		
<b>Status:</b> Renaissance Zone Authority	<b>Date:</b> June 8, 2011	
<b>Street Address:</b> 100 West Broadway Avenue	<b>Legal Description:</b> Lots 1-24, Block 58, Original Plat	
<b>Project Type:</b> New construction	<b>Renaissance Zone Block Number:</b> Block 50	
<b>Applicant:</b> Pine Properties, LLC/Stephen Pine	<b>Owner:</b> Pine Properties, LLC	
<b>Project Description:</b>  The applicant is proposing to construct a new 3-story mixed-use building on the site of the former Wilhelm car dealership. The project consists of constructing a new, 3-story, 152,023 square foot mixed-use building that will include 17 condos, office space, a restaurant, an 81-stall enclosed parking garage and an at-grade parking area containing 46 spaces. The proposed building would be approximately 48.5 feet in height. The proposed exterior design elements include a combination of two brick colors and manufactured stone for wainscoting and accents. All windows, except for the entry and restaurant, will be operable units with clear glass. The entry and restaurant windows will be tinted gray. Each condo unit will have a private balcony.		
<b>PROJECT INFORMATION:</b>		
<b>Parcel Size:</b> 90,000 square feet	<b>Building Floor Area:</b> 54,953 square feet (first floor) 48,535 square feet (second floor) 48,535 square feet (third floor) 152,023 square feet (total)	<b>Certificate of Good Standing:</b> Received
<b>Assessed Value of Building:</b> \$0 (vacant property)	<b>Proposed Investment:</b> \$23,000,000 - \$27,000,000	<b>Estimated Value w/ Investment:</b> \$23,000,000 +/-
<b>2010 Property Taxes:</b> \$7,556	<b>Estimated Property Tax Benefit:</b> \$1,869,100	<b>Estimated Income Tax Benefit:</b> \$15,000 over 5 years
<b>PROJECT REVIEW GUIDELINES:</b>		
<b>High Priority Land Use:</b> Yes – residential/office	<b>Targeted Area:</b> Yes – redeveloped property	<b>Public Space/Design:</b> Yes – design/landscaping
<b>Capital Investment:</b> Yes – significant	<b>New/Expanding Business:</b> Yes – restaurant/office	<b>Historic Property:</b> No – not in historic district
<b>FINDINGS:</b>		
<ol style="list-style-type: none"> <li>1. The proposed use is consistent with the City’s Renaissance Zone Development Plan.</li> <li>2. The proposed project has been reviewed by the Downtown Design Review Committee to ensure the project meets or exceeds the regulations of the DF-Downtown Fringe zoning district. Based on the material and information provided, the Committee has determined that the project satisfies the requirements of the zoning ordinance.</li> <li>3. The project will begin July 2011 and with a projected completion during the spring of 2013.</li> </ol> <p style="text-align: right;"><i>findings continued...</i></p>		

4. The project is subject to the City's Site Plan Review process; at which time multiple City departments will review the project to ensure that the proposed elements satisfy ordinances, regulations and building code requirements.
5. The proposed landscaping and screening requirements, pertaining to location and quantity, are acceptable as shown. Final determination of the plant types will be done by a landscape architect in conjunction with site plan submittal requirements.

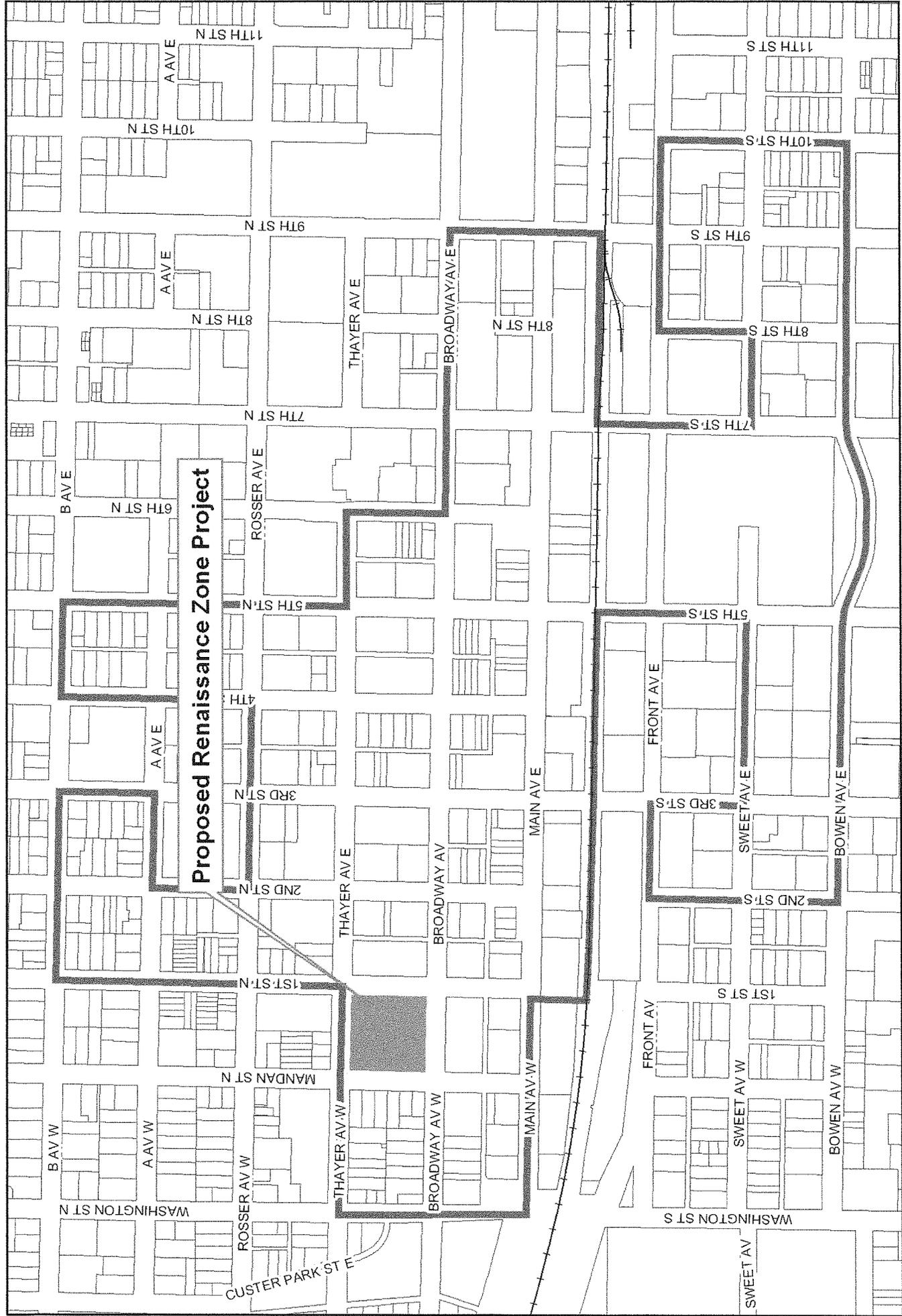
**RECOMMENDATION:**

Based on the above findings, staff recommends approval of the designation of the construction of a new building at 100 West Broadway Avenue by Pine Properties, LLC as a Renaissance Zone project with 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.
3. All the required landscaping and street trees be included with the project.

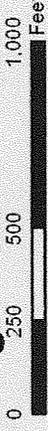
<b>Title:</b> Pine Properties, LLC/Broadway Centre		<b>Project Type:</b> New construction	
<b>Current Valuation:</b> \$450,000 (land only)		<b>Proposed Capital Investment:</b> \$23,000,000 to \$27,000,000	
<b>MINIMUM CRITERIA:</b>		Possible Points	Staff Rating
<b>Proposals Involving New Construction:</b>			
1	Use consistent with the Renaissance Zone Development Plan Specific goals: A1, A2, A3, B2, B3, C1, C2, C4, D1, D2, D3, D4, D5, E5, and F1	20	20
2	Investment of at least \$55 per square foot in capital improvements	20	20
		<b>Subtotal</b>	<b>40</b>
<b>PROJECT REVIEW GUIDELINES – REQUIRED:</b>			
1	High Priority Land Use <ul style="list-style-type: none"> <li>• Primary sector business</li> <li>• Active commercial, specialty retail and/or destination commercial</li> <li>• Mixed use development</li> <li>• Residential units, including single or multi-family units</li> </ul>	15	15
2	Capital Investment <ul style="list-style-type: none"> <li>• Consideration for level of capital investment</li> </ul>	15	15
3	Targeted Area <ul style="list-style-type: none"> <li>• Parcels that have been vacant or underutilized for an extended period</li> <li>• Parcels specifically targeted for clearance</li> </ul>	15	15
4	Relocation (vs. New or Expanding Business) <ul style="list-style-type: none"> <li>• Relocation from within the downtown area (may not be eligible)</li> <li>• Relocation from a community outside Bismarck area (may not be eligible)</li> <li>• Maintaining existing business in the downtown area or expanding business</li> </ul>	15	15
		<b>Subtotal</b>	<b>60</b>
		<b>TOTAL</b>	<b>100</b>
<b>PROJECT REVIEW GUIDELINES – OPTIONAL:</b>			
1	Public Space/Design <ul style="list-style-type: none"> <li>• Incorporation of civic or public spaces</li> <li>• Demonstrated commitment to strengthen pedestrian connections</li> <li>• Attention to streetscape amenities and landscaping</li> <li>• Attention to design and visual appearance</li> </ul>	10	10
2	Historic Preservation and Renovation <ul style="list-style-type: none"> <li>• Within the downtown historic district</li> <li>• Contributing or non-contributing</li> <li>• Historic preservation component</li> </ul>	10	0
		<b>Subtotal</b>	<b>20</b>
		<b>TOTAL</b>	<b>110</b>

# Proposed Renaissance Zone Project - 100 West Broadway Avenue - New Construction



**Proposed Renaissance Zone Project**

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.



May 2011

**PINE PROPERTIES, LLC  
BROADWAY CENTRE  
RENAISSANCE ZONE APPLICATION & DOWNTOWN DESIGN REVIEW**

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Pine Properties, LLC has recently acquired the former Wilhelm Cadillac property located at 100 West Broadway for purposes of developing a multi-use facility to enhance and compliment downtown Bismarck. After careful evaluation of the existing structure on the property it was determined that it was not feasible to rehabilitate the building and it has recently been demolished and the site is currently being cleared of all debris. There are no historic properties in the vicinity and our project will have no effect on any nearby buildings.

The property is going to be developed into commercial space, a restaurant and upscale condos. The first floor will be comprised of underground parking extending from Mandan Street to First Street on the north side of the property. Along First Avenue the remainder of the building will be commercial space and there will also be an additional build-out from the building where the restaurant will be located. The second floor will be all commercial space and the third floor will be upscale condos. The exterior of the building will be brick with various accents.

The cost of the project is expected to be between \$23,000,000 and \$27,000,000 (\$175 a sq.ft.), we do not have exact figures at this time as we have not taken bids, however based on the size of the building and quality of the finishes we believe our numbers will be fairly accurate. Construction will begin upon Renaissance Zone approval to coincide with the city of Bismarck's plan review of the construction documents. Completion of the project is expected in the spring of 2013.

When looking for a downtown property to develop, we were very fortunate to be able to acquire the Wilhelm property, which comprises the entire block and consists of 90,000 sq. ft. This is a rare property in downtown Bismarck and offers us the opportunity to enhance the current growth being experienced in the downtown area with a quality project bringing much needed Class A office space and housing for the downtown community as well as off street parking. At this time there is a lack of modern office space in the downtown area and virtually no housing. In my opinion this project will encourage other property owners within the Renaissance Zone to upgrade their facilities in order to maintain their current tenants and attract new ones.

Most of the current development in the downtown area is to the east and south of this property. Should this project meet the requirements to be included in the Renaissance Zone program I believe it will be a very attractive addition to the west side of downtown and promote more parties to redevelop this area of the city. Allowing our project into the Renaissance Zone will provide tenants with an incentive to move into to the downtown community through the 5-year income tax exemption and this will also apply to the condo owners by providing them a 5-year property tax exemption an additional incentive to live downtown.

Pine Properties also benefits from the property tax exemption, what that will be at this time I do not know. I will also be moving all my companies into the new building, which includes Pine Petroleum, Inc. (name change from Great Northern Energy, Inc. effective 7-1-11), Pine Oil

Company, Pine Investments Company, LLC, Pine Properties, LLC and Pine Enterprises, LLC. What income from these companies will be tax exempt, I do not know. I assume the Renaissance Zone Committee will advise me on this point. Additionally, the restaurant will be owned and operated by us under a new LLC we are in the process of creating at this time, so any income from the restaurant would benefit from the 5-year income tax exemption as well.

The opportunity to participate in the Renaissance Zone and qualify for the tax incentives is certainly the impetus behind our acquisition and development of this property. As Bismarck continues to expand, especially to the north, it is important for the city to provide these types of incentives to draw the community back to the city center and encourage entrepreneurs such as ourselves to take the risk and invest in the downtown area.

We appreciate your time and consideration should the committee need any additional information or further explanation, please let us know.

Pine Properties, LLC

  
\_\_\_\_\_  
Stephen F. Pine, Member



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EAPC

Architecture	Engineering	Industrial	Wind Energy	Interior Design
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121 E Broadway Avenue, Bismarck ND 58501 | TELE 701.258.3116 | FAX 701.223.7983

May 9, 2011

City of Bismarck  
 Attn: Jason Tomanek  
 221 N. Fifth St.  
 Second Floor  
 Bismarck, North Dakota 58506

Subject: Downtown Building Project

Dear Jason:

Following are brief building and site descriptions for the Pine Properties, Broadway Centre project in downtown Bismarck, on the Broadway Ave.

Building Information

The building, Broadway Centre, is to be built on the site of the former Wilhelm car dealership on Broadway Ave.. The new building will have office space, a restaurant, and indoor parking on first level, office space on second level and condos on third level. The building is three stories tall. The highest point above the finished first floor level is 48'-6". The first floor is 54,953 sq.ft. in size, second floor and third floor are 48,535 sq.ft. in size. The building will have a steel structure and poured concrete floors. It will have a sprinkler system throughout. The exterior will be a combination of two brick colors and a manufactured stone for wainscoting along the bottom of masonry pilaster columns, and for the heads and sill of the windows. All windows, except for the entry and restaurant will be operable units with clear glass. The entry and restaurant glass will be tinted gray. Exterior decks, and masonry details that stick out beyond the floor area are contained within the property line. Exterior decks have concrete floors with an ornamental metal railing.

Mechanical units for the condos will be on the roofs following the corridor below allowing the mechanical units to not be seen from the ground. Mechanical equipment and electrical transformer will be on grade level behind a screen wall. See the south elevation for location. The garbage will be behind a screen wall to match the building's design, exact location and size is yet to be determined.

Signage will consist of a monument sign along Broadway Ave. and signage above the main entry and on the restaurant façade. The monument sign will be designed by the landscape architect and will be submitted to the city for approval. The building signage will be designed by the architect and will also be submitted for city approval.

Site Information

The proposed site plan for the Pine Properties Broadway Centre consists of two site access locations; one off Broadway Ave. and the other off Mandan Ave.. Existing access driveways will be removed and new concrete curb and gutter will be placed. A forty-six stall off street parking lot will be provided in addition to an, at grade parking garage (see Architectural plan/details). Two accessible parking stalls are included to the off street parking stall total. A new 6' width concrete sidewalk is proposed around the perimeter of the site promoting a turf boulevard for street tree plantings and to be fully irrigated.



Site landscaping and screening as shown per City of Bismarck Landscaping and Screening Section 14-03-11. Perimeter street trees are shown, along with parking lot screening by a vegetative hedge. Pine Properties considers these enhancements at a minimum and is developing a full landscape plan for the site which is being designed by a registered landscape architect and will be included with the final construction document set.

Sincerely,

Brett Donat, AIA Architect; EAPC Architect / Engineers  
Brett Gurholt, ASLA Landscape Architect; Kadrmass, Lee & Jackson Inc.

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TEL 774.776.3000 FAX 774.776.3005  
3100 Shaker Avenue, Grand Rapids, MI 49508

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**Kadmas  
Lee &  
Jackson**  
Engineers Surveyors  
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GRAND RAPIDS, MI 49503  
WWW.KLJLINC.COM

CLIENT  
**Broadway Centre**

PROJECT DESCRIPTION  
**Office / Condo Bldg.**

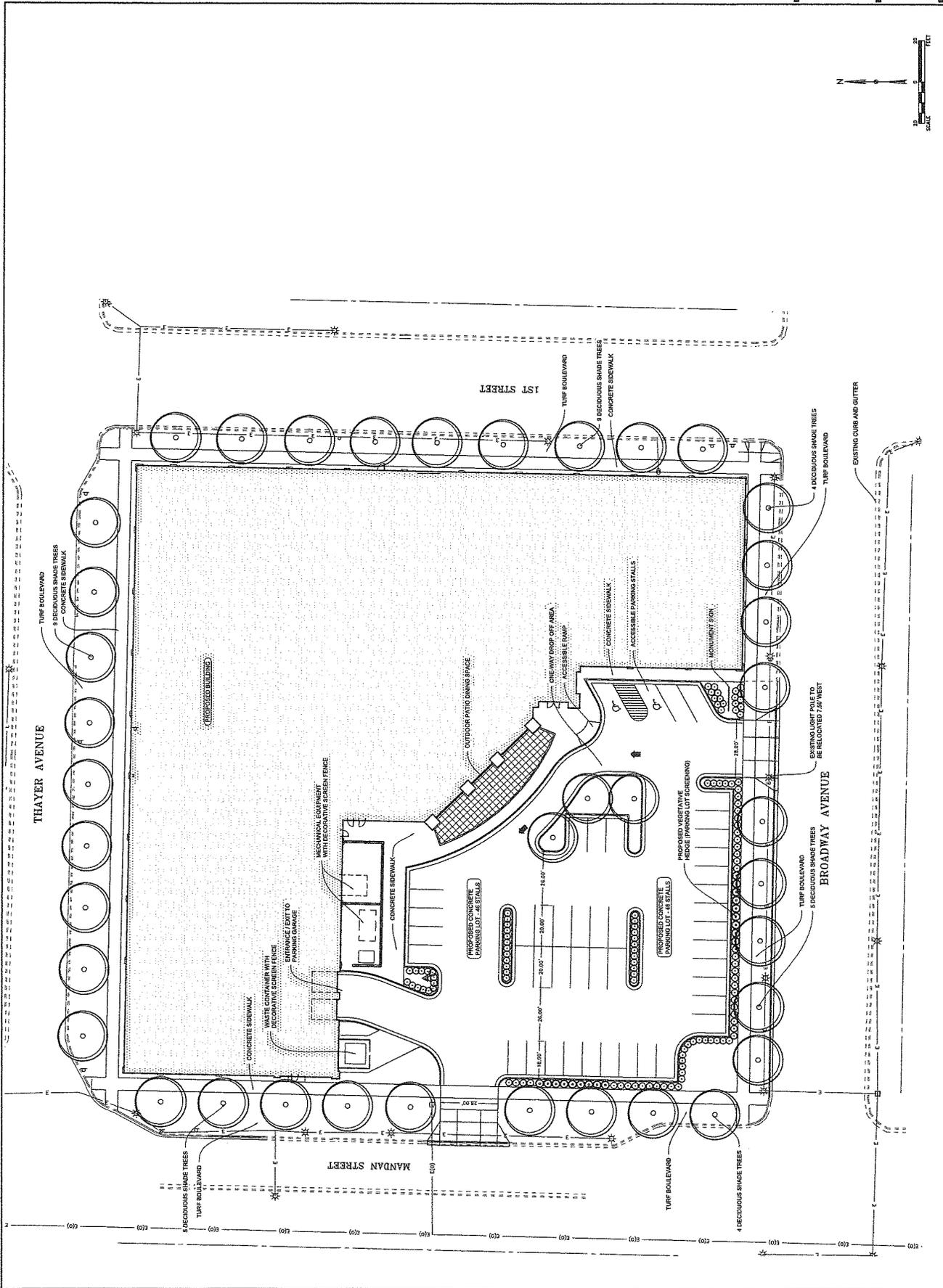
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STATE: MI  
ISSUE DATES: 2011/19/10

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DRAWING TITLE  
**Site Layout Plan**

C1





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Tel: 761.776.5000 Fax: 761.772.3665  
3100 Delmore Avenue, Grand Falls, ND 58041  
Grand Falls, ND 58041  
Grand Falls, ND 58041  
Grand Falls, ND 58041  
www.feapc.net

CLIENT  
**Broadway Centre**

PROJECT DESCRIPTION  
**Office / Condo Bldg.**

CITY: Bemidji  
STATE: ND  
NO: \_\_\_\_\_  
ISSUE DATES: \_\_\_\_\_

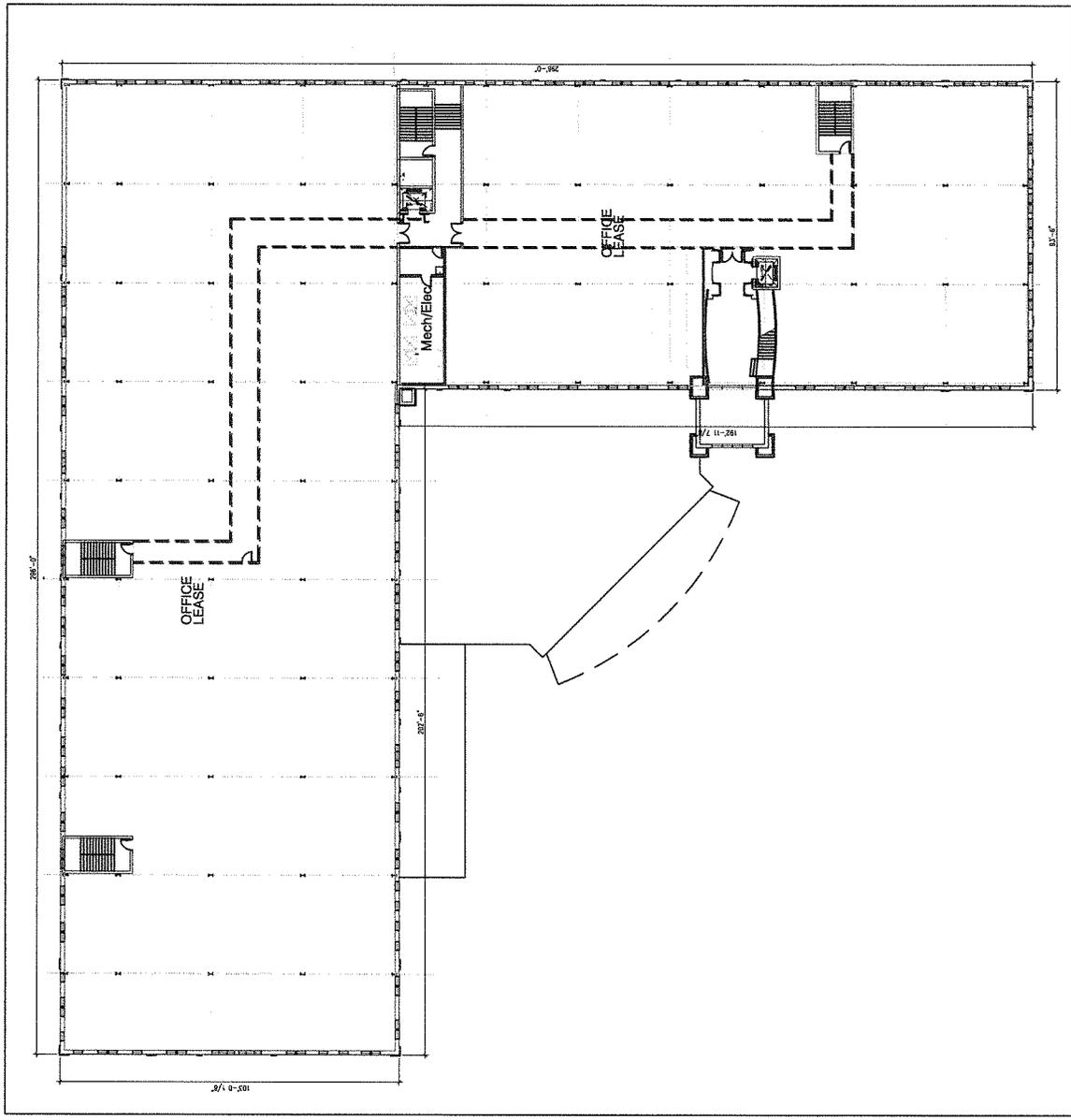
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DRAWN BY: BLD  
CHECKED BY: BLD

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

DRAWING TITLE  
**Second Floor Plan**

**A202**



1 Second Floor Plan  
SCALE: 1/16" = 1'-0"  
SCALE



TEL 781.775.3600 FAX 781.775.3605  
 5100 DeWitt Avenue, Grand Falls, VT 05801  
 Grand Falls, VT 05801  
 Grand Falls, VT 05801  
 Grand Falls, VT 05801  
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CLIENT  
**Broadway Centre**

PROJECT DESCRIPTION  
**Office / Condo Bldg.**

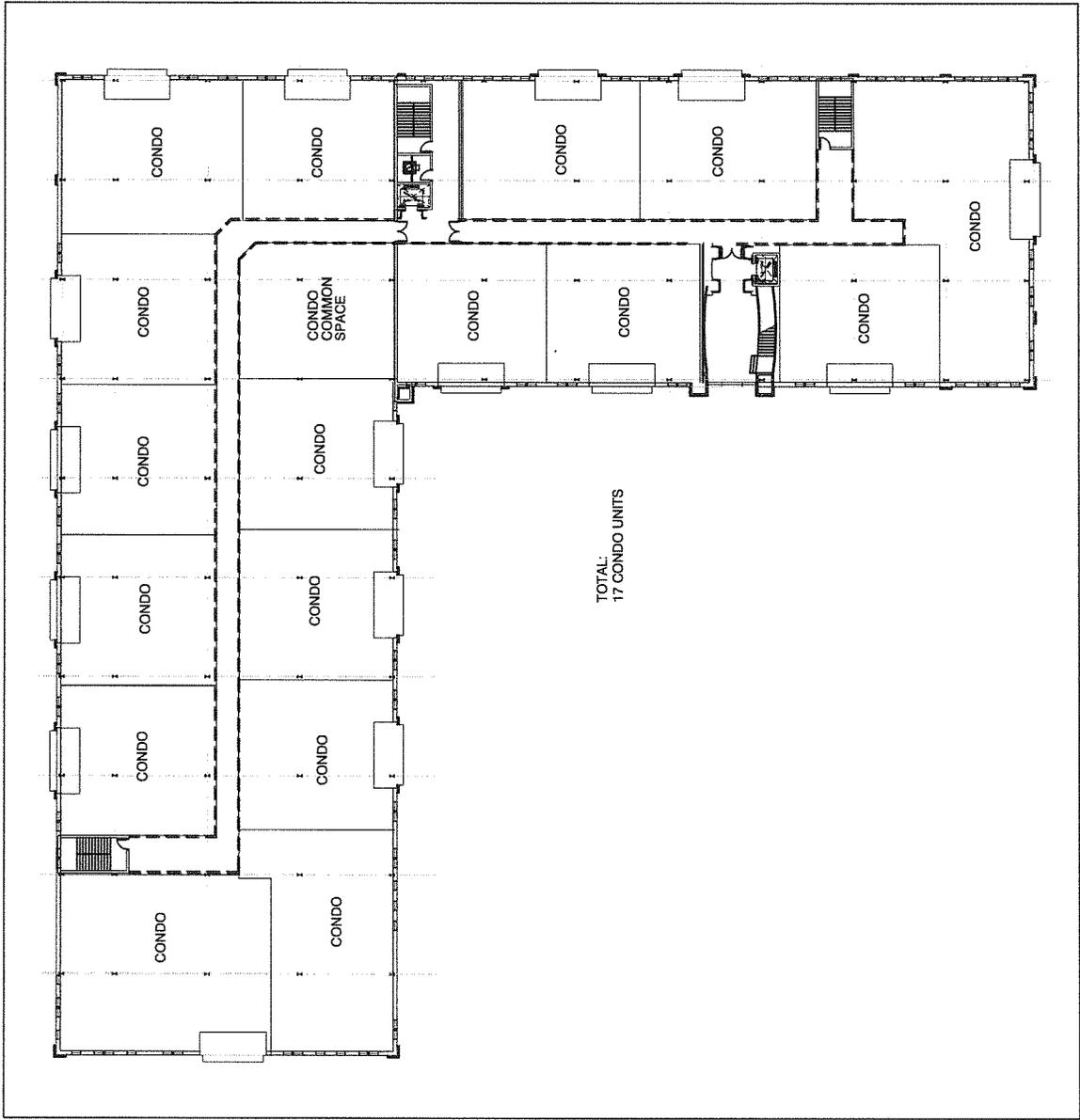
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 STATE: VT  
 PROJECT NO: 20119130  
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 CHECKED BY: BJD  
 DATE: 05/09/11

NO.	DESCRIPTION	DATE

ISSUE DATES

DRAWING TITLE  
**Third Floor Plan**

**A203**



1 Third Floor Plan  
 SCALE: 1/16" = 1'-0"  
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TEL 703.776.5000 FAX 703.772.3600  
 3100 Lakeside Avenue, Oakland Park FL 33081  
 David P. Smith, P.E. | Project Manager  
 Gregory J. Smith, P.E. | Senior Project Manager  
 www.eapc.net

CLIENT  
**Broadway Centre**

PROJECT DESCRIPTION  
**Office / Condo Bldg.**

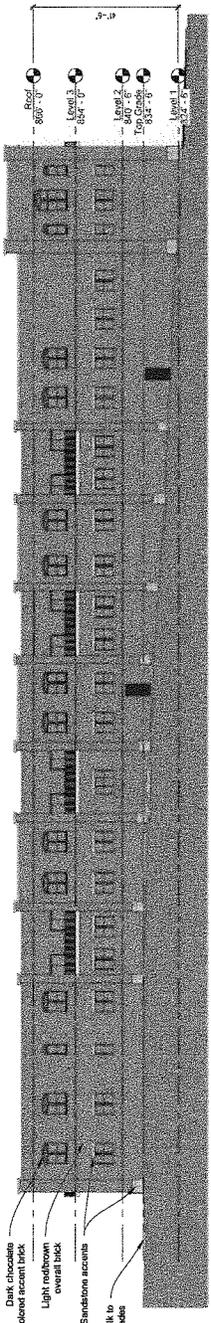
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 STATE: ND  
 ISSUE DATES: \_\_\_\_\_

NO.	REVISION/CHANGE	DATE

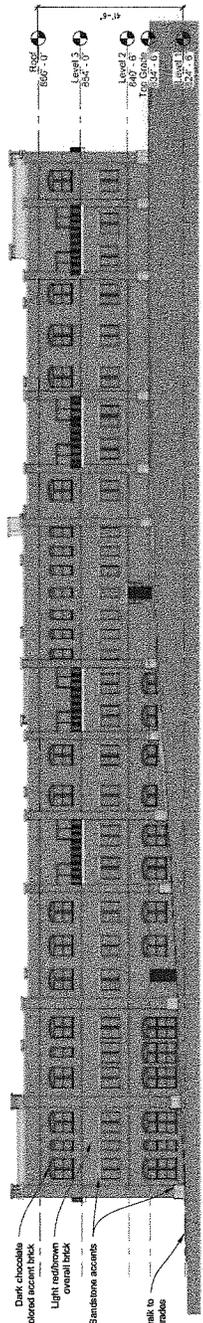
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DRAWING TITLE  
**Elevations**

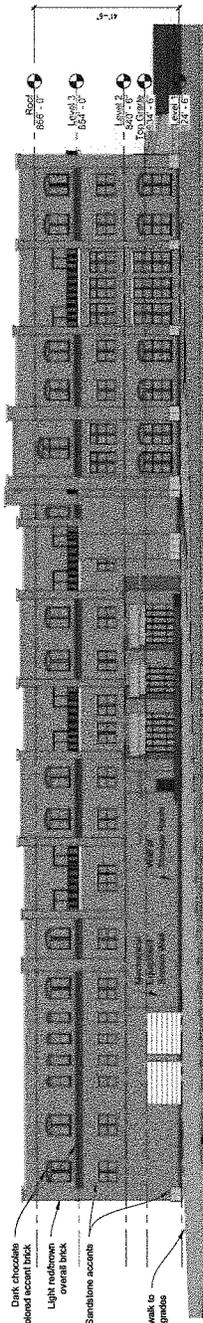
A301



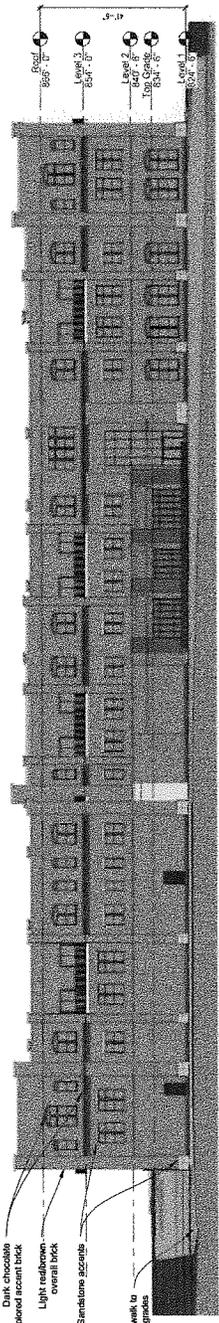
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 SCALE: 1/16" = 1'-0"



2 East Elevation  
 SCALE: 1/16" = 1'-0"



3 South Elevation  
 SCALE: 1/16" = 1'-0"



4 West Elevation  
 SCALE: 1/16" = 1'-0"



131 791.772.2000 | 131 791.772.3000  
 1100 Ontario Avenue, Unit 1000 | Toronto, ON M5G 1A7  
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**CLIENT**  
**Broadway Centre**

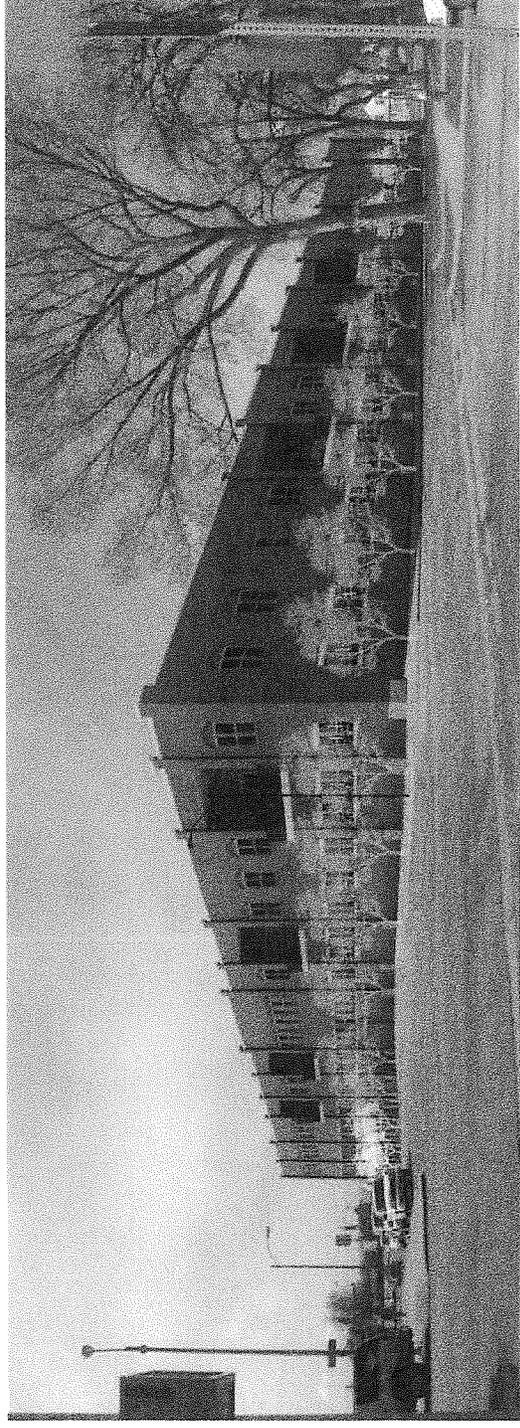
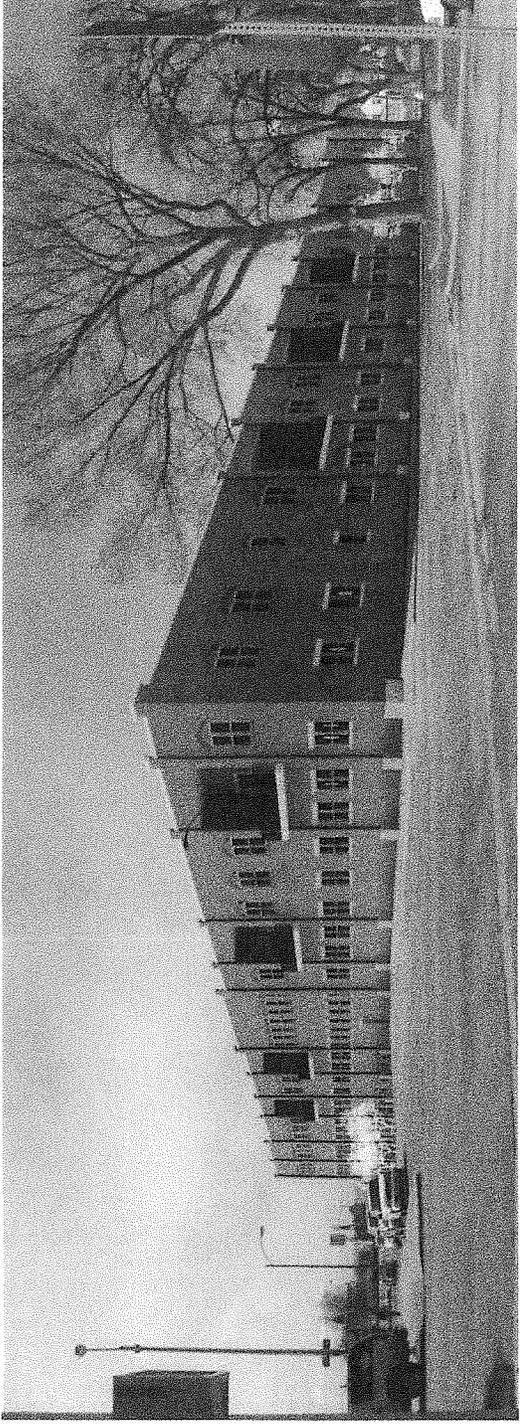
**PROJECT DESCRIPTION**  
**Office / Condo Bldg.**

**CITY:** Blainville  
**STATE:** ND  
**ISSUE DATES:**

NO.	REVISION/DESCRIPTION	DATE
1	Issue for Review	2011/11/30

**PROJECT NO.:** 201119130  
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**DRAWING TITLE**  
**Perspective View from  
 Northeast**



## Potential Renaissance Zone Projects

- 122 East Thayer Avenue – Currently a motel
- 418 East Rosser Avenue – Professional Building
- 100 East Thayer Avenue – Former Wilhelm Body Shop
- 700 East Main Avenue – Former Bank of North Dakota building (vacant lot)
- 100 West Main Avenue – Former Skovy's Autoplex (vacant lot)
- 102 East Main Avenue – Currently an auto service shop
- 630 East Main Avenue – Currently off-street parking south of the Radisson (vacant lot)
- 815 East Main Avenue – Formerly Richtman's Printing
- The 100 and 200 blocks along the north side of Avenue A – Currently partially vacant and single-family homes
- The south ½ of Block 46, Original Plat – The area bounded by 5<sup>th</sup> Street, Main Avenue, 6<sup>th</sup> Street and the alley – currently contains retail and limited apartments
- Block 68, Original Plat – The block that the City/County Office Building occupies – Currently much is owned by Medcenter One and functions as off-street parking
- Block 75, Original Plat – The block bounded by 8<sup>th</sup> Street, Bowen Avenue, 9<sup>th</sup> Street and Sweet Avenue – a large portion of the block is currently undeveloped.
- Block 84, Original Plat – The block bounded by Washington Street, Broadway Avenue, Mandan Street and Thayer Avenue

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	1/2/2003	\$77,000	\$44,966	\$150,000	\$13,085	\$5,550	12/12/03	\$66,397	\$192,900	0
02-B	Dakota Building Partnership	501 East Main Avenue	Purchase - Land	01/08/03	01/07/03	2/28/2003	\$444,200	\$300,000	\$540,000	\$32,023	\$7,500	1/31/2007	\$284,195	\$571,600	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	\$600,000	\$61,000	\$2,500	12/31/2007	\$818,111	\$1,037,300	0
04-B	Duendelands 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 Grinsbeier	2001 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	\$126,000	\$120,000	\$15,500	\$25,000	1/26/2005	\$129,333	\$125,500	1
07-B	Bartsch Properties LLC	207 East Front Avenue	Rehab	11/19/03	11/25/03	12/3/2003	\$371,200	\$601,500	\$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	Bartsch 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	\$1,240,000	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	Maik Garner	302 East Thayer Avenue	Rehab	05/25/04	05/25/04	6/4/2004	\$49,900	\$85,000	\$125,000	\$15,715	\$4,700	12/6/2005	\$103,455	\$141,000	2.5
13-B	AW Enterprises	216 North 2nd Street	Rehab	06/10/04	06/10/04	8/18/2004	\$173,500	\$208,814	\$275,000	\$34,573	\$12,500	6/22/2005	\$263,473	\$324,100	1
14-B	Darryl Rosenau & Clarence Spayler	225 West Broadway Avenue	Purchase	02/07/05	02/08/05	2/16/2005	\$176,000	\$89,550	\$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	\$688,396	\$729,600	6
16-B	Proque Giles, 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	8/4/2005	N/A	N/A	6
17-B	Zonilis 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 Storch/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	06/25/05	09/13/05	9/21/2005	\$410,400	\$168,000	\$450,000	\$58,500	\$10,500	7/1/2006	\$296,372	\$470,700	0
20-B	American Bank Center	320 North 4th Street	Rehab	09/21/05	09/27/05	10/4/2005	\$609,500	\$3,100,000	\$2,000,000	\$259,760	\$250,000	8/1/2009	\$2,301,478	\$2,238,100	0
21-B	Foot Care Associates PC	310 South 5th Street	Lease	01/12/06	01/24/06	2/3/2006	N/A	N/A	N/A	N/A	\$1,000	4/1/2006	N/A	N/A	3.5
22-B	Denyne, Inc. (Bakke & Rolfe)	310 South 5th Street	Lease	01/12/06	01/24/06	2/3/2006	N/A	N/A	N/A	N/A	\$10,500	3/13/2006	N/A	N/A	12
23-B	Duendelands Properties, LLLP	302 South 3rd Street	Purchase	01/12/06	02/14/06	2/16/2006	\$312,700	\$180,900	\$346,000	\$46,840	\$4,500	12/1/2006	\$227,295	\$192,400	0
24-B	Duendelands 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	MaKoch's Media, LLC	208 North 4th Street	Purchase	01/12/06	02/14/06	2/16/2006	\$247,000	\$71,612	\$320,000	\$41,500	\$1,000	12/27/2007	\$91,672	\$278,500	0
26-B	RiverO, 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	\$5,500	10/23/2006	\$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 USA dba Verizon Wireless	302 South 3rd Street	Lease	07/24/06	07/25/06	8/2/2006	N/A	\$180,000	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	10/29/06	10/19/06	12/5/2006	N/A	\$3,025,590	\$3,300,000	\$370,000	\$15,000	12/1/2007	\$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	Larsen Latham - Heutte LLP	521 East Main Avenue	Lease	05/14/07	05/22/07	6/8/2007	N/A	N/A	N/A	N/A	\$80,000	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 Kichmeyer & 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	MelMe 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	\$50,000	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	\$166,600	\$137,500	\$300,000	\$21,000	\$5,500	5/21/2008	\$142,050	\$337,700	4

RENAISSANCE ZONE AUTHORITY  
PROJECT STATUS

Project	Applicant	Street Address	Project Type	Commission Approval	State Approval	Building Market Value	Proposed Investment	Estimated Building Value Investment	Property Tax Benefit	Income Tax Benefit	Completion Date	Actual Investment	2010 Building Market Value	Jobs Created/FTE						
41-B	The Rainmaker Group, Inc.	115 North 5th Street	Lease	12/18/07	12/27/2007	N/A	N/A	N/A	N/A	\$550,000	6/12/2008	N/A	N/A	4						
42-B	Capital Holdings, LLC/Roger Zink	402 East Main Avenue	Rehab	12/19/07	12/27/2007	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN						
43-B	Kinesco, Inc.	402 East Main Avenue	Lease	12/19/07	12/27/2007	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN						
44-B	Rick & Theresa Keimale	413 East Broadway	Rehab	12/19/07	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	115 North 4th Street	Purchase	12/19/07	1/22/2008	\$803,100	\$238,000	\$1,047,500	\$25,000	\$25,000	1/29/2009	\$167,894	\$590,200	0						
46-B	Wesley's Inc.	423 East Broadway	Lease	02/1/08	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	5/28/2008	\$372,300	\$200,000	\$600,000	\$50,000	\$50,000	7/1/2009	\$243,344	\$569,300	0						
48-B	FV Restaurant, Inc.	401/411 East Main Avenue	Lease	04/18/08	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	6/12/2008	\$103,100	\$25,000	\$130,000	\$10,000	\$5,000	12/19/2008	\$23,375	\$116,500	0						
50-B	Stanton Financial	333 North 4th Street	Rehab	05/12/08	6/12/2008	\$1,154,600	\$2,500,000	\$2,654,600	\$270,000	\$550,000	1/21/2009	\$3,199,250	\$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						
52-B	Mark Beresh & Associates/Prudential	521 East Main Avenue	Lease	10/08/08	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	4/21/2009	\$607,700	\$258,720	\$420,000	\$22,030	\$30,375	10/21/2009	\$199,620	\$512,100	0						
54-B	RC Properties, LLP	800 East Sweet Avenue	Rehab/New Const.	05/13/09	6/22/2009	\$576,100	\$2,145,500	\$1,500,000	\$68,000	\$485,000	1/20/2011	\$1,335,670								
55-B	Blarney Stone Pub, LLC	408 East Main Avenue	Lease	06/10/09	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	6/23/09	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	6/23/09	N/A	N/A	N/A	N/A	\$50,000	9/5/2009	N/A	N/A	1						
58-B	TFRE, LLC	1201/124 North 4th Street	Purchase w/ Major	06/10/09	6/25/2009	\$231,100	\$245,284	\$350,000	\$30,000	\$15,000	1/1/2010	\$246,603	\$350,000	0						
59-B	Boatwalk on Broadway	100 West Broadway	Rehabilitation	06/12/09	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	11/25/2009	\$437,680	\$727,000	\$843,500	\$54,080	\$843,500	6/17/2010	\$620,109	\$682,000	0						
61-B	Sheldon A. Smith, P.C.	122 East Broadway	Lease	11/12/2009	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	12/2/2009	N/A	N/A	N/A	N/A	\$192,500	6/21/2010	N/A	N/A	1						
63-B	Scott K. Forstorp, P.C.	122 East Broadway	Lease	11/12/2009	12/2/2009	N/A	N/A	N/A	N/A	\$192,500	6/21/2010	N/A	N/A	1						
64-B	Michell D. Armstrong, P.C.	122 East Broadway	Lease	11/12/2009	12/2/2009	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	12/2/2009	N/A	N/A	N/A	N/A	\$192,500	6/21/2010	N/A	N/A	1.5						
66-B	Kander Kingsley Communications, LTD	501 East Main Avenue	Lease	12/9/2009	1/10/2010	N/A	\$180,000	N/A	N/A	\$17,000	7/16/2010	\$295,696	N/A	4						
67-B	IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	12/9/2009	1/22/2009	\$1,251,000	\$1,136,650	\$1,818,000	\$125,287	\$0	9/8/2010	\$937,783								
68-B	J & J Smith Property Management, LLC	115 North 4th Street	Purchase w/ Major	11/3/2010	2/12/2010	\$294,400	\$120,000	\$437,000	\$25,000	\$2,500	10/29/2010	\$161,746								
69-B	Jimmy Johns	301 South 3rd Street	Lease	2/10/2010	3/2/2010	N/A	\$75,000	N/A	N/A	\$9,000	7/13/2010	\$140,000	N/A	14						
70-B	J2 Studio Architecture + Design	521 East Main Avenue	Lease	2/10/2010	3/2/2010	N/A	N/A	N/A	N/A	\$9,000	3/11/2010	N/A	N/A	1						
71-B	JS Bridal, LLC	115 North 4th Street	Lease	6/9/2010	6/22/2010	N/A	N/A	N/A	N/A	\$4,000	1/1/2010	N/A	N/A							
72-B	Toasted Frog West, LLC	124 North 4th Street	Lease	10/19/2010	10/29/10	N/A	N/A	N/A	N/A	\$12,000	12/1/2010	N/A	N/A	10						
73-B	A.L. Bierd, DDS	207 East Front Avenue	Lease	10/19/2010	10/29/10	N/A	\$300,000	N/A	N/A	\$55,000		N/A	N/A							
74-B	MightyTouch Carpet & Furnitures, Inc	800 East Street Avenue	Lease	10/19/2010	10/29/10	N/A	N/A	N/A	N/A	\$108,000		N/A	N/A							
75-B	615 Development Corporation	401 North 4th Street	New Construction	10/19/2010	10/29/10	N/A	\$3,500,000	\$3,500,000	\$15,500	\$15,000		N/A	N/A	3.5						
76-B	Sparks, Inc.	122 East Main Avenue	Lease	1/12/2011	2/7/2011	N/A	\$60,000	N/A	N/A	\$7,500	2/21/2011	N/A	N/A	0						
77-B	Ames C. Raddy	305 South 10th Street	Rehabilitation	3/9/2011	4/17/2011	\$68,200	\$20,000	\$120,000	\$5,500	\$2,500										
78-B	Jennifer I. Davis	522 North 5th Street	Purchase w/ Major	5/11/2011		\$41,400	\$300,000	\$250,000	\$5,170	\$42,050										
XX-B	Pine Properties, LLC	100 West Broadway Avenue	New Construction	6/8/2011		\$0	\$27,000,000	\$23,500,000	\$1,869,310	\$15,000										
<b>TOTALS</b>													\$13,395,580	\$48,963,759	\$52,867,400	\$4,735,263	\$6,412,299	\$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	01/29/08		\$1,055.62		\$4,439.60	\$4,439.60
			Technical Assistance	07/17/07	08/14/07	\$2,100.00	\$1,575.00	02/28/09				\$13,657.83	\$13,657.83
			Housing Incentive	03/11/09	03/24/09	\$90,487.14	\$13,657.83						
05-07	Kevin Horneman	408 East Main Avenue	Technical Assistance	07/17/07	08/14/07	\$2,100.00	\$1,575.00	01/23/08		\$1,575.00			\$1,575.00
06-07	Kevin Horneman	410 East Main Avenue	Technical Assistance	07/17/07	08/14/07	\$2,100.00	\$1,575.00	01/23/08		\$1,575.00			\$1,575.00
07-07	Greg Bavendick	301 East Broadway Avenue	Technical Assistance	08/27/07	09/11/07		\$1,575.00						
08-07	Pride Wilton Inc.	112 North 5th Street	Façade	08/27/07	09/11/07	\$44,197.00	\$22,098.50	11/29/07			\$22,098.50		\$22,098.50
09-07	Brady, Martz & Associates, PC	207 East Broadway Avenue	Signage	08/27/07	09/11/07	\$6,112.00	\$3,056.00	09/05/08			\$3,056.00		\$3,056.00
10-07	LeRoy Walker	118 North 5th Street	Façade	08/27/07	09/11/07	\$21,664.27	\$12,500.00	08/17/08			\$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/IND Bankers Association	122 East Main Avenue	Signage	11/12/08	11/25/08		\$3,000.00						
25-08	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	\$6,840.00	\$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	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	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	SFRSSM 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	SFRSSM 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
	<b>Totals</b>					<b>\$950,626.48</b>	<b>\$278,877.87</b>		<b>\$2,800.00</b>	<b>\$14,444</b>	<b>\$167,552.18</b>	<b>\$29,526.34</b>	<b>\$239,324.02</b>

**RENAISSANCE ZONE AUTHORITY  
MEETING MINUTES  
May 11, 2011**

The Bismarck Renaissance Zone Authority met on May 11, 2011 in the 2<sup>nd</sup> Floor Conference Room in the City-County Office Building at 221 North 5<sup>th</sup> Street.

Authority members present were Dave Blackstead, Chuck Huber, George Keiser, Brenda Smith and Curt Walth.

Authority member Kevin Magstadt was absent.

Technical Advisor Jeff Ubl was present.

Staff members present were Jason Tomanek, Kimberley Gaffrey, Kim Lee, Bob Aller, Charlie Whitman and Bill Wocken.

Guests present were Josh Ternes – 501 East Avenue F, Jennifer Davis – 3909 Kingston Drive, Loran Galpin – 501 East Main Avenue and Dawn Kopp (Downtowners).

**CALL TO ORDER**

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

**MINUTES**

The minutes of the April 13, 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 March 9, 2011 meeting as received. The motion passed unanimously with members Blackstead, Huber, Smith and Walth voting in favor.

Authority Member George Keiser arrived at the meeting.

**RENAISSANCE ZONE PROJECT APPLICATIONS**

**A. 522 North 5<sup>th</sup> Street – Jennifer Davis/Sheridan House Bed and Breakfast – Purchase with Improvements**

Mr. Tomanek gave an overview of the purchase with improvements project by Jennifer Davis/Sheridan House Bed and Breakfast for the house at 522 North 5<sup>th</sup> Street. He said the applicant is proposing to purchase and rehabilitate the building at 522 North 5<sup>th</sup> 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. Mr. Tomanek continued by saying the 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. He added that the 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. He mentioned that the building has been vacant for many years. Mr. Tomanek concluded by saying the floor area of the house is 2,629 square feet. The estimated property tax exemption of \$5,170 over five years and the estimated state income tax exemption would be \$42,050 over five years. The total project investment is approximately \$300,000 and the estimated value with the investment is \$225,000 – \$250,000.

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 (\$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.

Mr. Tomanek then provided the following additional information:

1. This building lies on a non-conforming parcel. In particular; the minimum lot size for any parcel in the DF-Downtown Fringe District 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.
  - 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 variances 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.

Mr. Tomanek said based on the above findings, staff recommends approval of the designation of the purchase with major improvements to the building at 522 North 5<sup>th</sup> 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.

Ms. Davis said that this property is located in a great location, it can be a beautiful building and she is looking forward to it.

Mr. Ternes, the current owner of the property, stated that structurally, the house is in very good condition. There are not any sagging floors or walls and the foundation walls are 2.5 foot thick granite. He added that no inspection of the property was completed when he purchased it.

Mr. Walth inquired whether or not a property inspection has been completed. Ms. Davis responded by saying no. Mr. Walth then asked if that is a condition of the purchase. Ms. Davis said she will only get an inspection if it required by the bank.

Mr. Tomanek commented that there will be inspections completed by the City in conjunction with the permits that will be obtained.

Mr. Walth stated that he is concerned with the structural integrity of the building, knowing how long it has been vacant.

Mr. Huber said that a structural engineer would be the appropriate person to inspect the building, rather than a property inspector.

Mr. Walth asked about the plans for the exterior of the building. Ms. Davis said the entire outside of the house will be repaired, sanded and painted. The porch will be removed and redone. Ms. Davis added that they want to keep it as historical looking as possible.

Mr. Walth questioned the condition of the windows and if they will be replaced. Ms. Davis responded by saying that most of the windows are operational and the original pulleys and weights. Those will be refinished as well and the others will be replaced.

Mr. Keiser said that his only concern is with code issues and enforcement and that there should be some obligation to have City inspectors go through the house to insure there are not critical issues being overlooked, in particular the sewer and plumbing.

Mr. Walth indicated that exterior improvements must be taken care of, specifically the siding, windows and the porch.

Ms. Davis said that not only does the exterior have to meet code, in this line of business, the outside appearance must be pristine, as well as the inside.

There was a brief discussion regarding landscaping.

**MOTION:** Based on the findings included in the staff report, a motion was made by Ms. Smith and seconded by Mr. Keiser to recommend approval of the request for designation of the purchase with major improvements to the building at 522 North 5<sup>th</sup> 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 and 3) All the required landscaping and street trees be included with the project. The motion passed unanimously with members Blackstead, Huber, Keiser, Smith and Walth voting in favor.

## **RENAISSANCE ZONE DEVELOPMENT PLAN MODIFICATION DISCUSSION**

Mr. Tomanek said that 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. He went on to say that 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. Mr. Tomanek ended by saying to please consider properties to include in the updated list of potential projects to help facilitate discussion and suggestions for the meeting on June 8, 2011.

There was some discussion regarding the Plan that will be discussed in further detail at the June 8, 2011 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 5:03 p.m.

Respectfully Submitted,

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Kimberley Gaffrey  
Recording Secretary

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David Blackstead  
Chair