

Community Development Department

RENAISSANCE ZONE AUTHORITY

MEETING AGENDA

July 12, 2011

City-County Office Building	4:00 p.m.	Second Floor Conference Room
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- 1. Call to Order**
- 2. Consider Approval of Minutes – June 8, 2011 Meeting**
- 3. Renaissance Zone Project – Public Hearings**
 - a. Request of HST, LLC for designation of the rehabilitation of the property at 506/510 East Main Avenue as a Renaissance Zone project. The property is owned by HST, LLC and is legally described as Lots 13-15, Block 46, Original Plat.
 - b. Request of Daymarck, LLC for designation of the lease of space in the building at 521 East Main Avenue as a Renaissance Zone project. The property is owned by Civic Square Development, LLC and is legally described as Parcel 1 of Tract 605, Block 12, Original Plat
- 4. Renaissance Zone Development Plan Modification – Discussion**
- 5. Status of Approved Renaissance Zone Projects**
- 6. Status of Approved CORE Incentive Projects**
- 7. Other Business**
- 8. Adjourn – Next regular meeting is scheduled for Tuesday, August 16, 2011.**



**BISMARCK RENAISSANCE ZONE AUTHORITY
STAFF REPORT**

BACKGROUND:		
Title: HST, LLC – Rehabilitation		
Status: Renaissance Zone Authority	Date: July 12, 2011	
Street Address: 506 & 510 East Main Avenue	Legal Description: Lots 13-15, Block 46, Original Plat	
Project Type: Rehabilitation	Renaissance Zone Block Number: Block Number 21	
Applicant: HST, LLC/Dr. Rick Becker	Owner: HST, LLC	
Project Description: <p>The applicant is proposing to rehabilitate and add-on to the existing two-story building and in-fill the current open area along the 500 block of East Main Avenue. The project will consist of a new, historically appropriate façade spanning 75 feet with large, street-level windows, full window openings restored on the second floor of the building at 510 East Main Avenue and two additional floors added to accommodate office space, a restaurant, retail and potentially residential space. The additional two floors proposed with the project would be set back from the property line to allow for preservation of the historic street scale and to offer a rooftop terrace to be located on the third level's south side. The terrace area will host a restaurant/bar, cro-shoe court and an area for live performances. The applicant is proposing to construct a skywalk connection to the north that would span the alley and connect to two levels of the Parkade. The materials proposed for the building include brick, cast stone accents, aluminum clad windows, fiber cement board for the 3rd and 4th floors and traditional canvas awnings above the first floor storefront windows and openings.</p>		
PROJECT INFORMATION:		
Parcel Size: 9,750 square feet	Building Floor Area: 23,201 square feet	Certificate of Good Standing: In process
Assessed Value of Building: \$243,500 (buildings only)	Proposed Investment: \$3,100,000	Estimated Value w/Investment: \$3,000,000 (applicant estimate)
2010 Property Taxes: \$5,270 (combined)	Estimated Property Tax Benefit: \$238,635 over 5 years (100%)	Estimated Income Tax Benefit: \$15,439 over 5 years
PROJECT REVIEW GUIDELINES:		
High Priority Land Use: Yes – mixed-use	Targeted Area: Yes – primarily vacant building	Public Space/Design: Yes – significant changes to exterior
Capital Investment: Yes - significant	New/Expanding Business: Yes – potential for new business	Historic Property: No – non-contributing
ADDITIONAL INFORMATION:		
<ol style="list-style-type: none"> 1. The applicant's architects have been working with the Bismarck Parking Authority and City staff to finalize the details associated with the proposed skywalk connection across the alley to the Parkade. The Board of City Commissioners must take final action on any request involving skywalks above the public right-of-way. 2. The infilled site will eliminate the existing east-facing windows on the adjacent building to the west. The owner of the adjacent building has been in contact with the architects regarding the design and does not have any objections to the proposed project. The Building Inspections Division and the Fire Department have stated that the proposed project is acceptable under building code and fire regulations. 		
<i>Continued...</i>		

PROJECT INFORMATION:			
Title: HST, LLC		Project Type: Rehabilitation/Addition	
Current Valuation: \$243,500 (buildings only)		Proposed Investment: \$3,100,000	
MINIMUM CRITERIA:		Possible Points	Staff Rating
Proposals Involving a Purchase with Improvements:			
1	Use consistent with the Renaissance Zone Development Plan Specific goals: A1, A2, A3, B2, C4, D1, D2, D5, E1, and E3	20	20
2	Significant level of re-investment based on guidelines for purchase projects Proposed re-investment total: 1273%	20	20
Subtotal		40	40
PROJECT REVIEW GUIDELINES - REQUIRED:			
1	High Priority Land Use <ul style="list-style-type: none"> • Primary sector business • Active commercial, specialty retail and/or destination commercial • Mixed use development • Residential units, including single or multi-family units 	15	15
2	Capital Investment <ul style="list-style-type: none"> • Consideration for level of capital investment 	15	15
3	Targeted Area <ul style="list-style-type: none"> • Parcels that have been vacant or underutilized for an extended period • Parcels specifically targeted for clearance 	15	15
4	Relocation (vs. New or Expanding Business) <ul style="list-style-type: none"> • Relocation from within the downtown area (may not be eligible) • Relocation from a community outside Bismarck area (may not be eligible) • Maintaining existing business in the downtown area or expanding business 	15	15
Subtotal		60	60
TOTAL		100	100
PROJECT REVIEW GUIDELINES – OPTIONAL:			
1	Public Space/Design <ul style="list-style-type: none"> • Incorporation of civic or public spaces • Demonstrated commitment to strengthen pedestrian connections • Attention to streetscape amenities and landscaping • Attention to design and visual appearance 	10	10
2	Historic Preservation and Renovation <ul style="list-style-type: none"> • Within the downtown historic district • Contributing or non-contributing • Historic preservation component 	0	0
Additional Optional Points		10	10
TOTAL		110	120

3. The proposed project is subject to the City's Site Plan Review process. At this time, the necessary site plan documents have not been submitted.
4. Currently the properties are separate lots. The owner will be required to combine the lots as one parcel because the proposed building would otherwise cross property lines. The lot combination can be completed in conjunction with the Site Plan Review process.

FINDINGS:

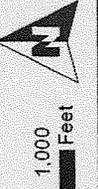
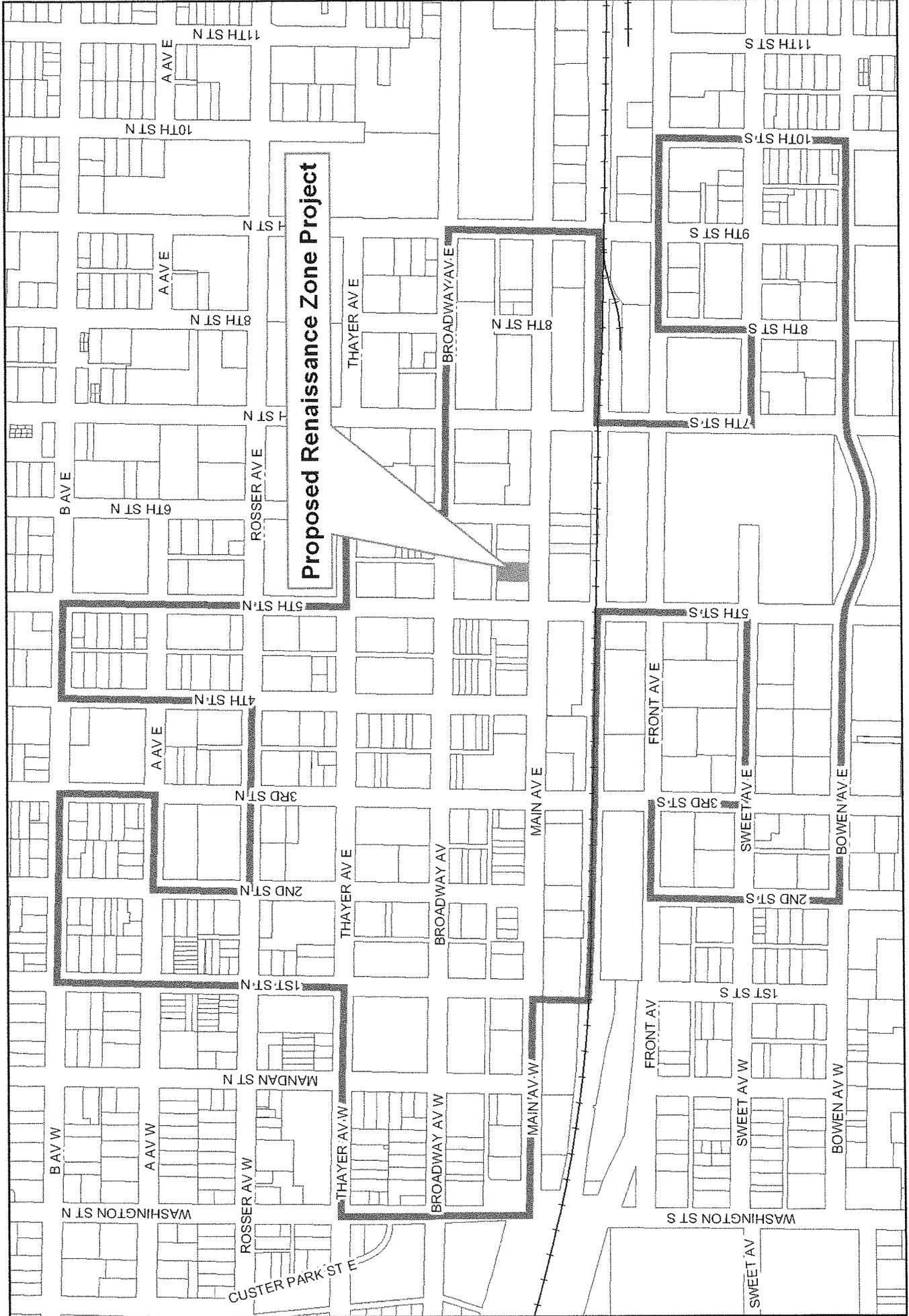
1. The proposed use is consistent with the City's Renaissance Zone Development Plan.
2. The proposed exterior rehabilitation and addition would be sufficient to eliminate any and all deteriorated conditions on the exterior of the building.
3. Using the 2010 assessed value of the buildings (\$243,500) and the proposed investment of \$3,100,000, the level of re-investment is approximately 1273 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 \$133.61.
4. The applicant anticipates that the exterior rehabilitation and construction of the addition would be complete in September 2012 with leasehold improvements to follow.
5. The proposed project was reviewed by the Downtown Design Review Committee on May 25, 2011 for compliance with the DC-Downtown Core zoning regulations. The Committee believes the proposed rehabilitation project would fulfill the requirements of the zoning district by reflecting the original architectural style of the building, the windows are sized to meet or exceed the regulations 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 rehabilitation and addition project at 506/510 East Main Avenue by HST, LLC 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 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.

Proposed Renaissance Zone Project - 506/510 East Main Avenue - Rehabilitation



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.

June 2011

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

The foundation of the project is to in-fill an existing void on the 500 block of East Main Avenue with a historically appropriate facade that will unify the streetscape, maintain the areas historic integrity, and bring a mix of new tenants and patrons to the district. A mix of traditional and modern materials and planning methods were utilized to enhance the districts viability as a center of business, a hub of culture, and the point of civic pride.

The proposed development is a long term investment in downtown and will act as a center for business as well as entertainment. A mix of ground level retail, restaurant / bar, offices space, and potentially residential have been established in the plan to bring a multitude of new shoppers, business owners, and employees to the area and extend the occupancy of downtown through the evening hours. The existing open lot will be in-filled but the open space will not be lost rather it will be moved. A large roof top terrace will sit on the third level's south side and will provide a unique social venue for the city and offer breathtaking views of downtown and the Missouri River valley. The roof terrace will host a restaurant /bar, one Cro-Shoe court, and space for live performances.

While the site lacks sufficient street parking its proximity and direct connection to the Parkade facility will provide plenty of parking to its tenants and patrons. The connection will also provide a new means for pedestrians to get from the Parkade structure to Main Ave. and will extend Bismarck's network of second level pedestrian walkways.

The design of the structure draws from local vernacular traditions to inform the building pattern, massing, materials, and detailing. The renovation of the Stringbean building will include new windows that will reopen the full fenestrations with period styling as seen in historic photographs. The ground level will be reopened inspired by early century store fronts with large amounts of

glazing, historic steel columns and beam, and traditional awnings. The open lot directly West of the Stringbean will be in-filled with a store front in plane with the neighboring buildings to unify the streetscape. The street front level structure will sit on the south side of the lot at matching height of the neighboring buildings. Street trees will be planted to provide natural shade to the facade and to beautify the Main Ave. corridor. A brick facade with cast stone accents will be punctuated by large store front windows on the ground level and smaller rhythmic glazing on the second level. Corbel brick details will compliment brickwork found throughout downtown Bismarck. Historic accent lighting, traditional awnings, and matching signage will further connect the facility with the districts rich history as a center of business.

The Third and fourth levels of the building are set far behind the street-front to minimize visual impact of the historic street scale. The modern facade acts as a design juxtaposition to the historic street front continuing downtown's tradition of design and construction innovation. A composition of aluminum mullion, glazing, and fiber cement sculpt the simple, sophisticated tower. The two levels will tie the site to the scale of other multistory structures in the proximity including the McKenzie Building, Civic Square, and Radisson Hotel. The building will also create a visual buffer to the Parkade facility enhancing the cities skyline.



Narrative of Participation

Downtown Bismarck was once a vibrant place of business and social interaction, a symbol of prosperity, and a point of local identity. The early founders proudly displayed their names on the top of their buildings: McKenzie, Wachter, Henry, Flannery, Web etc. Names that have transcended generations providing a glimpse to a time when hard work collided with pride. Pride in their accomplishments, their services, their property, and their community. Each building was an investment into the city's future, heirlooms to following generations to inherit and maintain. Thomas Jefferson stated "A country whose buildings are of wood, can never increase in its improvements to any considerable degree... Where as when buildings are of durable materials, every new edifice is an actual and permanent acquisition to the state, adding to its value as well as its ornament." A frame of view held by many through a majority of Bismarck's 139 year history. Sadly the dignity of downtown has slowly been replaced with the monotony, facelessness, and social segregation typical of the suburbs. Quality of living has given way to a race for wider roads, chain retail, and an exchange of local identity with generic living.

To build in downtown is about being among history, beauty, and lore. Just one block south Clement Lounsberry telegraphed Custer's massacre of the Little Big Horn to eastern newspapers and shocked the nation. One block west in the McKenzie Building state founders forged North Dakota's future upon its grand "Roof Garden". Across the street thousands gathered under the pressing sun awaiting the arrival President Woodrow Wilson for a two hour train car speech. But too quickly these stories are being lost. Withering in the vacant lots that were once bustling pubs, busy shops, and flourishing financial institutions. The opportunity to in fill these sites is an opportunity to add new layers of history and experience to the district and to the city.

This project aims to act as a catalyst to reverse the city's urban flight and to inject optimism into the future of downtown as an oasis of commerce, culture, and entertainment. The objective is to act as a leader of the district's development and promote its growth in a manner that is respectful of the area's rich history and is progressive in tending its future needs. The visions of the developer and architect align with the mission of the Renaissance Zone to achieve a high quality of design, maximum accessibility, and once again establish downtown as the heart of the city. The common cause makes a logical partnership with the Renaissance Zone efforts.

The Renaissance Zone provides the project the necessary framework for financial feasibility and instills confidence that the city is committed to the future growth of the neighborhood. The savings accrued by the incentives will make possible continued investment directly into the facility giving a better quality product to the district and city. In participating in the program the project will utilize many of the Renaissance Zone's outlined goals and objectives to preserve the districts scale, traditions, and viability.



Detailed Project Description

Cost Estimate: \$3.1 Million + Lease Hold Improvements

Impact on Historic Properties:

The proposed project sits on the 500 block of East Main Avenue wedged between the current *Discontent* and *One World Imports* properties. The historic structure at 510 East Main Avenue will incur interior and exterior renovations. The street level will be opened with context appropriate storefront glazing and the original, upper level fenestrations will be fully reopened with appropriate windows as seen in historic photographs. The adjacent wood structures at 508 East Main Avenue will be demolished and replaced with a historically appropriate store front matching the scale, materials, and detailing of neighboring buildings. Also, foundations and structures have been designed to minimize impact on the structural integrity of all neighboring buildings.

Anticipated Tenant Mix:

Ground Level Retail.....	5,000 s.f.
Multi-Level Restaurant / Bar.....	4,600 s.f.
Office / Residential.....	10,800 s.f.
Roof Top Terrace.....	3,250 s.f.

Current Building Valuation:

- **Block 46 Original Plat I Lot 13**
Land: \$29,300
Improvements: \$165,500
Total: \$194,800
- **Block 46 Original Plat I Lot 14, 15**
Land: \$58,500
Improvements: \$78,000
Total: \$136,500
- **Total : \$331,300**

Estimated Building Valuation Upon Completion:

- **Block 46 Original Plat I Lots 13,14,15**
Land Total: \$87,800
Improvements: \$3,000,000
- **Total : \$3,087,800**



Tax Benefit

Projected Property Tax Benefit: Based on formula [Market Value x .5 x 10% x Mil Levy]

Market Value: \$3,087,800

Mil Levy: .31818

$\$3,087,800 \times .5 \times 10\% \times .31818 = \$49,123.81$ per year

$\$49,123.81 \times 5 \text{ years} = \mathbf{\$245,619.05}$

Projected State Tax Benefit: Base on formula [Investment x % yearly profit x state sales tax x 5 years]

$\$3,087,800$ (investment) x 2% (profit per year) = \$61,756 per year

$\$61,756 \times 5\% \times 5 \text{ years} = \mathbf{\$15,439}$



Project Time Table

Projected Start of Shell Construction : September 2011

Projected Completion of Shell Construction : September 2012

Lease Hold Improvements : September 2012



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Renaissance Zone Project Application | Becker Property

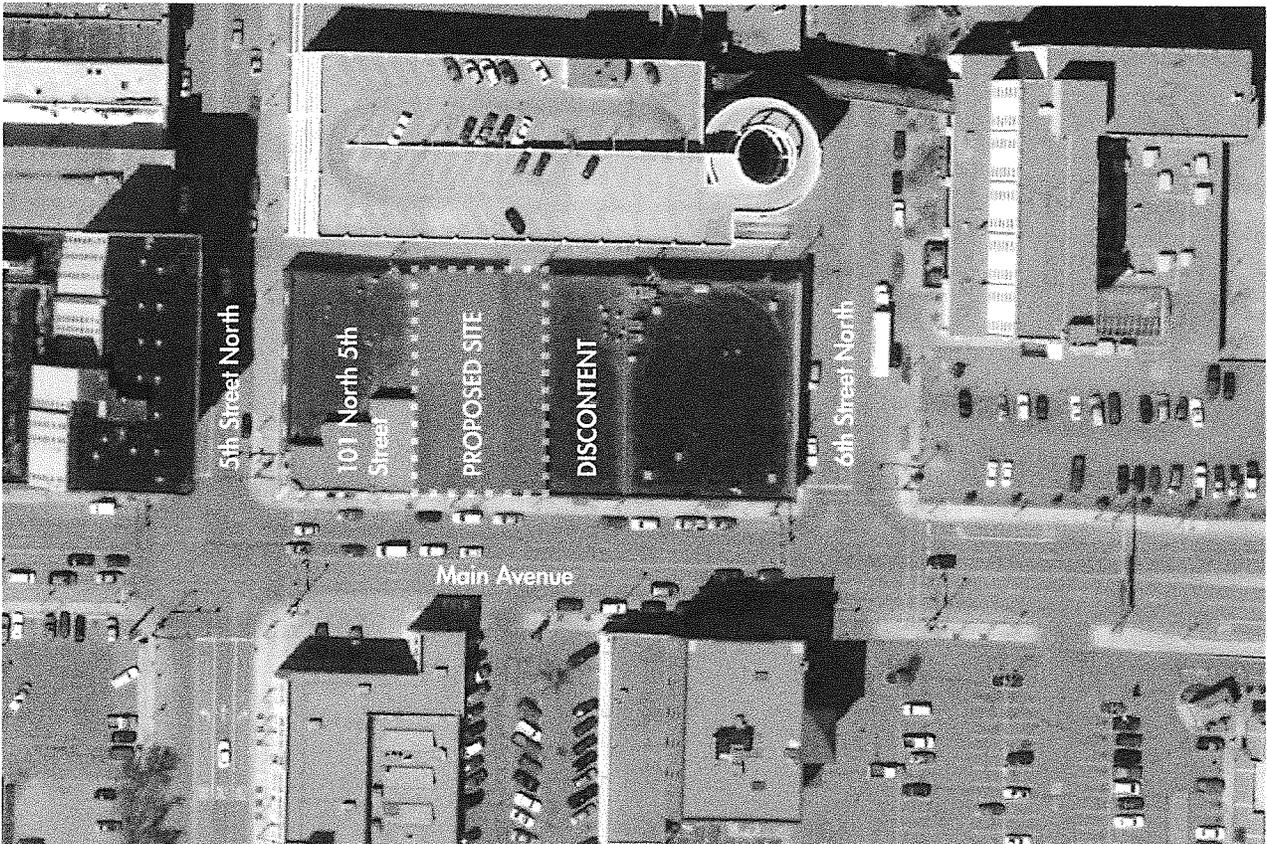
Current Photos of Property

One World Imports

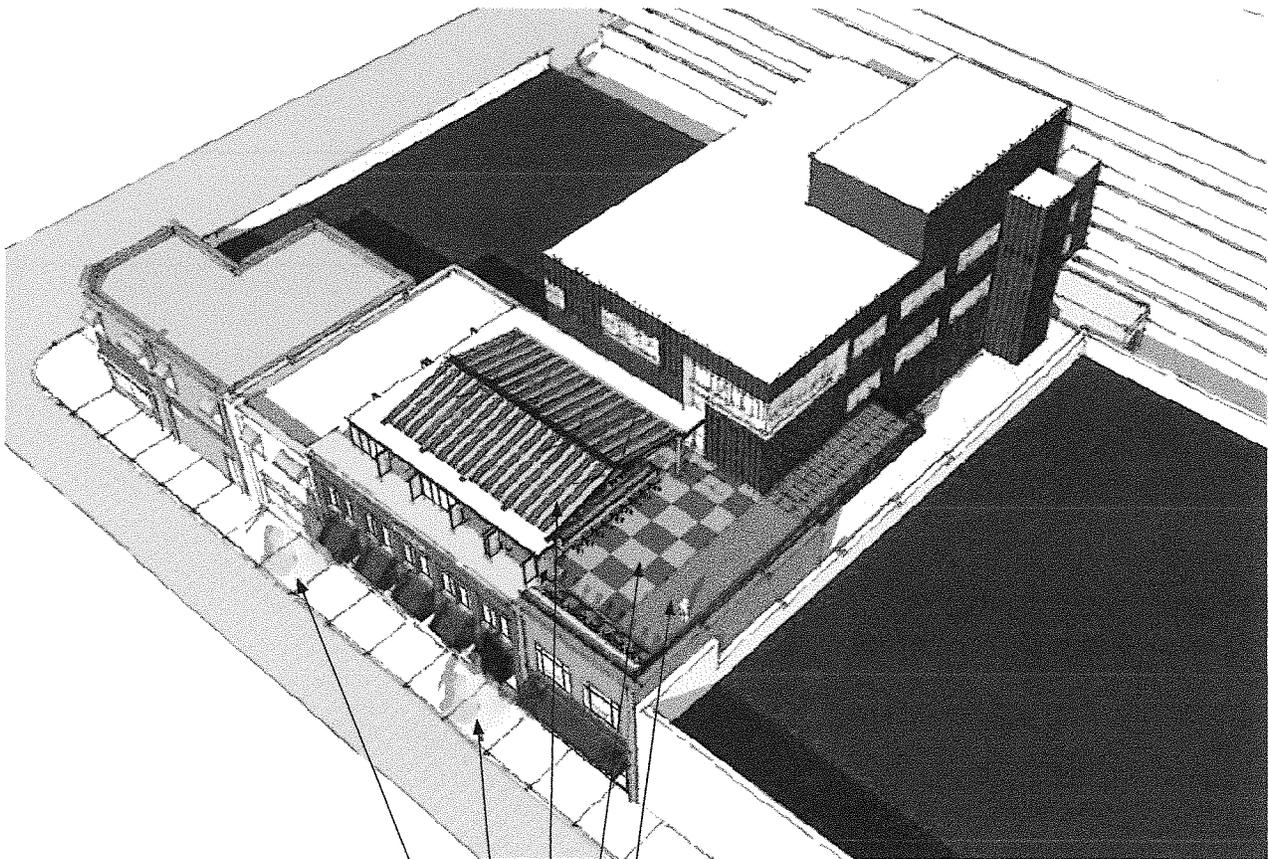
Proposed Site

Stringbean

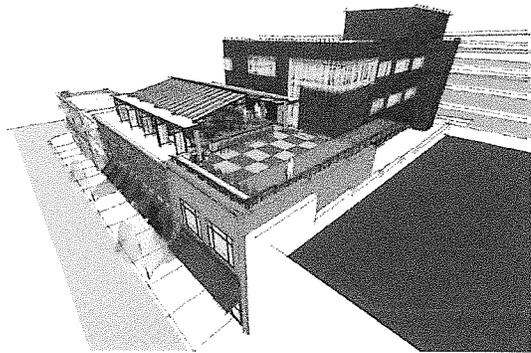
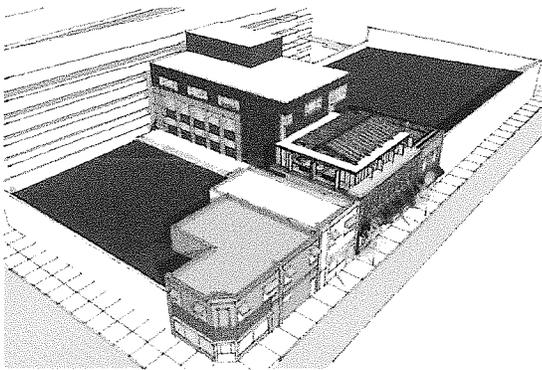
Discontent



Proposed Site Plan



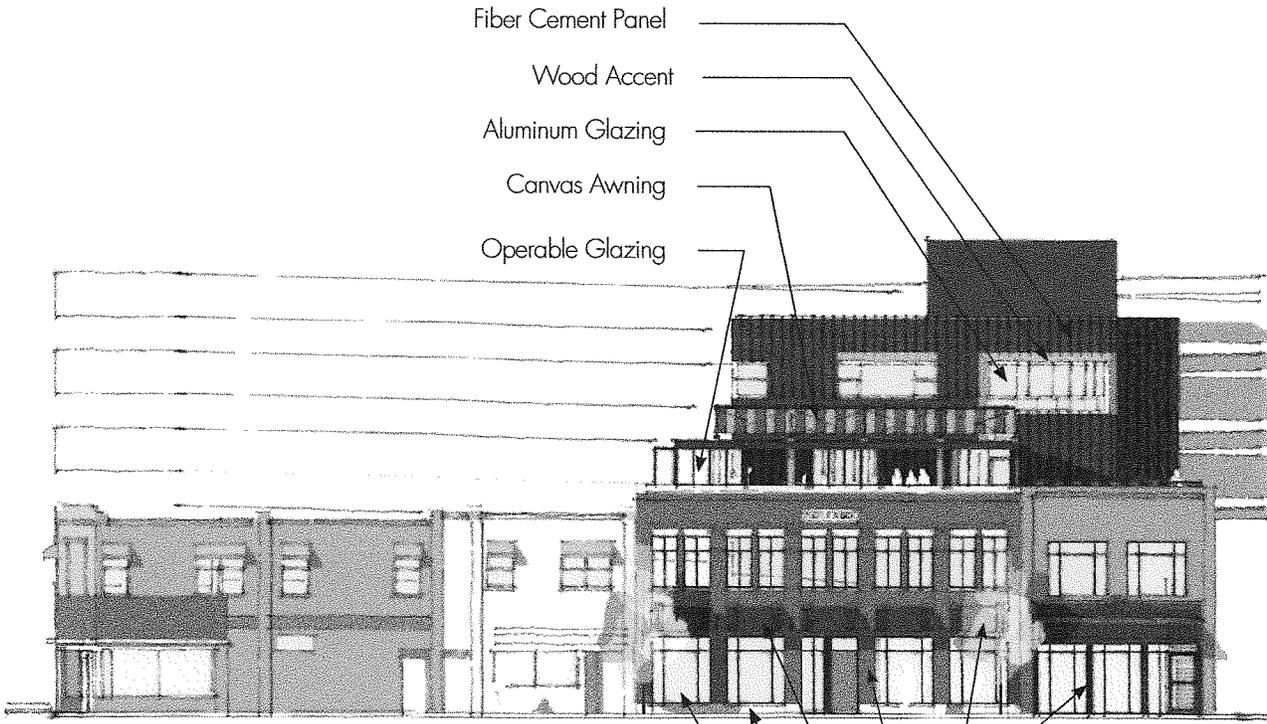
- Cro-Shoe Court
- Roof Terrace
- Operable Canvas Awning
- Street Trees



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Renaissance Zone Project Application | Becker Property

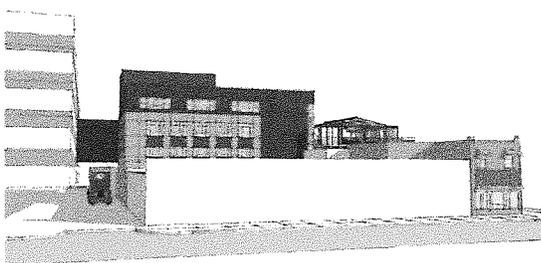
Proposed Building Elevations



- Fiber Cement Panel
- Wood Accent
- Aluminum Glazing
- Canvas Awning
- Operable Glazing

South Elevation

- Steel Columns
- Street Tree
- Brick
- Canvas Awning
- Caste Stone Accent
- Aluminum Store-Front Glazing



Street View : North 5th Street



Street View : East Main Avenue



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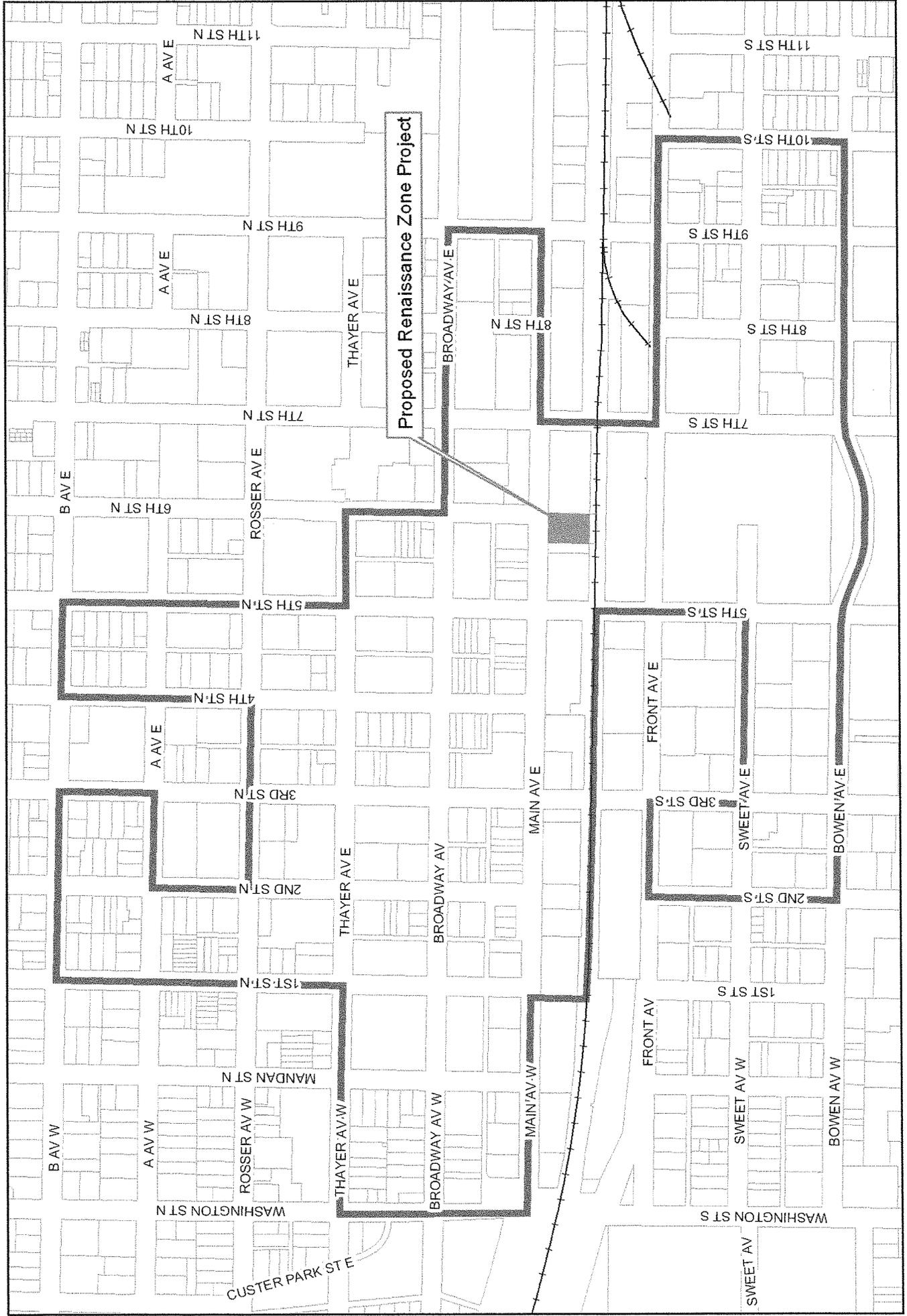
Renaissance Zone Project Application | Becker Property

**BISMARCK RENAISSANCE ZONE AUTHORITY
STAFF REPORT**

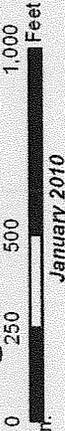
BACKGROUND:		
Title: Daymarck, LLC – Lease		
Status: Renaissance Zone Authority	Date: July 12, 2011	
Street Address: 521 East Main Avenue	Legal Description: Parcel 1 of Tract 605, Block 12, Original Plat	
Project Type: Lease	Renaissance Zone Block Number: Block Number 25	
Applicant: Daymarck, LLC/Nick Dobrzelecki	Owner: Civic Square Development, LLP	
Project Description: The applicant is proposing to lease space on the 3 rd floor of the building at 521 East Main Avenue for the creation of a medical coding and health care records office. The owner of the building, Civic Square Development, LLP, has rehabilitated the building as a separate Renaissance Zone project.		
PROJECT INFORMATION:		
Parcel Size: 16,876 square feet	Building Floor Area: 31,872 (total for all 4 floors)	Certificate of Good Standing: Received
Lease Area: 1,465 square feet	Estimated Property Tax Benefit: N/A	Estimated Income Tax Benefit: \$80,000 over 5 years
PROJECT REVIEW GUIDELINES:		
High Priority Land Use: Yes – office/service	Targeted Area: Yes – vacant space in building	Public Space/Design: No
Capital Investment: N/A	New/Expanding Business: Yes – expanding business	Historic Property: Yes – contributing
FINDINGS:		
<ol style="list-style-type: none"> 1. The proposed use is consistent with the City's Renaissance Zone Development Plan. 2. The building has been rehabilitated as a separate Renaissance Zone project. 3. The lease would be for an expanding business relocating within the Zone. The business is currently being operated out of a home office in Bismarck and is relocating in order to expand the size of the operation and accommodate up to seven employees. 4. The space proposed for occupancy has not previously been occupied by a business receiving Renaissance Zone tax exemptions and is the last vacant space in the building. 5. The applicant has indicated approximately \$50,000 will be spent to complete the office suite build-out. 6. Occupancy of the space is anticipated for September 2011. 		
RECOMMENDATION:		
Based on the above findings, staff recommends approval of the designation of the lease of space in the building at 521 East Main Avenue by Daymarck, LLC as a Renaissance Zone project, and an exemption from state tax on income derived from the business/investment location for five years beginning with the date of occupancy.		

Title: Daymarck, LLC/Nick Dobrzelecki		Project Type: Lease	
Current Valuation: N/A		Proposed Capital Investment: N/A	
MINIMUM CRITERIA:		Possible Points	Staff Rating
Proposals Involving a Commercial Lease (Tenancy, Not Ownership):			
1	Use consistent with the Renaissance Zone Development Plan Specific goals: A1, A3, B2, C1, and D1	20	20
2	New business, expanding business or continuation of lease	10	10
3	Within building rehabilitated as an approved Zone project or investment of at least \$10 per square foot in improvements	10	10
4	Subtotal	40	40
PROJECT REVIEW GUIDELINES - REQUIRED:			
1	High Priority Land Use <ul style="list-style-type: none"> • Primary sector business • Active commercial, specialty retail and/or destination commercial • Mixed use development • Residential units, including single or multi-family units 	15	15
2	Capital Investment <ul style="list-style-type: none"> • Consideration for level of capital investment (either by owner or lessee) 	15	15
3	Targeted Area <ul style="list-style-type: none"> • Parcels that have been vacant or underutilized for an extended period • Parcels specifically targeted for clearance 	15	15
4	Relocation (vs. New or Expanding Business) <ul style="list-style-type: none"> • Relocation from within the downtown area (may not be eligible) • Relocation from a community outside Bismarck area (may not be eligible) • Maintaining existing business in the downtown area or expanding business 	15	15
	Subtotal	60	60
	TOTAL	100	100
PROJECT REVIEW GUIDELINES – OPTIONAL:			
1	Public Space/Design <ul style="list-style-type: none"> • Incorporation of civic or public spaces • Demonstrated commitment to strengthen pedestrian connections • Attention to streetscape amenities and landscaping • Attention to design and visual appearance 	10	0
2	Historic Preservation and Renovation <ul style="list-style-type: none"> • Within the downtown historic district • Contributing or non-contributing • Historic preservation component 	10	0
	Additional Optional Points	20	0
	TOTAL	120	100

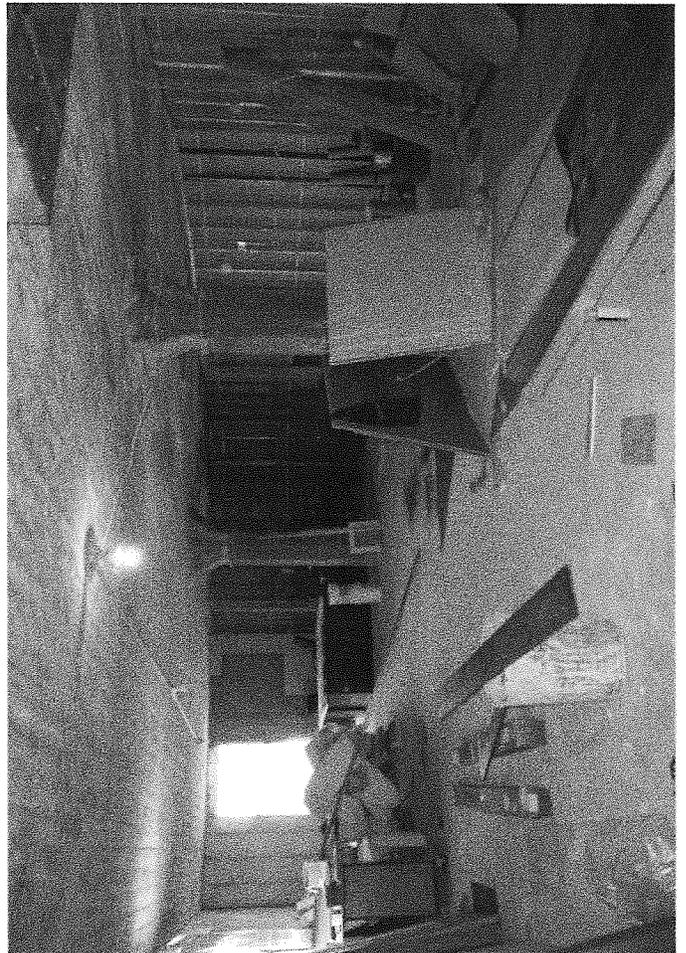
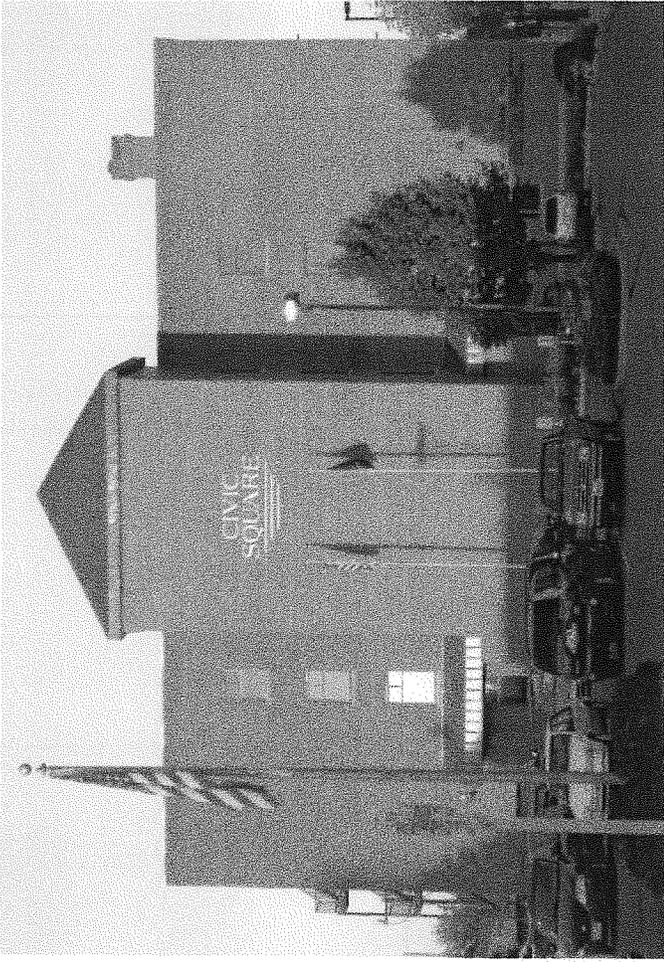
Proposed Renaissance Zone Project - Lease



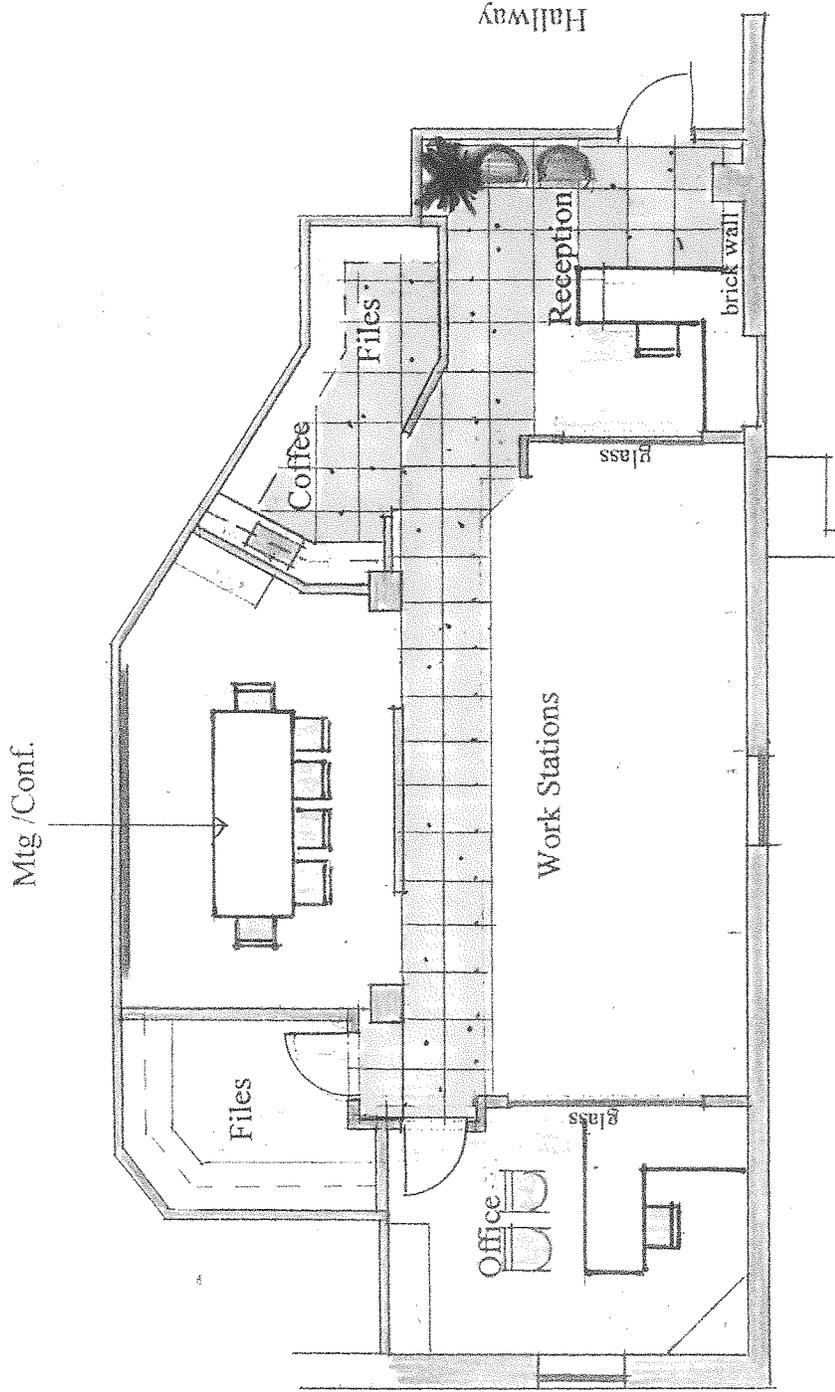
City of Bismarck - Community Development Department - Planning Division



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1/4" = 1'



5-14-11



DAYMARCK

.....SUITE 325.....

CIVIC SQUARE
521 E. MAIN AVE., BISMARCK, ND

FLOOR PLAN CONCEPT

Elevator court

**RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
June 8, 2011**

The Bismarck Renaissance Zone Authority met on June 8, 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, George Keiser and Curt Walth.

Authority members Kevin Magstadt and Brenda Smith were absent.

Staff members present were Jason Tomanek, Kimberley Gaffrey, Kim Lee, Brenda Johnson and Brady Blaskowski.

Guests present were Jim Christianson (Northwest Realty Group, LLC), Brett Donat (EAPC), Curly Schoch – 2414 Winchester Drive, Steve & Carla Pine – 4916 Harbor Trail SE, Mandan and Dawn Kopp (Downtowners).

CALL TO ORDER

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

MINUTES

The minutes of the May 11, 2011 meeting were distributed with the agenda packet.

MOTION: A motion was made by Mr. Keiser and seconded by Mr. Walth to approve the minutes of the May 11, 2011 meeting as received. The motion passed unanimously with members Blackstead, Huber, Smith and Walth voting in favor.

RENAISSANCE ZONE PROJECT APPLICATION

A. 100 West Broadway Avenue – Pine Properties, LLC – New Construction

Mr. Tomanek gave an overview of the new construction project by Pine Properties, LLC for the site at 100 West Broadway Avenue. He said 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 off-street parking area containing 46 spaces. Mr. Tomanek added that 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. He stated that 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. Mr. Tomanek concluded by saying. The estimated property tax exemption of \$1,869,100 over five years and the estimated state income tax exemption would be \$15,000 over five years. The total project investment is approximately \$23,000,000 - \$27,000, 000 and the estimated value with the investment is \$23,000,000 +/-.

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 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.
3. The project will begin July 2011 and with a projected completion during the spring of 2013.
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.

Mr. Tomanek said based on the above findings, staff recommends approval 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.

Mr. Walth asked what the size of the windows for the proposed building. Mr. Donat responded by saying all the windows are double hung and approximately 2.5 feet in width and 5 feet in height.

Mr. Huber asked if the infrastructure in this area is adequate. Mr. Donat said it is adequate.

Mr. Keiser inquired whether or not the landscaping associated with the off-street parking has been approved. Mr. Tomanek answered by saying that the preliminary drawings satisfy the landscaping requirements but the final site plan drawings have not been submitted or approved. The final determination regarding landscaping would be addressed at that time.

MOTION: Based on the findings included in the staff report, a motion was made by Mr. Keiser and seconded by Mr. Walth to recommend approval of the request for 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; and 3) All the required landscaping and street trees be included with the project. The motion passed unanimously with members Blackstead, Huber, Keiser and Walth voting in favor.

RENAISSANCE ZONE DEVELOPMENT PLAN MODIFICATION DISCUSSION

Mr. Tomanek said a list of potential projects was identified with the original Plan and this list appears within the 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 that staff has compiled thus far includes: 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 5th Street, Main Avenue, 6th 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 8th Street, Bowen Avenue, 9th Street and Sweet Avenue – a large portion of the block is currently undeveloped, and Block 84, Original Plat – The block bounded by Washington Street, Broadway Avenue, Mandan Street and Thayer Avenue.

Mr. Keiser said that it the Renaissance Zone Authority should consider including some of the properties on the east end of Main Avenue, because several of the buildings need repair.

There was some discussion regarding the blocks and which properties could potentially be added and which blocks could be deemed complete and removed.

MOTION: Mr. Walth made a motion to approve the list of potential properties to be added to the Development Plan. Mr. Huber seconded the motion and it passed unanimously with members Blackstead, Huber, Keiser and Walth voting in favor.

RENAISSANCE ZONE REGULAR MEETING SCHEDULE DISCUSSION

After a brief discussion, it was decided that the July meeting will be held on the 12th and starting in August, the Renaissance Zone Authority will meet on the third Tuesday of every month at 4:00 p.m., upon agreement with members Smith and Magstadt.

STATUS OF APPROVED RENAISSANCE ZONE PROJECTS

Mr. Tomanek said that no Renaissance Zone projects have been closed out since the last Renaissance Zone Authority meeting.

STATUS OF APPROVED CORE INCENTIVE PROJECTS

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

OTHER BUSINESS

There was no other business.

ADJOURNMENT

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

Respectfully Submitted,

Kimberley Gaffrey
Recording Secretary

David Blackstead
Chair

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 Receivable Trust	301 East Thayer Avenue	Purchase w/Major	12/10/02	12/17/02	1/2/2003	\$77,000	\$44,866	\$150,000	\$18,085	\$5,850	12/1/2003	\$95,397	\$192,800	0
02-B	Dakota Building Partnership	501 East Main Avenue	Purchase - Land	01/06/03	01/07/03	2/28/2003	\$444,200	\$300,000	\$540,000	\$52,023	\$7,800	1/3/2007	\$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	\$2,800	12/31/2007	\$618,111	\$1,037,300	0
04-B	Duemeland Commercial LLP	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 Ginstepier	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	Woodmanses	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	\$126,500	1
07-B	Bertson Properties LLC	207 East Front Avenue	Rehab	11/19/03	11/25/03	12/3/2003	\$371,200	\$601,600	\$1,495,000	\$186,375	\$5,200	1/19/2005	\$734,707	\$2,673,100	0
08-B	Normand Financial	207 East Front Avenue	Lease	11/19/03	11/25/03	12/3/2003	N/A	N/A	N/A	N/A	\$118,000	9/16/2004	N/A	N/A	14.25
09-B	Bertson Properties LLC	218 South 3rd Street	Rehab	11/19/03	11/25/03	12/3/2003	\$142,300	\$329,150	\$940,000	\$107,800	\$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	\$5,509,200	\$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	601/907 East Front Avenue	Rehab	03/03/04	03/23/04	3/29/2004	\$151,300	\$288,840	\$420,000	\$62,795	\$2,700	6/30/2005	\$408,848	\$541,400	3
12-B	Mark Gartner	302 East Thayer Avenue	Rehab	05/25/04	05/25/04	6/4/2004	\$49,900	\$65,000	\$125,000	\$15,715	\$4,700	12/6/2005	\$103,455	\$141,000	2.5
13-B	AW Enterprises	218 North 2nd Street	Rehab	08/10/04	08/10/04	8/18/2004	\$173,500	\$238,814	\$275,000	\$34,573	\$12,900	6/22/2005	\$263,473	\$324,100	1
14-B	Daryl Roseau & Clarence Sayer	223 West Broadway Avenue	Purchase	02/07/05	02/08/05	2/16/2005	\$176,000	\$69,350	\$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	\$699,396	\$729,600	6
16-B	Proque Grille, Inc.	121 North 4th Street	Lease	03/02/05	03/08/05	3/22/2005	N/A	\$128,000	N/A	N/A	\$3,300	8/24/2005	N/A	N/A	8
17-B	Zoidis 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	7/9/2005	\$191,696	\$205,800	6
18-B	Susan & Ed Stroh-Parks & 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, LLP	310 South 5th Street	Purchase	06/25/05	09/13/05	9/21/2005	\$410,400	\$168,000	\$450,000	\$59,500	\$10,900	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	\$288,760	\$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	2/2/2006	N/A	N/A	N/A	N/A	\$1,000	4/1/2006	N/A	N/A	3.5
22-B	Denyris, Inc. (Bakke & Roler)	310 South 5th Street	Lease	01/12/06	01/24/06	2/2/2006	N/A	N/A	N/A	N/A	\$10,500	3/13/2006	N/A	N/A	12
23-B	Duemeland Properties, LLP	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	Duemeland Properties, LLP	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	\$233,655	\$398,700	0
25-B	Makonic Media, LLC	229 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 G, LLC	312 South 3rd Street	Lease	04/13/06	04/25/06	5/5/2006	N/A	N/A	N/A	N/A	\$85,000	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	\$6,800	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	09/05/07	02/13/07	2/22/2007	\$1,095,500	\$250,000	\$1,400,000	\$60,000	\$25,000	1/30/2008	\$407,003	\$1,235,400	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 Health LLC	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 Krichmeier & Associates	501 East Main Avenue	Lease	06/29/07	06/29/07	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	06/29/07	06/29/07	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	06/29/07	06/29/07	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	06/29/07	06/29/07	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	\$166,600	\$137,500	\$300,000	\$21,000	\$5,400	9/21/2008	\$142,050	\$337,700	4

**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				\$4,439.60	\$4,439.60
			Technical Assistance	07/17/07	08/14/07	\$2,100.00	\$1,575.00	02/28/09		\$1,055.62		\$13,657.83	\$13,657.83
			Housing Incentive	03/11/09	03/24/09	\$90,487.14	\$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	08/23/08	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	AC/ND Bankers Association	122 East Main Avenue	Signage	11/12/08	11/25/08		\$3,000.00						
25-09	Magi-Touch Carpet & Furniture Inc.	800 East Sweet Avenue	Technical Assistance	02/11/09	02/24/09	\$4,200.00	\$1,575.00	09/22/09		\$1,575.00			\$1,575.00
26-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Façade	02/11/09	03/24/09	\$51,923.53	\$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	Roll 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	Megi-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	Hedahl's Inc.	100 East Broadway Avenue	Signage	1/13/2010	1/26/2010	\$7,800.00	\$3,000.00	04/29/10			\$3,000.00		\$3,000.00
	Totals					\$950,626.48	\$278,877.87		\$2,800.00	\$14,444	\$167,552.18	\$29,528.34	\$239,324.02