



Community Development Department

RENAISSANCE ZONE AUTHORITY

MEETING AGENDA

December 20, 2011

City-County Office Building

4:00 p.m.

Second Floor Conference Room

- 1. Call to Order**
- 2. Appearance by Dr. Arliss Brend – Renaissance Zone Project 73-B**
- 3. Renaissance Zone Development Plan - Discussion**
- 4. Other Business**
- 5. Adjourn – Next regular meeting is scheduled for Tuesday, January 17, 2012.**

Bismarck-Burleigh County Community Development Department

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BISMARCK RENAISSANCE ZONE DEVELOPMENT PLAN

Submitted by the City of Bismarck's Renaissance Zone Authority

November 22, 2000

Revised: March 30, 2001

Revised: November 13, 2003

Revised: September 28, 2004

Revised: April 10, 2007

Major Revision: _____, 2012

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Renaissance Zone Development Plan – Revision 6

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 - a. A plan for the incorporation and enhancement of the assets within the proposed development

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 - a. Major milestones or benchmarks

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 - a. What criteria will be used to approve infrastructure projects
 - b. How will the City of Bismarck monitor projects in and outside the Zone
 - c. Determine the tax credits available to property owners affected by the utility infrastructure project
 - d. City must agree to work with the State Board of Equalization to determine the property tax exemption for utility projects and state the exemption in the Plan

6. Describe the promotion, development and management strategies to maximize investment in the Zone

7. Renaissance Fund Organization
 - a. State the plan for development, promotion and use of the RFO
 - b. If an RFO is not a desire at this point the city may indicate in the Plan a desire to submit a plan for the RFO at a later date

8. Evidence of community support from residential and business interests

1. Introduction

This Development Plan for the Bismarck Renaissance Zone is a major revision to the Plan first developed in late 2000. The Development Plan has been revised and updated over the years, but there was a desire to simplify the Plan and make it more user-friendly. This document is the result of that effort. This document is meant to update the original Renaissance Zone Development Plan adopted by the City of Bismarck and approved by the North Dakota Department of Commerce - Division of Community Services in May 2001. The following items have been updated, amended or established during this process:

- Renaissance Zone Boundary
- Utility Infrastructure Incentives
- Goals and Objectives
- Milestones and Benchmarks
- Completed Blocks

2. History of Bismarck's Renaissance Zone

I. Brief Narrative/Overview of Committee Work

In February 2000, the Bismarck Board City Commissioners created a Renaissance Zone Advisory Committee to consider the establishment of a Renaissance Zone in Bismarck. Over the course of eight months the Committee held meetings to identify an area that would most benefit from being included in the Zone. Initially, the Committee examined an area extending from 26th Street on the east to the western corporate limits, including several blocks north and south of Main Avenue. After further discussion, an inventory of properties and a survey of property owners, the Committee concluded that the Zone should be located in the downtown area. As in most communities, Bismarck's downtown area has been impacted by commercial development in the periphery of the city. While property values in the downtown area had remained relatively steady, the number of vacant buildings was on the rise.

II. Renaissance Zone Boundaries

The Renaissance Zone was established in May 2001 with the acceptance of the first Development Plan by the North Dakota Department of Commerce's Division of Community Services. The original Zone encompassed 21½ blocks in the downtown area of the community. The Zone was expanded by 11 blocks in

November 2003 and by another three blocks in February 2008. Both of the expansions were based on changes to the enabling legislation.

III. Downtown Bismarck

Bismarck's downtown area is located in the center of the community and within one-half mile of the State Capitol to the north and Kirkwood Mall (a regional shopping center) to the south. The downtown is well connected by roads, with Washington Street, 7th Street, and 9th Street serving as the main north-south routes linking downtown with Interstate 94 and the Airport. Rosser Avenue, Main Avenue and Front Avenue serve as the main east-west routes linking downtown to the zoo and recreation areas along the Missouri River. While Bismarck has been fortunate in the fact that its downtown has not had the level of deterioration that many downtowns have seen over the years, the City of Bismarck recognizes that its involvement is needed to ensure the continued viability of the downtown. Starting with the development of the Central Business District Plan in 1993, a variety of projects and programs have worked together to stimulate new development in the downtown area and maintain the vitality of the heart of our community. Since the establishment of the Renaissance Zone in 2001, the City has seen a significant investment in the core of the community and this investment is expected to continue with on-going participation in the program.

3. Map

I. Geographic boundaries and blocks

- a. The map has been attached as Appendix A
- b. Legal descriptions
 - I. Blocks 13, 15, 16, 21, and 24, Northern Pacific Addition
 - II. Blocks 4, 6, 8, 10, 12, 13, 16, 30, 37, 40, 41, 42, 43, 44, 46, 48, 49, 50, 52, 54, 56, 58, 60, 62, 63, 64, 65, 66, 67, 68, 69, 71, 73, 75, 84, 104, 106, 108, 110, 116, and 122, Original Plat
 - III. Blocks 35 and 37, Williams Survey
 - IV. Block 5, Wachtors Addition
- c. Blocks identified by just a number are original blocks from 2001; blocks identified by a number and the letter "A" are blocks added in 2003, blocks identified by a number and the letter "B" are blocks added in 2007 and the block identified by a number and the letter "C" was added in 2011 when a block was deemed complete, removed from the boundary and relocated within the contiguous Renaissance Zone boundary.

II. Description of properties/structures on each block and present use and conditions of the properties/structures in the Zone

- a. A spreadsheet with current information has been attached as Appendix B
- b. When the Renaissance Zone Act was initially adopted by the State legislature it did not provide for changes or modifications to the boundaries of a Renaissance Zone. During the 2009 legislative assembly it was recognized that more flexibility may be necessary. Cities are now able to request changes to their Renaissance Zone boundary. Changes may include removing blocks that have been determined “complete” or “non-progressing” and relocating the subsequent block elsewhere within the contiguous boundary. The City of Bismarck must justify why it believes no Renaissance Zone projects would occur on the block during the remaining life of the Renaissance Zone program.

III. Identify properties/structures to be targeted for potential Zone projects

- a. The following properties represent potential Renaissance Zone projects. The list is not meant to be all encompassing and is not intended to limit or restrict opportunities for property owners wishing to participate in the Renaissance Zone Program.
 - Expansion of hotel at 605 East Broadway (Block 22)
 - Rehabilitation of residential properties in 500 block of 3rd Street North (East half of Block 2)
 - Rehabilitation/renovation of mixed-use/warehouse building at 200 West Main (Block 15)
 - Renovation of bank/office building at 400 4th Street North (Block 13)
 - Exterior improvements to retail businesses in 200 block of East Main (South half of Block 18)
 - Rehabilitation of retail/residential building at 101 East Main (Block 21)
 - Rehabilitation of commercial building at 411 North 4th Street (Block 5)
 - Redevelopment of 500 block of 5th Street North as senior housing facility (East half of Block 3)
 - Redevelopment of properties in 200 block of East Main (South half of Block 18)
 - Rehabilitation of retail/office building at 123 4th Street North (Block 20)
 - Rehabilitation of facility at 122 East Thayer Avenue (Block 6)
 - Rehabilitation of office building at 418 East Rosser Avenue (Block 5)
 - Rehabilitation of vacant building at 100 East Thayer Avenue (Block 6)
 - Redevelopment at 700 East Main Avenue (Block 4B)
 - Redevelopment at 100 West Main Avenue (Block 16)

- Redevelopment/rehabilitation of 102 East Main Avenue – (Block 17)
- Redevelopment of the property at 630 East Main Avenue – (Block 22)
- Rehabilitation of the building at 815 East Main Avenue – (Block 1C)
- The 200 block along the north side of Avenue A – (Block 2)
- 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 21)
- 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 3B)
- 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 (10A)
- Block 84, Original Plat – The block bounded by Washington Street, Broadway Avenue, Mandan Street and Thayer Avenue (Block 10)

4. Description of physical/historical assets of the Zone

- I. Many of the blocks comprising the Renaissance Zone contain historically significant structures. In February 2000, the *Historical Architectural Inventory and Evaluation of Downtown Bismarck, North Dakota* report was completed. The report contains an extensive evaluation of downtown Bismarck as a historical district and a description of National Register-eligible properties. (See Appendix C). Attractive natural features are also an element in some of the blocks, particularly the County Courthouse and Camp Hancock landscaped areas. It is the intent of the development plan to promote the growth and redevelopment of the downtown area through, among other strategies, the preservation and improvement of such assets.

5. Major Milestones, Benchmarks, Goals and Objectives

- I. Major Milestones or Benchmarks

The following milestones and benchmarks will serve to monitor the progress of the Renaissance Zone program and the redevelopment efforts for downtown Bismarck. The milestones and benchmarks are intended to be reviewed and amended on a bi-annual basis.

- Housing – Focus on increasing market rate apartments, condominiums, and owner-occupied housing stock.
- Services – Maintain or add one marketplace or retail store that offers basic food commodities including dairy products, fresh produce and general grocery items.
- Retail/Commercial – Promote the rehabilitation of an existing structure into a mixed-use facility and add 20,000 square feet of new commercial space.
- Employees – Increase employment by 10% (full-time equivalencies). 270 full-time or full-time equivalent employment positions have been created within the Renaissance Zone since its creation.
- Infrastructure Liabilities – Assess current and future liabilities associated with existing public utilities and infrastructure.

II. Goals and Objectives

The goals for the Renaissance Zone are consistent with the Central Business District Plan (1993) and will guide future Zone marketing campaigns. This section presents basic goals for improvement and redevelopment in the Renaissance Zone. The goals and objectives were derived from a vision survey, issues workshop and analysis phase of the planning process and were prioritized by the Renaissance Zone Advisory Committee in conjunction with the preparation of the original Development Plan in 2000. The goals and objectives were reaffirmed and updated as needed in 2011.

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

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

1. Maintain the Zone as a mixed-use area accommodating a wide range of retail, governmental, service and residential functions.
2. Promote continued support for redevelopment activities in the Zone.
3. Promote and advocate activities and programs that meet the needs of varied age, interest, and socioeconomic groups at all times of the day and night and throughout the year.
4. Create a series of centrally located public open spaces in the Zone for

cultural events and gathering spaces.

5. Create an organized system of open spaces and linkages to provide a framework for the Zone.
6. Locate major cultural facilities such as the library, theater and the like in the Zone.
7. Create an identity for the Zone through consistent and complementary design practices within the design standard provisions of the DC-Downtown Core and DF-Downtown Fringe zoning districts.

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

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

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

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

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

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

manner to minimize the impact on existing land uses.

7. Further explore the opportunity for second level pedestrian walkways.

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

1. ~~Identify and prioritize those buildings that are historically significant and which are economically viable and worthy of preservation.~~
2. Develop strategies for public and private financing of improvements.
3. Identify potential developers and adaptive reuses for historically significant buildings.
4. Promote historic and unique buildings to potential tenants and tourists.
5. Encourage redevelopment within the design standard provisions of the DC-Downtown Core and DF-Downtown Fringe zoning districts that is at the same rhythm, scale, and mass as the existing buildings and circulation network in the Zone.

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

1. Create a Zone framework that establishes urban, architectural, site design and signage guidelines that reinforce the unique, positive aspects of Bismarck's history and architecture.
2. ~~Modify the city ordinances to reinforce design objectives and guidelines.~~
3. Utilize the following plans as the framework from which to base redevelopment decisions:
 - Central Business District Plan
 - Comprehensive Plan
 - Renaissance Zone Development Plan
 - Streetscape Guidelines for Downtown Bismarck
 - Historic Architectural Inventory and Evaluation of Downtown Bismarck, North Dakota
 - DC-Downtown Core and DF-Downtown Fringe Zoning Regulations
4. Preserve the integrity of the city's architectural and open space landmarks including the Burleigh County Courthouse, historic Northern Pacific train depot, Belle Mehus City Auditorium, World War Memorial Building and the Patterson Hotel.
5. Establish a cohesive system of streetscape treatments that reinforce a sense of human scale and balance between pedestrian and automobile space.
6. Encourage public art in the downtown streetscape and public spaces that contributes to Bismarck's unique character and sense of place.

G. Promote the Renaissance Zone as a Location for Increased Housing Opportunities

1. *Goals to be distributed during the meeting*

6. Utility Infrastructure Projects

- I. The 2009 Legislative Assembly passed a bill that would allow a portion of the investment required to bury overhead utility lines to be applied to the overall Renaissance Zone investment requirements. The exemptions apply to regulated industry that includes but is not limited to electrical, gas lines and communication infrastructure. It does not apply to utility infrastructure that a property owner pays special assessments to the city for a specified period of time such as water, sewer or pavement improvements.

a. What criteria will be used to approve infrastructure projects

- I. The requirement that 80% of the value of the property be used towards capital improvements to the building and 20% of the building value can be used towards undergrounding utilities.

b. How will the City of Bismarck monitor projects in and outside the Zone

- I. The Community Development Department will monitor all Renaissance Zone projects and projects outside the Zone through on-site building inspections conducted in conjunction with the rehabilitation projects. Additionally, all Renaissance Zone project costs and expenses are verified prior to the submittal of final project documentation to the North Dakota Department of Commerce - Division of Community Services.

c. Determine the tax credits available to property owners affected by the utility infrastructure project

- I. Applicants are eligible to receive up to 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

d. City must agree to work with the State Board of Equalization to determine the property tax exemption for utility projects and state the exemption in the Plan

7. Describe the Management Strategies, Development and Promotion to Maximize Investment in the Zone

I. Individual Project Selection and Review.

The initial review of each qualifying project (as determined by the minimum criteria outlined below) will be coordinated by the Renaissance Zone Authority and the Community Development Department. The review process will be used as a way to screen those projects qualifying as an approved Renaissance Zone activity.

II. Minimum Criteria for Project Approval

In order to qualify for consideration as a Renaissance Zone project, a proposal must meet the following criteria, regardless of whether or not the project involves a new purchase (by an individual or group of investors) or an existing ownership arrangement. A transfer of property ownership will not automatically qualify a transaction as an approved project. The intent of the criteria is to encourage and reward significant levels of investment in Renaissance Zone properties.

A. Proposals involving existing buildings (including residential)

1. Use consistent with the Goals and Objectives of the Development Plan.
- II. Exterior rehabilitation is sufficient to eliminate any and all deteriorated conditions visible on the exterior of the building.
- III. For rehabilitation projects – a level of re-investment totaling not less than fifty percent (50%) of the current true and full valuation of the building for commercial properties and twenty percent (20%) for single-family homes.
- IV. The square footage used to calculate the required investment level will be based on the square footage of the entire building, excluding the basement.
- V. Capital improvements must include capital expenses, defined as the cost incurred for the repair, replacement or renovation of a building's exterior, roof, structure, electrical and/or plumbing systems, heating/ventilation/air conditioning systems, windows, exterior doors, elevator improvements and accessibility.

B. Proposals involving new construction or additions

1. Use consistent with the Goals and Objectives of the Development Plan.
2. The required per-square-foot financial investment will be based on a current market-rate assessment of new construction costs in the community. The Bismarck Renaissance Zone Authority will review these values on an annual basis and establish an appropriate per-square-foot

investment requirement.

C. Proposals involving the purchase of property with major improvements

1. Use consistent with the Goals and Objectives of the Development Plan.
2. The level of re-investment made through capital improvements only, not the purchase price of the property or cosmetic improvements, will determine the percentage of property tax exemption.
3. The square footage used to calculate the required investment level will be based on the square footage of the entire building, excluding the basement.
4. Capital improvements must include capital expenses, defined as the cost incurred for the repair, replacement or renovation of a building's exterior, roof, structure, electrical and/or plumbing systems, heating/ventilation/air conditioning systems, windows, exterior doors, elevator improvements and accessibility.

D. Proposals involving a commercial lease (tenancy, not ownership)

1. Use consistent with the Goals and Objectives of the Development Plan.
2. Must be a new or expanding business moving into the Renaissance Zone, an existing business expanding within the Renaissance Zone or the continuation of a lease by an existing Renaissance Zone tenant in a building rehabilitated as an approved Renaissance Zone project.
3. A financial per-square-foot investment made by either the property owner(s) or the lessee is required for projects that are not within a building rehabilitated as an approved Renaissance Zone project. The required per square-foot financial investment will be based on a current market-rate assessment of new construction costs in the community. The Bismarck Renaissance Zone Authority will review these values on an annual basis and establish an appropriate per square-foot investment requirements.
4. Lessee improvements can include capital expenses, defined as the cost incurred for the repair, replacement or renovation of a building's exterior, roof, structure, electrical and/or plumbing systems, heating/ventilation/air conditioning systems, windows, exterior doors, elevator improvements and accessibility. Lessee improvements can also include cosmetic improvements, such as interior remodeling or updates.

E. Proposals involving a single-family dwelling

1. The project review and approval process used for single-family residential projects will follow the guidelines specified above for existing buildings and for new construction or additions. Verification of a person's primary residence would be accomplished with a self-certification statement on the application form.

- a. The City of Bismarck will administer all Zone activities through the Community Development Department's Planning Division. The Renaissance Zone Authority will review all applications and/or proposals. The Authority is composed of seven voting members and two non-voting technical advisors appointed by the Mayor and approved by the Board of City Commissioners. Appointments are for a four-year terms. The ex-officio appointment runs concurrent with the Commissioner's term in office. Authority appointments are considered from the following areas of interest:
- One representative from the Board of City Commissioners
 - Six at-large representatives from the private sector
 - Two technical advisors

Information dissemination, application and eligibility requirements will be the responsibility of the Community Development Department.

Promotion and marketing of the Renaissance Zone Program will be an important part of the Development Plan. Promotion efforts will be coordinated between the Community Development Department, BMDA, property owners, developers, commercial realtors and business organizations. It is important to note that the City of Bismarck will be a partner in promoting the Renaissance Zone Program, but not to the extent that the City's efforts will supplant the responsibility of property owners and developers to put together and promote projects.

The City considers the establishment of additional residences essential to the goal of a revitalized downtown area. The methods used to recruit residential uses to the Zone will include: 1) use of zoning to target areas for residential development; and 2) a public outreach and marketing effort to publicize the Zone program including presentations to organizations such as the Apartment Association, Board of Realtors, engineering and architectural firms, the IDEA Center, Small Business Associations, title companies and financial lenders. Additional efforts to increase the number of residential units include, 1) maintaining a safe and attractive environment; 2) the continued implementation of established streetscape elements including, but not limited to decorative benches, screening and fencing materials adjacent to off-street surface parking lots and decorative street lighting; 3) infrastructure maintenance; 4) creation of public open space areas a city square or public plaza; 5) establishing a quiet rail zone; 6) increased and expanded off-street parking opportunities and the continued efforts to promote compliance with the landscaping and screening ordinance and the overall greening of downtown Bismarck through cooperative

efforts with the City Forester and private property owners to increase vegetation in downtown Bismarck.

5. Renaissance Fund Organization

- a. The City of Bismarck has, at the present time, elected not to create a Renaissance Fund Organization. The City of Bismarck does, however, reserve the right to create, develop or contract with a Renaissance Fund Organization.

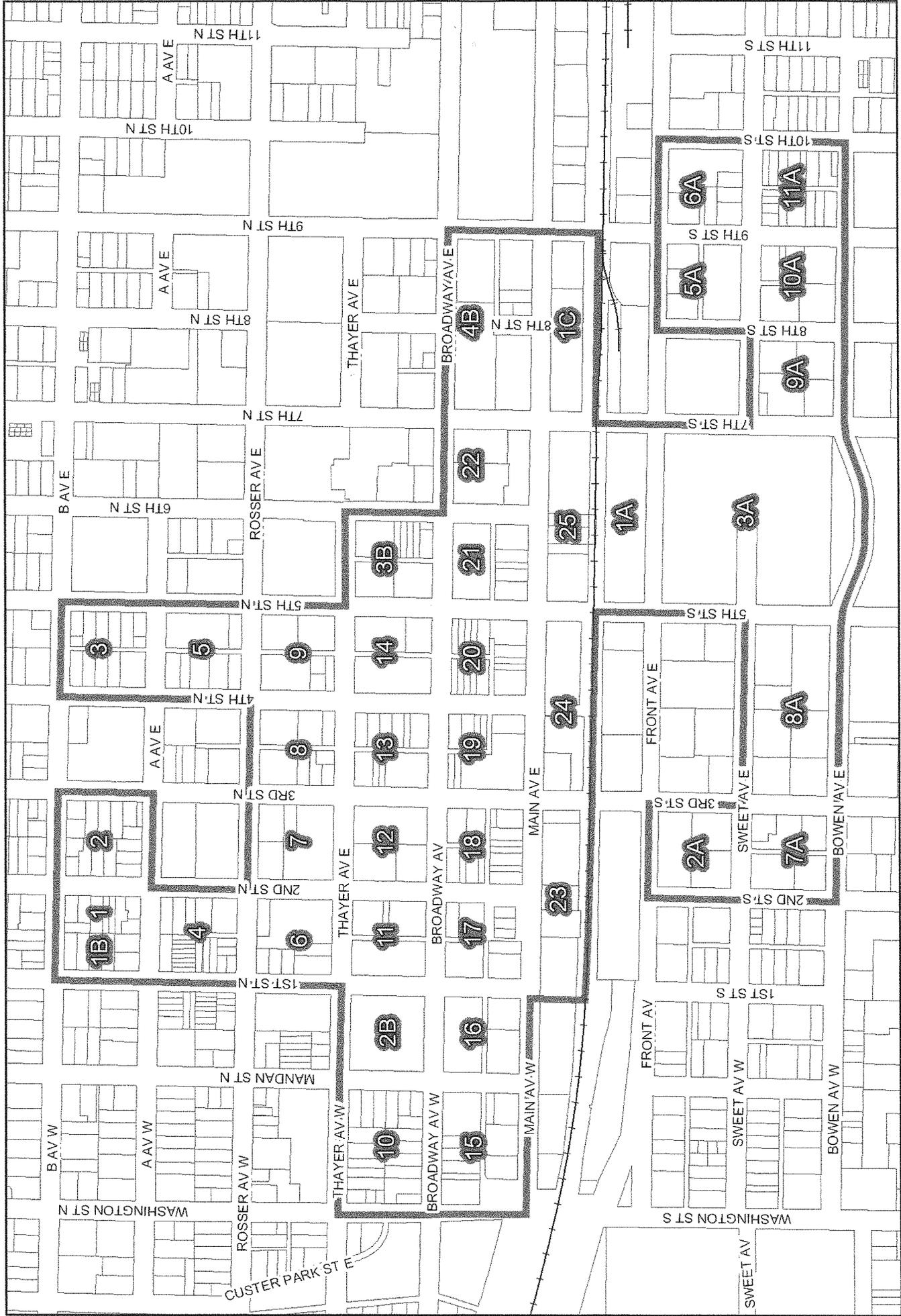
6. Evidence of Community Support from Residential and Business Interests

- a. There is broad-based support for the Renaissance Zone from residential and business interests. Appendix D includes letters of support submitted during the preparation of the original Development Plan in 2000, as well as a summary of input sessions/discussions with impacted parties, community leaders and stakeholders during the preparation of this update.

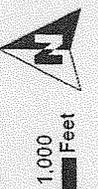
Appendix A

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Bismarck Renaissance Zone Boundary



City of Bismarck - Community Development Department - Planning Division



This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.

March 2011

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RZ Block	Property ID #	Property Address	Property Owner	Condition	Land Use	Zoning District	Units
1	0015-016-001	522 N 2ND ST	KREIN, TRAVIS	FAIR	SINGLE FAMILY	RESIDENTIAL MULTI FAMILY	1
1	0015-016-005	518 N 2ND ST	SCHUMACHER, GARY	AVERAGE	SINGLE FAMILY	RESIDENTIAL MULTI FAMILY	1
1	0015-016-010	115 E B AV	REED, LYNLEE H	AVERAGE	SINGLE FAMILY	RESIDENTIAL MULTI FAMILY	1
1	0015-016-015	512 N 2ND ST	SMITH, BRENDA & TSCHIDER, D	AVERAGE	APARTMENT	RESIDENTIAL MULTI FAMILY	0
1	0015-016-020	510 N 2ND ST	PEIGHTAL, IDA	AVERAGE	SINGLE FAMILY	RESIDENTIAL MULTI FAMILY	1
1	0015-016-025	508 N 2ND ST	506 PROPERTIES LLC	FAIR	SINGLE FAMILY	RESIDENTIAL MULTI FAMILY	1
1	0015-016-030	506 N 2ND ST	506 PROPERTIES LLC	FAIR	DUPLEX	RESIDENTIAL MULTI FAMILY	2
1	0015-016-035	120 E A AV	THE BOUTROUS GROUP LLC	AVERAGE	DUPLEX	RESIDENTIAL MULTI FAMILY	2
1	0015-016-040	112 E A AV	THE BOUTROUS GROUP LLC	AVERAGE	DUPLEX	RESIDENTIAL MULTI FAMILY	2
2	0015-015-001	215 E B AV	YOUNESS, HELEN	AVERAGE	TRI PLEX	DOWNTOWN FRINGE ZONING	3
2	0015-015-005	518 N 3RD ST	YOUNESS, HELEN	PARKING LOT	PARKING LOT/RAMP	DOWNTOWN FRINGE ZONING	0
2	0015-015-015	516 N 3RD ST	KNUDSON R	PARKING LOT	PARKING LOT/RAMP	RESIDENTIAL MULTI FAMILY	0
2	0015-015-020	512 N 3RD ST	DOLL, JEAN	AVERAGE	SINGLE FAMILY	RESIDENTIAL MULTI FAMILY	1
2	0015-015-025	506 N 3RD ST	THE BOUTROUS GROUP LLP	PARKING LOT	PARKING LOT/RAMP	RESIDENTIAL MULTI FAMILY	0
2	0015-015-030	504 N 3RD ST	THE BOUTROUS GROUP LLP	FAIR	APARTMENT	RESIDENTIAL MULTI FAMILY	0
2	0015-015-035	212 E A AV	THE BOUTROUS GROUP LLP	VACANT LOT	COMMERCIAL	RESIDENTIAL MULTI FAMILY	0
2	0015-015-040	500 N 3RD ST	THE BOUTROUS GROUP LLP	AVERAGE	COMMERCIAL	RESIDENTIAL MULTI FAMILY	0
2	0015-015-045	210 E A AV	THE BOUTROUS GROUP LLP	VACANT LOT	COMMERCIAL	RESIDENTIAL MULTI FAMILY	0
2	0015-015-050	204 E A AV	THE BOUTROUS GROUP LLP	VACANT LOT	COMMERCIAL	RESIDENTIAL MULTI FAMILY	0
2	0015-015-055	202 E A AV	THE BOUTROUS GROUP LLP	VACANT LOT	COMMERCIAL	RESIDENTIAL MULTI FAMILY	0
2	0015-015-060	511 N 2ND ST	DOCKTER, MONTE	FAIR	TRI PLEX	RESIDENTIAL MULTI FAMILY	0
2	0015-015-065	515 N 2ND ST	BANKS, BONNIE	FAIR	SINGLE FAMILY	RESIDENTIAL MULTI FAMILY	1
2	0015-015-070	517 N 2ND ST	KOSKI, PATRICK M	FAIR	APARTMENT	RESIDENTIAL MULTI FAMILY	0
2	0015-015-075	207 E B AV	PINKS, JANET	AVERAGE	DUPLEX	DOWNTOWN FRINGE ZONING	2
2	0015-015-080	523 N 2ND ST	O & P CORPORATION	FAIR	DUPLEX	DOWNTOWN FRINGE ZONING	2
3	0015-013-001	413 E B AV	HAUGSE, MARLENE C	AVERAGE	SINGLE FAMILY	DOWNTOWN FRINGE ZONING	1
3	0015-013-005	522 N 5TH ST	TERNES, JOSH & ALISON	AVERAGE	APARTMENT	DOWNTOWN FRINGE ZONING	0
3	0015-013-010	518 N 5TH ST	BARD, DEAN F	AVERAGE	COMMERCIAL	DOWNTOWN FRINGE ZONING	0
3	0015-013-015	514 N 5TH ST	PROFESSIONAL BLDG LTD PTNRSHIP	PARKING LOT	PARKING LOT/RAMP	DOWNTOWN FRINGE ZONING	0
3	0015-013-020	510 N 5TH ST	PROFESSIONAL BLDG LTD PTNRSHIP	AVERAGE	TRI PLEX	DOWNTOWN FRINGE ZONING	3
3	0015-013-025	506 N 5TH ST	PROFESSIONAL BLDG LTD PTNRSHIP	AVERAGE	TRI PLEX	DOWNTOWN FRINGE ZONING	3
3	0015-013-030	500 N 5TH ST	NICOLA, KENNETH S	AVERAGE	DUPLEX	DOWNTOWN FRINGE ZONING	2
3	0015-013-035	416 E A AV	JBT PARTNERS LLC	AVERAGE	APARTMENT	DOWNTOWN FRINGE ZONING	0
3	0015-013-040	503 N 4TH ST	RJ HOLDINGS LLP	AVERAGE	COMMERCIAL	DOWNTOWN FRINGE ZONING	0
3	0015-013-055	511 N 4TH ST	BURLEIGH CNTY	PARKING LOT	PARKING LOT/RAMP	DOWNTOWN FRINGE ZONING	0
3	0015-013-060	515 N 4TH ST	SCHUMACHER, GARY	AVERAGE	OFFICES	DOWNTOWN FRINGE ZONING	0
3	0015-013-065	519 N 4TH ST	TRINITY EVANG LUTHERAN CHURCH	PARKING LOT	PARKING LOT/RAMP	DOWNTOWN FRINGE ZONING	0
3	0015-013-070	523 N 4TH ST	CARPENTER, KJ	AVERAGE	COMMERCIAL	DOWNTOWN FRINGE ZONING	0
4	0001-116-001	408 N 2ND ST	JOHNSON, SCOTT A	FAIR	APARTMENT	DOWNTOWN FRINGE ZONING	0
4	0001-116-010	122 E ROSSER AV	STROH, ED & SUSAN	AVERAGE	VARIETY STORES	DOWNTOWN FRINGE ZONING	0
4	0001-116-015	110 E ROSSER AV	SCHMID, MICHAEL R	AVERAGE	DUPLEX	DOWNTOWN FRINGE ZONING	2
4	0001-116-020	106 E ROSSER AV	TEXOTA PROPERTIES, LLC	FAIR	DUPLEX	RESIDENTIAL MULTI FAMILY	2

4	0001-116-025	401 N 1ST ST	CHRISTIE, BELINDA J	FAIR	SINGLE FAMILY	RESIDENTIAL MULTI FAMILY	1
4	0001-116-030	405 N 1ST ST	ERICKSON, MICHELLE L	FAIR	SINGLE FAMILY	RESIDENTIAL MULTI FAMILY	1
4	0001-116-035	407 N 1ST ST	INVERWOOD TWHM	PARKING LOT	PARKING LOT/RAMP	RESIDENTIAL MULTI FAMILY	0
4	0001-116-040	407 N 1ST ST	INVERWOOD TWHM	AVERAGE	SINGLE FAMILY	RESIDENTIAL MULTI FAMILY	0
4	0001-116-045	409 N 1ST ST	BOWEN PROPERTIES LLC	AVERAGE	DUPLEX	RESIDENTIAL MULTI FAMILY	1
4	0001-116-050	411 N 1ST ST	BAIR, KATHLEEN M	AVERAGE	OFFICES	RESIDENTIAL MULTI FAMILY	2
4	0015-021-001	422 N 2ND ST	ASSOC GEN CONTRACTORS OF ND	AVERAGE	COMMERCIAL	DOWNTOWN FRINGE ZONING	0
4	0015-021-005	418 N 2ND ST	BURKE, MARK S & KITTY	AVERAGE	COMMERCIAL	DOWNTOWN FRINGE ZONING	0
4	0015-021-010	414 N 2ND ST	JOHNSON, SCOTT A	AVERAGE	DUPLEX	DOWNTOWN FRINGE ZONING	2
4	0015-021-016	415 N 1ST ST UNIT 1	NESS, TYLER	AVERAGE	CONDOMINIUM APARTMENT	RESIDENTIAL MULTI FAMILY	1
4	0015-021-017	415 N 1ST ST UNIT 2	MARVEL, CAMERON L	AVERAGE	CONDOMINIUM APARTMENT	RESIDENTIAL MULTI FAMILY	1
4	0015-021-018	415 N 1ST ST UNIT 3	AGUIRRE, STEPHANIE ET AL	AVERAGE	CONDOMINIUM APARTMENT	RESIDENTIAL MULTI FAMILY	1
4	0015-021-019	415 N 1ST ST UNIT 4	HIRNING, JACQUELINE M	AVERAGE	CONDOMINIUM APARTMENT	RESIDENTIAL MULTI FAMILY	1
4	0015-021-020	415 N 1ST ST UNIT 5	BRANCA, JOSEPH W	AVERAGE	CONDOMINIUM APARTMENT	RESIDENTIAL MULTI FAMILY	1
4	0015-021-021	415 N 1ST ST UNIT 6	CERMAK, LORETTA	AVERAGE	CONDOMINIUM APARTMENT	RESIDENTIAL MULTI FAMILY	1
4	0015-021-022	415 N 1ST ST UNIT 7	BAUSLAUGH, SUSAN F	AVERAGE	CONDOMINIUM APARTMENT	RESIDENTIAL MULTI FAMILY	1
4	0015-021-023	415 N 1ST ST UNIT 8	CHMIELEWSKI, AMY L	AVERAGE	CONDOMINIUM APARTMENT	RESIDENTIAL MULTI FAMILY	1
4	0015-021-025	419 N 1ST ST	ASSOC GEN CONTRACTORS OF ND	PARKING LOT	PARKING LOT/RAMP	RESIDENTIAL MULTI FAMILY	0
5	0001-122-001	412 N 5TH ST	BURLEIGH CO	PARKING LOT	PARKING LOT/RAMP	CORE ZONING DISTRICT	0
5	0001-122-025	418 E ROSSER AV	PROFESSIONAL BLDG LTD PTNRSH	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
5	0001-122-030	401 N 4TH ST	GALPIN, LORAN	GOOD	OFFICES	CORE ZONING DISTRICT	0
5	0001-122-035	405 N 4TH ST	RICHARDS, RUSSELL L & BEVERLY	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
5	0001-122-040	411 N 4TH ST	AMERICAN BANK CENTER	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
5	0015-024-020	419 N 4TH ST	AMERICAN BANK CENTER	PARKING LOT	PARKING LOT/RAMP	CORE ZONING DISTRICT	0
5	0015-024-025	421 N 4TH ST	MALLOY, HOWARD L	AVERAGE	OFFICES	CORE ZONING DISTRICT	0
6	0001-110-001	121 E ROSSER AV	ND COUNCIL OF EDUCATION LEADER	AVERAGE	COMMERCIAL	DOWNTOWN FRINGE ZONING	0
6	0001-110-010	122 E THAYER AV	SITA INC	AVERAGE	COMMERCIAL	DOWNTOWN FRINGE ZONING	0
6	0001-110-025	100 E THAYER AV	WILHELM PROPERTIES INC	AVERAGE	COMMERCIAL	DOWNTOWN FRINGE ZONING	0
6	0001-110-035	106 E THAYER AV	CLARK, KENNETH E &	AVERAGE	COMMERCIAL	DOWNTOWN FRINGE ZONING	0
6	0001-110-040	313 N 1ST ST	MEIHACK, JANEEN M	AVERAGE	COMMERCIAL	DOWNTOWN FRINGE ZONING	0
6	0001-110-055	319 N 1ST ST	VOLOCHENKO, LESLIE D	FAIR	DUPLEX	DOWNTOWN FRINGE ZONING	2
6	0001-110-055	323 N 1ST ST	WOLF, SHARON A	AVERAGE	SINGLE FAMILY	DOWNTOWN FRINGE ZONING	1
7	0001-108-010	312 N 3RD ST	1ST PRESBYTERIAN CHURCH	PARKING LOT	PARKING LOT/RAMP	DOWNTOWN FRINGE ZONING	0
7	0001-108-015	214 E THAYER AV	1ST PRESBYTERIAN CHURCH	AVERAGE	CHURCH	DOWNTOWN FRINGE ZONING	0
7	0001-108-020	207 E ROSSER AV	FROELICH LTD PTNR % KRAUSE	AVERAGE	SERVICE STATIONS	DOWNTOWN FRINGE ZONING	0
8	0001-106-001	320 N 4TH ST	BANK CENTER FIRST	GOOD	BANK/SAVINGS & LOAN	CORE ZONING DISTRICT	0
8	0001-106-010	304 N 4TH ST	BANK CENTER FIRST	PARKING LOT	PARKING LOT/RAMP	CORE ZONING DISTRICT	0
8	0001-106-015	300 N 4TH ST	KIRLAN REAL ESTATE LLC	GOOD	OFFICES	CORE ZONING DISTRICT	0
8	0001-106-020	302 E THAYER AV	GARTNER, MARK	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
8	0001-106-025	308 E THAYER AV	STECHE, TAMARA D	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	1
8	0001-106-030	307 N 3RD ST	MR DELICIOUS LAND COMPANY LLC	GOOD	RESTAURANT	CORE ZONING DISTRICT	0
8	0001-106-035	309 N 3RD ST	DICK, DAVID D & MODEAN E	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
8	0001-106-040	311 N 3RD ST	CITY BISMARCK (PARKING LOTS)	PARKING LOT	PARKING LOT/RAMP	CORE ZONING DISTRICT	0

8	0001-108-001	324 N 3RD ST	J & L DEVELOPMENT INC	GOOD	OFFICES	DOWNTOWN FRINGE ZONING	0
9	0001-104-001	316 N 5TH ST	BURLEIGH CO	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
9	0001-104-005	424 E THAYER AV	BISMARCK, CITY SPECIAL DEFICIE	PARKING LOT	PARKING LOT/RAMP	CORE ZONING DISTRICT	0
9	0001-104-010	410 E THAYER AV	ND EDUCATION ASSOCIATION	AVERAGE	OFFICES	CORE ZONING DISTRICT	0
9	0001-104-015	303 N 4TH ST	BUCHHOLZ, RODGER D & MAVIS J	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
9	0001-104-030	333 N 4TH ST	STARION FINANCIAL	GOOD	BANKS	CORE ZONING DISTRICT	0
10	0001-084-001	222 N MANDAN ST	BLUE CHAMPAGNE ENTERPRISES INC	AVERAGE	TRI PLEX	DOWNTOWN FRINGE ZONING	3
10	0001-084-005	218 N MANDAN ST	BLUE CHAMPAGNE ENTERPRISES INC	AVERAGE	TRI PLEX	DOWNTOWN FRINGE ZONING	3
10	0001-084-010	214 N MANDAN ST	BLUE CHAMPAGNE ENTERPRISES INC	AVERAGE	SINGLE FAMILY	DOWNTOWN FRINGE ZONING	1
10	0001-084-015	208 N MANDAN ST	BLUE CHAMPAGNE ENTERPRISES INC	AVERAGE	SINGLE FAMILY	DOWNTOWN FRINGE ZONING	1
10	0001-084-020	204 N MANDAN ST	NELSON, VIRGINIA	AVERAGE	SINGLE FAMILY	DOWNTOWN FRINGE ZONING	1
10	0001-084-025	200 N MANDAN ST	BALABAN, STEVEN & HANNAH L	GOOD	COMMERCIAL	DOWNTOWN FRINGE ZONING	0
10	0001-084-027	208 W BROADWAY AV	NELSON, VIRGINIA A	AVERAGE	COMMERCIAL	DOWNTOWN FRINGE ZONING	0
10	0001-084-030	212 W BROADWAY AV	212 BUILDING LLC	AVERAGE	APARTMENT	DOWNTOWN FRINGE ZONING	6
10	0001-084-035	218 W BROADWAY AV	ABUSED ADULT RESOURCE CENTER	AVERAGE	OFFICES	DOWNTOWN FRINGE ZONING	0
10	0001-084-040	222 W BROADWAY AV	STARCK, SUSAN K ET AL	AVERAGE	SINGLE FAMILY	DOWNTOWN FRINGE ZONING	1
10	0001-084-045	224 W BROADWAY AV	EGGERS, HERMAN & BERIT	AVERAGE	COMMERCIAL	DOWNTOWN FRINGE ZONING	0
10	0001-084-050	230 W BROADWAY AV	DENTON FAMILY ENTERPRISES LLP	AVERAGE	RESTAURANT	DOWNTOWN FRINGE ZONING	0
10	0001-084-060	234 W BROADWAY AV	EGGERS, HERMAN & BERIT	AVERAGE	COMMERCIAL	DOWNTOWN FRINGE ZONING	0
10	0001-084-065	235 W THAYER AV	EGGERS, HERMAN & BERIT	AVERAGE	COMMERCIAL	DOWNTOWN FRINGE ZONING	0
10	0001-084-070	217 N WASHINGTON ST	PRIDDY, THERESA	AVERAGE	SINGLE FAMILY	DOWNTOWN FRINGE ZONING	1
10	0001-084-075	213 N WASHINGTON ST	EGGERS, HERMAN & BERIT	AVERAGE	SINGLE FAMILY	DOWNTOWN FRINGE ZONING	1
10	0001-084-080	231 W THAYER AV	SAYLER, CLEATON L & RAMONA C	AVERAGE	SINGLE FAMILY	DOWNTOWN FRINGE ZONING	1
10	0001-084-085	227 W THAYER AV	WALFORD, BRIAN; WALFORD, STEVE	AVERAGE	SINGLE FAMILY	DOWNTOWN FRINGE ZONING	2
10	0001-084-090	223 W THAYER AV	EGGERS, HERMAN & BERIT	PARKING LOT	PARKING LOT/RAMP	DOWNTOWN FRINGE ZONING	0
10	0001-084-095	219 W THAYER AV	EGGERS, ROLF	AVERAGE	APARTMENT	DOWNTOWN FRINGE ZONING	3
10	0001-084-100	217 W THAYER AV	MONTANA DAKOTA UTILITIES	AVERAGE	UTILITY	DOWNTOWN FRINGE ZONING	0
10	0001-084-105	215 W THAYER AV	BACHMEIER LTD PARTNERSHIP	AVERAGE	DUPLEX	DOWNTOWN FRINGE ZONING	2
11	0001-060-005	216 N 2ND ST	AW ENTERPRISES LLP	VACANT LOT	OFFICES	DOWNTOWN FRINGE ZONING	0
11	0001-060-010	212 N 2ND ST	AMERICAN LUNG ASSOC OF ND	GOOD	OFFICES	DOWNTOWN FRINGE ZONING	0
11	0001-060-025	122 E BROADWAY AV	SRSSM PARTNERSHIP	GOOD	OFFICES	DOWNTOWN FRINGE ZONING	0
11	0001-060-040	100 E BROADWAY AV	HEDAHL INC	AVERAGE	WAREHOUSES	DOWNTOWN FRINGE ZONING	0
11	0001-062-001	200 N 3RD ST	ATLANTIC FINANCIAL GROUP, LTD	AVERAGE	BANK/SAVINGS & LOAN	CORE ZONING DISTRICT	0
12	0001-062-025	202 E BROADWAY AV	SHELTER PTNRS	AVERAGE	APARTMENT	CORE ZONING DISTRICT	38
12	0001-062-030	223 N 2ND ST	ATLANTIC FINANCIAL GROUP, LTD	AVERAGE	BANK/SAVINGS & LOAN	CORE ZONING DISTRICT	0
13	0001-064-001	222 N 4TH ST	TRIBUNE BUILDING LLC	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
13	0001-064-005	216 N 4TH ST	BUMAN, STUART H	AVERAGE	OFFICES	CORE ZONING DISTRICT	0
13	0001-064-010	212 N 4TH ST	GUNDERSON, THOMAS E & MARIORIE	AVERAGE	OFFICES	CORE ZONING DISTRICT	0
13	0001-064-015	208 N 4TH ST	MAKOCHIE MEDIA, LLC	GOOD	COMMERCIAL	CORE ZONING DISTRICT	0
13	0001-064-020	206 N 4TH ST	HOAK MEDIA OF DAKOTA LLC	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
13	0001-064-025	200 N 4TH ST	HOAK MEDIA OF DAKOTA LLC	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
13	0001-064-030	304 E BROADWAY AV	USA % CITY BIS SPECIAL DEFICIE	AVERAGE	OFFICES	CORE ZONING DISTRICT	0
13	0001-064-035	215 N 3RD ST	NORMA APARTMENTS LLP	AVERAGE	APARTMENT	CORE ZONING DISTRICT	0

13	0001-064-040	217 N 3RD ST	JLB - BIS, INC	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
13	0001-064-045	301 E THAYER AV	DUEMELANDS OFFICE LLLP	GOOD	COMMERCIAL	CORE ZONING DISTRICT	0
14	0001-066-001	220 N 5TH ST	US WEST COMM	AVERAGE	OFFICES	CORE ZONING DISTRICT	0
14	0001-066-020	418 E BROADWAY AV	KIRLAN REAL ESTATE LLC	AVERAGE	OFFICES	CORE ZONING DISTRICT	0
14	0001-066-025	400 E BROADWAY AV	DAKOTA BLDG ACQUISITION CORP	AVERAGE	BANK/SAVINGS & LOAN	CORE ZONING DISTRICT	0
15	0001-030-001	122 N MANDAN ST	EGGERS, HERMAN & BERIT	GOOD	COMMERCIAL	CORE ZONING DISTRICT	0
15	0001-030-005	108 N MANDAN ST	EGGERS, HERMAN & BERIT	FAIR	COMMERCIAL	CORE ZONING DISTRICT	0
15	0001-030-010	200 W MAIN AV	EGGERS, HERMAN	FAIR	COMMERCIAL	CORE ZONING DISTRICT	0
15	0001-030-015	212 W MAIN AV	HALE, CHARLES B ETAL	FAIR	COMMERCIAL	CORE ZONING DISTRICT	0
15	0001-030-025	222 W MAIN AV	EGGERS, HERMAN	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
15	0001-030-050	233 W BROADWAY AV	JOYCE, ALICE &	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
15	0001-030-060	229 W BROADWAY AV	EGGERS, HERMAN & BERIT	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
15	0001-030-065	225 W BROADWAY AV	ACED PROPERTIES LLP	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
15	0001-030-070	219 W BROADWAY AV	ACED PROPERTIES LLP	PARKING LOT	PARKING LOT/RAMP	CORE ZONING DISTRICT	0
15	0001-030-075	219 W BROADWAY AV	ACED PROPERTIES LLP	PARKING LOT	PARKING LOT/RAMP	CORE ZONING DISTRICT	0
16	0001-056-001	122 N 1ST ST	HEDAHL INC	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
16	0001-056-010	100 W MAIN AV	WILHELM PROPERTIES	VACANT LOT	COMMERCIAL	CORE ZONING DISTRICT	0
16	0001-056-020	114 W MAIN AV	EGGERS, ROLF E	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
17	0001-054-001	123 E BROADWAY AV	HANSON BROADWAY INVESTMENT LLC	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
17	0001-054-005	116 N 2ND ST	JALUIAN LLC	AVERAGE	OFFICES	CORE ZONING DISTRICT	0
17	0001-054-021	122 E MAIN AV UNIT 1	MAIN AVENUE PROPERTIES LLC	GOOD	COMMERCIAL CONDOMINIUM	CORE ZONING DISTRICT	0
17	0001-054-022	122 E MAIN AV UNIT 2	NORTH DAKOTA BANKERS ASSOC	GOOD	COMMERCIAL CONDOMINIUM	CORE ZONING DISTRICT	0
17	0001-054-023	122 E MAIN AV UNIT 3	MAIN AVENUE PROPERTIES LLC	GOOD	OFFICES	CORE ZONING DISTRICT	0
17	0001-054-030	110 E MAIN AV	HEARTVIEW FOUNDATION	PARKING LOT	PARKING LOT/RAMP	CORE ZONING DISTRICT	0
17	0001-054-035	102 E MAIN AV	PETRYSYN, ROBERT J & DEBRA A	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
17	0001-054-060	101 E BROADWAY AV	HEARTVIEW FOUNDATION	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
18	0001-052-001	120 N 3RD ST	DAKOTA UPREIT LTD PARTNERSHIP	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
18	0001-052-010	114 N 3RD ST	GRANDMAS HOUSE LLC	FAIR	APARTMENT	CORE ZONING DISTRICT	(73) 64
18	0001-052-015	110 N 3RD ST	KETTERLING, DARIN & JULIE	AVERAGE	OFFICES	CORE ZONING DISTRICT	0
18	0001-052-020	220 E MAIN AV	BMA PROPERTIES LLP	PARKING LOT	PARKING LOT/RAMP	CORE ZONING DISTRICT	0
18	0001-052-030	214 E MAIN AV	EGGERS, ROLF	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
18	0001-052-035	212 E MAIN AV	HOMETOWN PARTNERS LLP	FAIR	COMMERCIAL	CORE ZONING DISTRICT	4
18	0001-052-040	210 E MAIN AV	WANGLER, SIMON	FAIR	COMMERCIAL	CORE ZONING DISTRICT	0
18	0001-052-045	208 E MAIN AV	JOYCE, ALICE M &	FAIR	COMMERCIAL	CORE ZONING DISTRICT	6
18	0001-052-050	204 E MAIN AV	JACOBSEN, DALE R & SUSAN K	FAIR	COMMERCIAL	CORE ZONING DISTRICT	0
18	0001-052-055	200 E MAIN AV	SDKD PROPERTIES	AVERAGE	OFFICES	CORE ZONING DISTRICT	0
18	0001-052-060	113 N 2ND ST	MIDWEST VERTICALS INC	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
18	0001-052-065	117 N 2ND ST	GRANDMAS HOUSE LLC	PARKING LOT	PARKING LOT/RAMP	CORE ZONING DISTRICT	0
18	0001-052-070	115 N 2ND ST	BMA PROPERTIES LLP	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
18	0001-052-075	201 E BROADWAY AV	BMA PROPERTIES LLP	AVERAGE	OFFICES	CORE ZONING DISTRICT	0
19	0001-050-001	124 N 4TH ST	TFRE, LLC	GOOD	RESTAURANT	CORE ZONING DISTRICT	0
19	0001-050-010	116 N 4TH ST	CENTENNIAL PLAZA LLC	GOOD	COMMERCIAL	CORE ZONING DISTRICT	0
19	0001-050-015	114 N 4TH ST	WOODMANSEE'S INC	GOOD	COMMERCIAL	CORE ZONING DISTRICT	0

19	0001-050-025	112 N 4TH ST	TIC INVESTMENTS	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
19	0001-050-030	322 E MAIN AV	BISMARCK NATIONAL BANK	AVERAGE	BANK/SAVINGS & LOAN	CORE ZONING DISTRICT	0
19	0001-050-035	117 N 3RD ST	BISMARCK MUNICIPAL PARKING	RAMP	PARKING LOT/RAMP	CORE ZONING DISTRICT	0
19	0001-050-080	121 N 3RD ST	KOOKOO INC	AV	COMMERCIAL	CORE ZONING DISTRICT	0
19	0001-050-085	301 E BROADWAY AV	BAVENDICK, GREGORY J	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
20	0001-048-001	413 E BROADWAY AV	KIEMELE, RICK LIVING TRUST &	GOOD	COMMERCIAL	CORE ZONING DISTRICT	2
20	0001-048-005	120 N 5TH ST	MASSETH, DANIEL & CLAUDIA	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	2
20	0001-048-010	118 N 5TH ST	WALKER, LEROY C & LOUISE M	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	1
20	0001-048-015	116 N 5TH ST	RAINMAKER GUSTO VENTURES LLC	GOOD	COMMERCIAL	CORE ZONING DISTRICT	4
20	0001-048-020	112 N 5TH ST	PRIDE WILTON INC	AVERAGE	APARTMENT	CORE ZONING DISTRICT	30
20	0001-048-025	420 E MAIN AV	MCKENZIE HTL C/O GMAC	AVERAGE	APARTMENT	CORE ZONING DISTRICT	117
20	0001-048-030	412 E MAIN AV	GEM GROUP LLC	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
20	0001-048-040	408 E MAIN AV	CIG INVESTMENTS LLP	GOOD	COMMERCIAL	CORE ZONING DISTRICT	0
20	0001-048-045	402 E MAIN AV	CAPITAL HOLDINGS LLC	GOOD	OFFICES	CORE ZONING DISTRICT	0
20	0001-048-050	115 N 4TH ST	J & J SMITH PROPERTY MGMT LLC	AVERAGE	OFFICES	CORE ZONING DISTRICT	1
20	0001-048-051	117 N 4TH ST	JOHNSON, SCOTT A	FAIR	COMMERCIAL	CORE ZONING DISTRICT	0
20	0001-048-055	119 N 4TH ST	ELAD LLC	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
20	0001-048-060	121 N 4TH ST	ELAD LLC	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
20	0001-048-065	123 N 4TH ST	TREADSTONE PROPERTIES LLC	FAIR	OFFICES	CORE ZONING DISTRICT	0
21	0001-046-001	515 E BROADWAY AV	CITY BISMARCK (PARKING LOTS)	RAMP	PARKING LOT/RAMP	CORE ZONING DISTRICT	0
21	0001-046-005	520 E MAIN AV	ABUSED ADULT RESOURCE CENTER	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
21	0001-046-008	514 E MAIN AV	TEPLEY, THOMAS J & CAROL R	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
21	0001-046-015	510 E MAIN AV	HST LLC	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
21	0001-046-020	506 E MAIN AV	HST, LLC	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
21	0001-046-025	101 N 5TH ST	MORRIS, SUSAN MAE LIVING TRUST	AVERAGE	HOTEL	CORE ZONING DISTRICT	0
22	0001-044-001	605 E BROADWAY AV	REGENCY MIDWEST VENTURES LP	AVERAGE	PARKING LOT/RAMP	CORE ZONING DISTRICT	0
22	0001-044-200	625 E BROADWAY AV	BISMARCK, CITY (PARKING AUTH)	RAMP	PARKING LOT/RAMP	CORE ZONING DISTRICT	0
22	0001-044-400	630 E MAIN AV	BISMARCK, CITY (PARKING AUTH)	PARKING LOT	PARKING LOT/RAMP	CORE ZONING DISTRICT	0
23	0001-004-001	123 E MAIN AV	MAIN AVENUE PROPERTIES LLC	VAC LOT	PARKING LOT/RAMP	CORE ZONING DISTRICT	0
23	0001-004-005	117 E MAIN AV	STATE OF NORTH DAKOTA	AVERAGE- EXEMPT	WAREHOUSES	CORE ZONING DISTRICT	0
23	0001-004-010	101 E MAIN AV	STATE OF NORTH DAKOTA	AVERAGE- EXEMPT	THEATRE/GALLERIES/MUSEUMS	CORE ZONING DISTRICT	0
23	0001-006-001	223 E MAIN AV	BARNHARDT, JAMES F	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
23	0001-006-100	201 E MAIN AV	ZIMMERMAN, GENE & LIL	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
24	0001-008-000	301 E MAIN AV	FRANZEN, BERNARD & KRISTIN	GOOD	COMMERCIAL	CORE ZONING DISTRICT	0
24	0001-008-050	317 E MAIN AV	ZIMMERMAN, GENE & LILLIAN	GOOD	COMMERCIAL	CORE ZONING DISTRICT	0
24	0001-010-001	401 E MAIN AV	DEPOT ASSOCIATES	GOOD	COMMERCIAL	CORE ZONING DISTRICT	0
25	0001-012-000	501 E MAIN AV	DAKOTA BUILDING PARTNERSHIP	GOOD	OFFICES	CORE ZONING DISTRICT	0
25	0001-012-001	521 E MAIN AV	CIVIC SQUARE DEVELOPMENT LLP	GOOD	OFFICES	CORE ZONING DISTRICT	0
25	0001-012-003	515 E MAIN AV	MEISNER, JAMES W & DELORES A	AVERAGE	OFFICES	CORE ZONING DISTRICT	0
25	0001-012-050	525 E MAIN AV	ARCHLAND PROPERTY I LLC	PARKING LOT	PARKING LOT/RAMP	CORE ZONING DISTRICT	0
25	0015-004-200	605 E MAIN AV	ARCHLAND PROPERTY I LLC	AVERAGE	RESTAURANT	CORE ZONING DISTRICT	0
1A	0001-013-001	500 E FRONT AV	CITY BIS-SPEC DEFIC (WAGNER)	AVERAGE	OFFICES	COMMERCIAL	0
2A	0001-049-005	207 E FRONT AV	BERTSCH PROPERTIES LLC	GOOD	BANK/SAVINGS & LOAN	COMMERCIAL	0

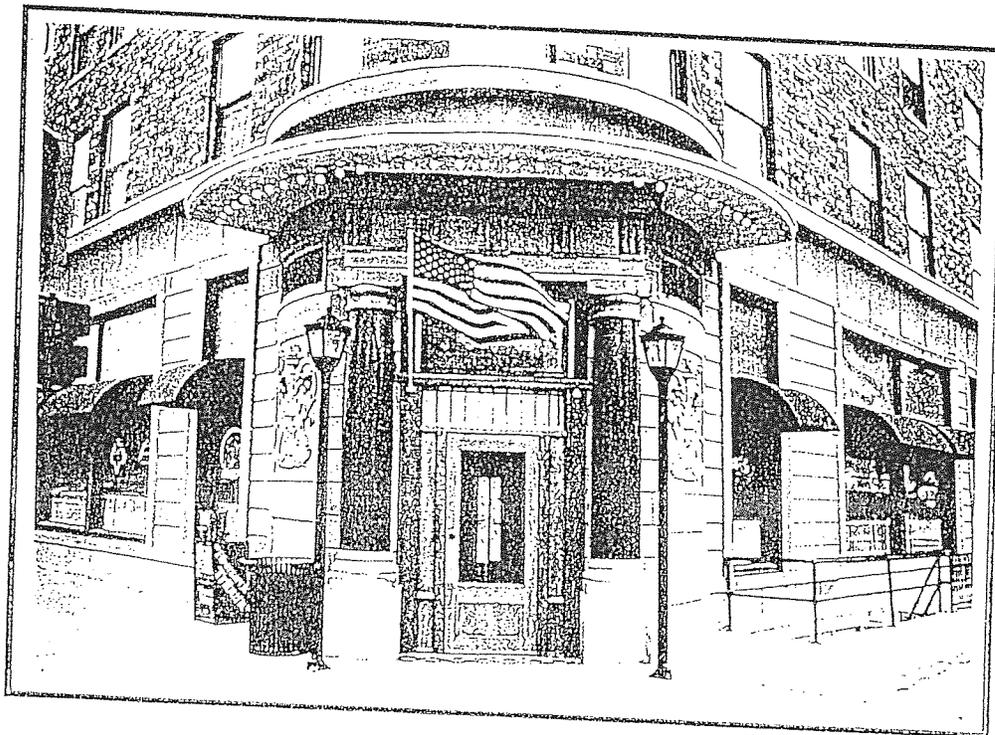
2A	0001-049-015	215 S 2ND ST	BERTSCH PROPERTIES LLC	PARKING LOT	PARKING LOT/RAMP	COMMERCIAL	0
2A	0001-049-030	218 S 3RD ST	BERTSCH PROPERTIES, LLC	GOOD	RESTAURANT	COMMERCIAL	0
3A	0001-069-001	615 E SWEET AV	BISMARCK, CITY (CIVIC CENTER)	CIVIC CENTER	CIVIC CENTER	COMMERCIAL	0
3A	0600-005-001	601 E SWEET AV	BISMARCK, CITY OF	CIVIC CENTER	CIVIC CENTER	COMMERCIAL	0
5A	0001-037-001	819 E FRONT AV	HORNER ENTERPRISES	AVERAGE	COMMERCIAL	COMMERCIAL	0
5A	0001-037-005	811 E FRONT AV	RC PROPERTIES LLLP	AVERAGE	COMMERCIAL	COMMERCIAL	0
5A	0001-037-020	801 E FRONT AV	HORNER PROPERTIES INC	GOOD	WAREHOUSES	COMMERCIAL	0
5A	0001-037-025	220 S 9TH ST	RC PROPERTIES LLLP	GOOD	COMMERCIAL	COMMERCIAL	0
6A	0005-035-001	921 E FRONT AV	MODERN MACHINE WORKS	AVERAGE	MANUFACTURING LIGHT	LIGHT INDUSTRIAL	0
6A	0005-035-015	907 E FRONT AV	PICM PARTNERS LLP	GOOD	COMMERCIAL	LIGHT INDUSTRIAL	0
6A	0005-035-030	215 S 9TH ST	PICM PARTNERS LLP	PARKING LOT	PARKING LOT/RAMP	LIGHT INDUSTRIAL	0
6A	0005-035-035	910 E SWEET AV	HOJIAN, LORRAINE D	FAIR	SINGLE FAMILY	LIGHT INDUSTRIAL	1
6A	0005-035-040	221 S 9TH ST	ZORELLS JEWELRY INC	GOOD	COMMERCIAL	LIGHT INDUSTRIAL	0
6A	0005-035-050	916 E SWEET AV	STEIN, MARCUS & CLEMENTINE	AVERAGE	SINGLE FAMILY	LIGHT INDUSTRIAL	1
7A	0001-063-001	302 S 3RD ST	DUEMELANDS PROPERTIES LLLP	GOOD	COMMERCIAL	COMMERCIAL	0
7A	0001-063-003	312 S 3RD ST	DUEMELANDS PROPERTIES LLLP	GOOD	RESTAURANT	COMMERCIAL	0
7A	0001-063-025	320 S 3RD ST	GOSSETT ENTERPRISES LLC	GOOD	RESTAURANT	COMMERCIAL	0
7A	0001-063-030	208 E BOWEN AV	ECKROTH, GORDON & IONE	AVERAGE	APARTMENT	COMMERCIAL	0
7A	0001-063-035	219 E SWEET AV	ECKROTH, GORDON & IONE	AVERAGE	APARTMENT	COMMERCIAL	0
8A	0001-065-001	311 E SWEET AV	MDU- <i>these are utility stations not parking</i>	PARKING LOT	PARKING LOT/RAMP	COMMERCIAL	0
8A	0001-065-010	310 E BOWEN AV	MDU- <i>these are utility stations not parking</i>	PARKING LOT	PARKING LOT/RAMP	COMMERCIAL	0
8A	0001-065-015	315 S 3RD ST	MELTZER, LESTER H & EILEEN B	AVERAGE	RESTAURANT	COMMERCIAL	0
8A	0001-065-020	301 S 3RD ST	B & C PROPERTIES LLLP	AVERAGE	STRIP CENTER	COMMERCIAL	0
8A	0001-067-001	300 S 5TH ST	TANIX LLC	AVERAGE	LOUNGES/BARS	COMMERCIAL	0
8A	0001-067-011	318 S 5TH ST	BISMARCK, CITY OF	AVERAGE	STRIP CENTER	COMMERCIAL	0
8A	0001-067-020	405 E SWEET AV	KNUTSON, ROBERT D	AVERAGE	COMMERCIAL	COMMERCIAL	0
9A	0001-073-001	711 E SWEET AV	DOAN, JERRY & RENAE	AVERAGE	COMMERCIAL	COMMERCIAL	0
9A	0001-073-010	710 E BOWEN AV	TRIPLE J PROPERTIES LLC	AVERAGE	STRIP CENTER	COMMERCIAL	0
9A	0001-073-035	704 E BOWEN AV	BARTH, DAVE	AVERAGE	COMMERCIAL	COMMERCIAL	0
9A	0001-073-051	311 S 7TH ST	BARTH, CLINTON W	AVERAGE	RESTAURANT	COMMERCIAL	0
9A	0001-073-065	701 E SWEET AV	MARCHUS FAMILY TRUST	AVERAGE	SINGLE FAMILY	COMMERCIAL	1
10A	0001-075-001	302 S 9TH ST	FISCHER, DAVID A & SHARON E	AVERAGE	OFFICES	COMMERCIAL	0
10A	0001-075-010	306 S 9TH ST	HORNER, RANDALL D	VACANT LOT		COMMERCIAL	0
10A	0001-075-015	308 S 9TH ST	HORNER, RANDALL D	VACANT LOT		COMMERCIAL	0
10A	0001-075-020	318 S 9TH ST	HORNER, RANDALL D	VACANT LOT		COMMERCIAL	0
10A	0001-075-045	800 E BOWEN AV	NATIONAL RETAIL PROPERTIES LP	AVERAGE	COMMERCIAL	COMMERCIAL	0
10A	0001-075-050	311 S 8TH ST	BERGET, LARRY A & JUDY A	AVERAGE	COMMERCIAL	COMMERCIAL	0
11A	0005-077-001	300 S 10TH ST	PETRICK, DANIELLE	AVERAGE	SINGLE FAMILY	RES MULTI FAM-30 UNIT/ACRE	2
11A	0005-077-005	302 S 10TH ST	NELSON, JAMES ET AL	AVERAGE	SINGLE FAMILY	RES MULTI FAM-30 UNIT/ACRE	1
11A	0005-077-010	306 S 10TH ST	REIDY, AIMEE C	GOOD	SINGLE FAMILY	RES MULTI FAM-30 UNIT/ACRE	1
11A	0005-077-015	310 S 10TH ST	REIDY, AIMEE C	VACANT LOT		RES MULTI FAM-30 UNIT/ACRE	0
11A	0005-077-020	312 S 10TH ST	LAHREN, E BLAKE	AVERAGE	SINGLE FAMILY	RES MULTI FAM-30 UNIT/ACRE	1
11A	0005-077-025	314 S 10TH ST	MARBECK, MIKE JR & BAHMILLER,	AVERAGE	SINGLE FAMILY	RES MULTI FAM-30 UNIT/ACRE	1

11A	0005-077-030	320 S 10TH ST	TOMAN, CALEB	AVERAGE	SINGLE FAMILY	RES MULTI FAM-30 UNIT/ACRE	1
11A	0005-077-035	322 S 10TH ST	BERNHARDT, COLE E	AVERAGE	SINGLE FAMILY	RES MULTI FAM-30 UNIT/ACRE	1
11A	0005-077-040	323 S 9TH ST	GILBERTSON, CHARLES & EVA	AVERAGE	SINGLE FAMILY	RES MULTI FAM-30 UNIT/ACRE	1
11A	0005-077-045	319 S 9TH ST	KUBISCHTA, KELLY	AVERAGE	SINGLE FAMILY	RES MULTI FAM-30 UNIT/ACRE	1
11A	0005-077-050	315 S 9TH ST	REIS, MICHELLE	AVERAGE	SINGLE FAMILY	RES MULTI FAM-30 UNIT/ACRE	1
11A	0005-077-055	313 S 9TH ST	PETERSON, ALVINA	AVERAGE	DUPLEX	RES MULTI FAM-30 UNIT/ACRE	2
11A	0005-077-065	907 E SWEET AV	HOERNER, RYAN & HOERNER, DAVID	AVERAGE	SINGLE FAMILY	RES MULTI FAM-30 UNIT/ACRE	1
11A	0005-077-070	901 E SWEET AV	ZORNJAK, TROY B	AVERAGE	SINGLE FAMILY	RES MULTI FAM-30 UNIT/ACRE	1
11A	0005-077-075	309 S 9TH ST	DELZER, BERNICE & MABEL	AVERAGE	SINGLE FAMILY	RES MULTI FAM-30 UNIT/ACRE	1
11A	0005-077-080	909 E SWEET AV	EBERLE, MICHAEL R	AVERAGE	SINGLE FAMILY	RES MULTI FAM-30 UNIT/ACRE	1
11A	0005-077-085	911 E SWEET AV	KUNTZ, VIRGIL & RUTH	AVERAGE	DUPLEX	RES MULTI FAM-30 UNIT/ACRE	2
1B	0015-016-045	110 E A AV	BOUTROUS, MICHAEL	AVERAGE	SINGLE FAMILY	RESIDENTIAL SINGLE FAMILY	1
1B	0015-016-050	102 E A AV	BOUTROUS, F NICK JR	AVERAGE	SINGLE FAMILY	RESIDENTIAL SINGLE FAMILY	1
1B	0015-016-055	509 N 1ST ST	FREMMING, SHARON	AVERAGE	SINGLE FAMILY	RESIDENTIAL SINGLE FAMILY	1
1B	0015-016-060	515 N 1ST ST	HENNESSY, THOMAS L & KELSEY	AVERAGE	SINGLE FAMILY	RESIDENTIAL SINGLE FAMILY	1
1B	0015-016-065	519 N 1ST ST	WHITMORE, TERRY & MARY	AVERAGE	SINGLE FAMILY	RESIDENTIAL SINGLE FAMILY	1
1B	0015-016-070	523 N 1ST ST	CASHMAN, THOMAS C	AVERAGE	SINGLE FAMILY	RESIDENTIAL SINGLE FAMILY	1
2B	0001-058-010	100 W BROADWAY AV	PINE PROPERTIES LLC	VACANT LOT		DOWNTOWN FRINGE ZONING	0
3B	0001-068-020	204 N 6TH ST	MEDCENTER ONE INC	PARKING LOT	PARKING LOT/RAMP	CORE ZONING DISTRICT	0
3B	0001-068-025	202 N 6TH ST	MEDCENTER ONE INC	PARKING LOT	PARKING LOT/RAMP	CORE ZONING DISTRICT	0
3B	0001-068-030	514 E BROADWAY AV	KOKKELER, CLEMENS & BEVERLEY	AVERAGE	COMMERCIAL	CORE ZONING DISTRICT	0
3B	0001-068-035	500 E BROADWAY AV	MEDCENTER ONE INC	PARKING LOT	PARKING LOT/RAMP	CORE ZONING DISTRICT	0
3B	0001-068-045	221 N 5TH ST	CITY BIS	AVERAGE- EXEMPT	OFFICES	CORE ZONING DISTRICT	0
4B	0001-040-020	804 E MAIN AV	JOHNSON, JERRY & DIANN A	GOOD	LOUNGES/BARS	CORE ZONING DISTRICT	0
4B	0001-040-001	825 E BROADWAY AV	ROYAL EQUESTRAIN LLC	GOOD	RESTAURANT	CORE ZONING DISTRICT	0
4B	0001-040-005	818 E MAIN AV	ST ALEXIUS MED CNTR CREDIT UN	AVERAGE	BANK/SAVINGS & LOAN	CORE ZONING DISTRICT	0
4B	0001-040-025	802 E MAIN AV	ST A'S MEDICAL CNTR CREDIT UN	PARKING LOT	PARKING LOT/RAMP	CORE ZONING DISTRICT	0
4B	0001-040-030	111 N 8TH ST	PINKS, KENNETH L & CAROL	AVERAGE	WAREHOUSES	CORE ZONING DISTRICT	0
4B	0001-042-001	715 E BROADWAY AV	IRET PROPERTIES	GOOD	OFFICES	CORE ZONING DISTRICT	0
4B	0001-042-005	700 E MAIN AV	IRET PROPERTIES	VACANT LOT	PARKING LOT/RAMP	CORE ZONING DISTRICT	0
1C	0001-016-001	717 E MAIN AV	SCHERR FAMILY LLC	GOOD	COMMERCIAL	CORE ZONING DISTRICT	0
1C	0115-004-300	815 E MAIN AV	INVISION PROPERTIES LLP	AVERAGE	COMMERCIAL	COMMERCIAL	0

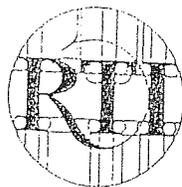
Appendix C

DRAFT

HISTORIC ARCHITECTURAL INVENTORY AND EVALUATION
OF
DOWNTOWN BISMARCK, NORTH DAKOTA



February 2000



Renewable Technologies, Incorporated
511 Metals Bank Building • Butte, Montana 59701

Table 1. List of Properties by Site Number in the Downtown Bismarck Historic District

<i>Site Number</i>	<i>Site Name</i>	<i>Address</i>	<i>Year Built</i>	<i>Architectural Style</i>	<i>Historic District Status</i>
32BL16	Northern Pacific Railway Depot	411 E. Main Ave.	1901	Mission	Listed/Contributing
32BL18	Bismarck Civic Auditorium	201 N. 6 th St.	1914	Beaus Art	Listed/Contributing
32BL20	McKenzie Hotel	422 E. Main Ave.	1910	Chicago School	Listed/Contributing
32BL24	US Post Office and Courthouse	304 E. Broadway Ave.	1913	Renaissance Revival	Listed/Contributing
32BL56	Webb Brothers Block	317 E. Main Ave.	1899	Classical Revival	Listed/Contributing
32BL57	Bismarck Tribune Building	222 N. 4 th St.	1920	Transitional Commercial	Listed/Contributing
32BL58	Soo Hotel	112 N. 5 th St.	1906	Neoclassical	Listed/Contributing
32BL59	Van Horn Hotel	114 N. 3 rd St.	1916	Transitional Brick	Listed/Contributing
32BL94	Burleigh County Courthouse	514 E. Thayer Ave.	1930	Art Deco	Listed/Contributing
32BL105	Patterson Building	412 E. Main Ave.	1905	Neoclassical	Ind. Eligible/Contributing
32BL148	Enterprise Car Rental	100 W. Main Ave	c.1927	Contemporary remodel	Non-Contributing
32BL149	Ulmen Motor Building	114 W. Main Ave	c.1947	Contemporary remodel	Non-Contributing
32BL150	LJ Anderson Building	200 W. Main Ave	c.1911	Chicago School	Ind. Eligible/Contributing
32BL152	Bureau of Reclamation Garage	212 W. Main Ave	c.1947	Contemporary remodel	Non-Contributing
32BL153	Ward Motor Building	222 W. Main Ave.	1948	Contemporary	Contributing
32BL154	GSA Garage	127 E. Main Ave.	c.1950	Contemporary	Contributing
32BL155	Corwin-Churchill Motors	122 E. Main Ave.	c.1915	Contemporary remodel	Non-Contributing
32BL156	Dakota Block	200 E. Main Ave.	c.1883	Gothic Revival	Ind. Eligible/Contributing
32BL157	Zimmerman's Building	201 E. Main Ave.	c.1920	Contemporary remodel	Non-Contributing
32BL158	Jacobsen Music	204 E. Main Ave.	c.1955	Contemporary	Non-Contributing

Table 1. List of Properties by Site Number within the Downtown Bismarck Historic District, continued

<i>Site Number</i>	<i>Site Name</i>	<i>Address</i>	<i>Year Built</i>	<i>Architectural Style</i>	<i>Historic District Status</i>
32BL159	BPOE	206 E. Main Ave.	1918	Transitional Commercial	Ind. Eligible/Contributing
32BL160	Guitarland	210 E. Main Ave.	c.1912	Transitional Commercial	Contributing
32BL161	Stacey-Bismarck Warehouse	211 E. Main Ave.	c.1920	Transitional Commercial	Contributing
32BL162	Hedinger's	212 E. Main Ave.	c.1920	Transitional Commercial	Ind. Eligible/Contributing
32BL163	Vold's	214 E. Main Ave.	c.1927	Transitional Commercial	Ind. Eligible/Contributing
32BL164	Winston-Newell Building	223 E. Main Ave.	c.1898	Transitional Commercial	Contributing
32BL165	Fleck Oldsmobile Building	301 E. Main Ave.	c.1949	Contemporary	Contributing
32BL166	Woolworth's Department Store	402 E. Main Ave.	c.1913	Early Commercial	Non-Contributing
32BL167	Dahl Block	410 E. Main Ave.	c.1905	Early Commercial	Contributing
32BL168	Lasken Block	101 N. 5 th St.	c.1911	Transitional Commercial	Ind. Eligible/Contributing
32BL170	Lasken Apartments	506 E. Main Ave.	1927	Transitional Commercial	Contributing
32BL178	F1: Universal Motor Co. Bldg. F2: shop	122 N. 1 st St.	c.1930 modern	Transitional Commercial Contemporary	Contributing Non-Contributing
32BL179	Schranz Motor Garage	112 N. 2 nd St.	c.1925	Contemporary remodel	Non-Contributing
32BL180	Grant-Dadley Auto Bldg.	113 N. 2 nd St.	1927	Contemporary remodel	Non-Contributing
32BL181	Humphrey, Moule & Milhollan Print Shop	115 N. 2 nd St.	c.1929	Transitional Commercial	Contributing
32BL182	SBHO Law Office	116 N. 2 nd St.	1928	Contemporary remodel	Non-Contributing
32BL183	Bismarck Finance Office	110 N. 3 rd St.	1946	Contemporary	Contributing
32BL184	3 rd St. Parking Garage	117 N. 3 rd St.	c.1977	Contemporary	Non-Contributing
32BL185	Logan Building	120 N. 3 rd St.	c.1917	Contemporary remodel	Non-Contributing

Table 1. List of Properties by Site Number within the Downtown Bismarck Historic District, continued

<i>Site Number</i>	<i>Site Name</i>	<i>Address</i>	<i>Year Built</i>	<i>Architectural Style</i>	<i>Historic District Status</i>
32BL186	Rodgers Appliance	121 N. 3 rd St.	c.1928	Transitional Commercial	Contributing
32BL187	Rose Apartments	215 N. 3 rd St.	c. 1916	Transitional Commercial	Ind. Eligible/Contributing
32BL188	Rue Building	217 N. 3 rd St.	1940	Transitional Commercial	Contributing
32BL189	Kramer Agency	108 N. 4 th St.	c.1898-99	Contemporary remodel	Non-Contributing
32BL190	Mathison's Building	112 N. 4 th St.	c.1898-99	Contemporary remodel	Non-Contributing
32BL191	Woodmansee Building	114 N. 4 th St.	c.1899	Contemporary remodel	Non-Contributing
32BL192	Old JC Penney's Store	115 N. 4 th St.	1930	Transitional Commercial	Contributing
32BL193	Centennial Plaza	116 N. 4 th St.	c.1900	Contemporary remodel	Non-Contributing
32BL194	Homan Building	117 N. 4 th St.	c.1912	Early Commercial	Ind. Eligible/Contributing
32BL195	Lucas Building	118 N. 4 th St.	c.1908	Contemporary remodel	Non-Contributing
32BL196	Knowles Jewelry Bldg.	119 N. 4 th St.	c.1900	Early Commercial	Contributing
32BL197	Cowan Building	123 N. 4 th St.	1890s/1957	Contemporary	Non-Contributing
32BL198	Office Building	124 N. 4 th St.	c.1908	Moderne-style remodel	Ind. Eligible/Contributing
32BL199	Hoskins-Meyer Building	200 N. 4 th St.	c.1899	International-style remodel	Contributing
32BL200	Hughes Building	206 N. 4 th St.	c.1912	Early Commercial	Contributing
32BL202	Gold Seals Building	208 N. 4 th St.	c. 1949	Contemporary remodel	Non-Contributing
32BL203	Dakota National Bank	212 N. 4 th St.	1920	Neoclassical	Ind. Eligible/Contributing
32BL204	Buman Building	216 N. 4 th St.	c.1949	Contemporary remodel	Non-Contributing
32BL205	Chop Suey Restaurant	116 N. 5 th St.	1912-13	Transitional Commercial	Contributing
32BL206	Bittis Billiard Hall	118 N. 5 th St.	1912-13	Transitional Commercial	Contributing

Table 1. List of Properties by Site Number within the Downtown Bismarck Historic District, continued

<i>Site Number</i>	<i>Site Name</i>	<i>Address</i>	<i>Year Built</i>	<i>Architectural Style</i>	<i>Historic District Status</i>
32BL207	Blackstone Club	120 N. 5 th St.	1912-13	Transitional Commercial	Contributing
32BL208	State Theater	204 N. 6 th St.	1934	Transitional Commercial	Contributing
32BL212	World War Memorial Bldg.	215 N. 6 th St.	1930	Art Deco	Ind. Eligible/Contributing
32BL213	Capital Chevrolet Bldg.	101 E. Broadway Ave.	1929	Transitional Commercial	Contributing
32BL214	Hughes Auto Bldg.	123 E. Broadway Ave.	c.1922	Transitional Commercial	Ind. Eligible/Contributing
32BL215	Old Provident Life Bldg	201 E. Broadway Ave.	1937	Moderne	Contributing
32BL216	Hughes Apartments	202 E. Broadway Ave.	1922/1926	Transitional Commercial	Ind. Eligible/Contributing
32BL217	Little Building	217 E. Broadway Ave.	1919-20	Transitional Commercial	Contributing
32BL218	Olympia Building	301 E. Broadway Ave.	c.1925	Transitional Commercial	Ind. Eligible/Contributing
32BL219	Nicola Building	415 E. Broadway Ave.	c.1930	Art Deco	Ind. Eligible/Contributing
32BL220	Annex Hotel	500 E. Broadway Ave.	c.1910	Transitional Commercial	Ind. Eligible/Contributing
32BL221	Kokkeler's Jewelry	514 E. Broadway Ave	c.1923	Contemporary remodel	Non-Contributing
32BL222	Johnnie's Gas Station	102 E. Main Ave.	c.1970	Contemporary	Non-Contributing
32BL223	Nash-Finch Warehouse	213 E. Main Ave.	1935	Art Deco	Ind. Eligible/Contributing
32BL224	Chapman & Chapman Law Office	313 E. Main Ave.	c.1895	Contemporary remodel	Non-Contributing
32BL225	Bismarck National Bank	322 E. Main Ave.	1990s	Contemporary	Non-Contributing
32BL226	Sweet Shop	408 E. Main Ave.	c.1900	Early Commercial	Contributing
32BL227	International Harvester Garage	122 N. Mandan St.	1928	Transitional Commercial	Contributing

Appendix D

DRAFT

MINUTES
RENAISSANCE ZONE ADVISORY COMMITTEE
JUNE 6, 2000

The Renaissance Zone Advisory Committee held a public input meeting at 5:30 p.m. on Tuesday, June 6, 2000 in the Tom Baker Meeting Room. Present were: Sandi Tabor, Beth Christianson, Curt Walth, Amanda Kary, Mary Stevens, Joe Gardyasz, Carl Hokenstad and Bill Wocken.

The purpose of the meeting was to gather input and reaction to the proposed Renaissance Zone. Carl Hokenstad briefly summarized the committee's zone boundary discussions to date. He also gave a brief summary of the Renaissance Zone regulations. No input was provided.

Several questions were asked about the finalization of the city's Renaissance Zone and the zone regulations. Sandi Tabor replied that the committee hoped to complete its work by September 1, 2000.

The meeting was closed at 6 p.m.

PUBLIC MEETING NOTICE

Notice is hereby given that the Bismarck Renaissance Zone Advisory Committee will hold a public meeting on Tuesday, June 6, 2000 at 5:30 p.m. The meeting will be held in the Tom Baker Meeting Room, City-County Building, 221 North 5th Street, Bismarck, North Dakota.

The purpose of the meeting is to present and discuss the proposed boundary for Bismarck's Renaissance Zone. City staff and members of the Advisory Committee will be in attendance to answer questions.

A map of the proposed Renaissance Zone may be obtained from the Bismarck Planning Department, 222-6447.

All interested members of the public are invited to attend the meeting. Written comments may also be directed to Carl Hokenstad, City Planner:

Fax Number: 222-6450

Mailing Address: Bismarck Planning Department
PO Box 5503
Bismarck, ND 58506-5503
5/30-126689

Bismarck

City Administration

November 2, 1999

MEMORANDUM

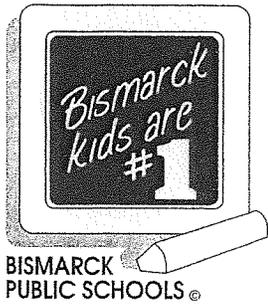
TO: Mayor Bill Sorensen
Board of City Commissioners
Downtown Businesses
Downtown Business Organization
City Center Partnership
City Staff
Media

FROM: Bill Wocken 
SUBJECT: Downtown Summit Meeting

Mayor Sorensen has asked for the opportunity to discuss a series of issues that are pertinent to the future of the downtown area with interested local citizens and businesses. These issues will be important to anyone having a business or property interest in the downtown but they will also be valuable to anyone doing business in the area. This meeting will be held as follows:

Tuesday
November 16, 1999
7:00 PM
Civic Center Exhibit Hall

The agenda for this meeting will include discussion of Renaissance Zones, overhead walkways, the tax increment renewal process, railroad land purchases, zoning and improvement plans for the area and a variety of other topics of interest. Everyone is welcome to attend this meeting.



Bismarck Public Schools

400 Avenue E East
Bismarck, North Dakota 58501
(701)221-3700
Fax: (701)221-3711
www.bismarck.k12.nd.us

DR. LOWELL L. JENSEN
SUPERINTENDENT

JOHN M. SALWEI
ASST. SUPERINTENDENT
SECONDARY SCHOOLS
CURRICULUM INSTRUCTION

RICHARD J. BURESH
ASST. SUPERINTENDENT
ELEMENTARY SCHOOLS
STUDENT SERVICES

EDWIN J. GERHARDT
BUSINESS MANAGER

LISA J. KUDELKA
HUMAN RESOURCES MANAGER

November 22, 2000

Mr. Bill Sorensen, Mayor
City of Bismarck
PO Box 5503
Bismarck, ND 58506-5503

Dear Mayor Sorensen:

I have reviewed the application materials to be submitted for designation of a portion of our downtown area as a Renaissance Zone. This letter is written in support of that application.

We agree that the Renaissance Zone concept will have the potential to, as stated in the plan, "arrest the present trend toward decreasing valuation and disinvestment." We also realize that in the short term, available revenues will be temporarily decreased, but agree with the statement in the plan that, "Over the longer term, however, the investments leveraged by these short-term credits will far outweigh the cost of the credits."

We strongly support the City of Bismarck's application for designation as a Renaissance Zone. Please file this letter with your application.

Sincerely,

Lowell L. Jensen, Ed.D.
Superintendent of Schools

LLJ:ve



Bismarck-Mandan Board of REALTORS®

318 W. Apollo Avenue

Bismarck, North Dakota 58503-1412

Phone: (701) 255-0712

FAX: (701) 223-8746

E-mail: bmbor@btigate.com

November 16, 2000

2000-2001

PRESIDENT

Dennis Kaiser, GRI

PRESIDENT ELECT

Linda Hixson, CRS, GRI

VICE PRESIDENT

Kerry J. Carpenter, J.D., CRS, GRI

DIRECTORS

Fred Rusch, GRI

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Edie Bachmeier, GRI

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Lavata Becker, ABR, GRI

BAR DIRECTOR AT LARGE

Ron Volk, CRS, GRI

PAST PRESIDENT

Terry Stevahn, CAM, GRI, RMM

EXECUTIVE OFFICER

Patricia M. Jergenson

BOARD STAFF

Mindy Horitski

Lil Sinkula

Dear Mayor Sorensen:

Please find this letter in support of the City of Bismarck's application for a Renaissance Zone designation.

Renaissance Zone tax incentives will speed the revitalization of our downtown area. This is essential for our community today and for the future. Approval of this zone designation by the State of North Dakota will provide our downtown very important development incentives that will help to preserve and improve this important tax base.

We strongly support the City of Bismarck's application for designation as a Renaissance Zone. Please file this letter with your application.

Sincerely,

Linda Hixson, CRS, GRI

President Elect



EQUAL HOUSING
OPPORTUNITY



November 16, 2000

Mayor Bill Sorensen
Bismarck City Administration
PO Box 5503
Bismarck, ND 58506-5503

Dear Mayor Sorensen:

It is with a great deal of pleasure that I write this letter in support of the City of Bismarck's application for a Renaissance Zone designation.

It is my firm belief that Renaissance Zone tax incentives will speed the revitalization of our downtown area. This is essential for our community today and for the future.

Approval of this zone designation by the State of North Dakota will provide our downtown very important development incentives that will help to preserve and improve this significant tax base.

As a Chamber of Commerce, we strongly support the City of Bismarck's application for this designation as a Renaissance Zone and would be pleased if you would file this letter with your application.

Sincerely,

Dave MacIver
President

DM/gh



David J. Blackstead

925 Arthur Drive Bismarck, ND 58501 (701) 223-0254

November 15, 2000

Mr. Bill Sorensen, Mayor
City of Bismarck
221 North 5th Street
Bismarck, ND 58501

Dear Mayor Sorensen:

I have been a resident of Bismarck for over forty years and during that time I have seen the city's business and residential areas expand in all directions outside of the central business district. Also, I have been fortunate to be a member of the Bismarck Planning and Zoning Commission for a number of years. During this time I have observed the planning commission, the city council and other citizen committees expend considerable time and effort to keep Bismarck's central business district a viable and robust segment of greater Bismarck.

The tax incentives that are the foundation of the Renaissance Zone plan will provide additional opportunities for the revitalization of the area that the Renaissance Zone committee and the city commission has designated for our over-all plan for downtown re-development.

The approval by the State of North Dakota of this zone designation of a critical portion of our "downtown" will encourage the core of our city to improve and also help preserve, and over the years, enhance our tax base.

It is important that all available tools be used to maintain the CBD in Bismarck. For this reason it is very simple for me to endorse and support the City of Bismarck's application for a Renaissance Zone designation and urge its approval by the state agency.

Yours truly,



David Blackstead

Bismarck City Administration

November 15, 2000

To Whom It May Concern:

Please accept this letter as evidence of the support of the Bismarck Walkway Committee for the City of Bismarck's application for a Renaissance Zone.

The Walkway Committee is attempting to develop a second-level pedestrian environment in the downtown area. This development will make attractive the renovation of vacant or underused second floor space in downtown buildings. The Renaissance Zone will provide a tool to allow this building renovation. It is essential to our committee's purpose.

The Walkway Committee strongly supports the City of Bismarck's Renaissance Zone application. Please file this letter with this application.

Sincerely,



Bill Sorensen
Chairman
Walkway Committee

Bismarck Parking Authority
P O Box 1774
Bismarck ND 58502-1774
(701) 223-8568

November 10, 2000

The Honorable Bill Sorensen,
Mayor
City of Bismarck
PO Box 5503
Bismarck, ND 58506-5503

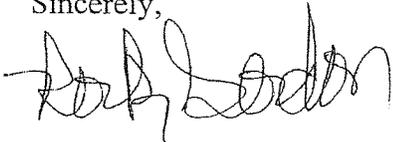
Dear Mayor Sorensen:

The Bismarck Parking Authority has asked me to send this letter in support of the City of Bismarck's application for a Renaissance Zone designation.

Renaissance Zone tax incentives will speed the revitalization of our downtown area. This is essential for our community today and for the future. Approval of this zone designation by the State of North Dakota will provide our downtown very important development incentives that will help to preserve and improve this important tax base.

The Parking Authority strongly supports the City of Bismarck's application for designation as a Renaissance Zone. Please file this letter with your application.

Sincerely,



Rocky Gordon
CPM--CAPS
Manager
Bismarck Parking Authority

FRANK J. BAVENDICK

PROPERTIES

LAND SERVICES

DAKOTA NORTHWESTERN BLDG.
400 BROADWAY

P. O. BOX 313

BISMARCK, NORTH DAKOTA 58501
PHONE 701-255-0490

November 10, 2000

Bill Wocken
City Administrator
PO Box 5503
Bismarck, ND 58506-5503

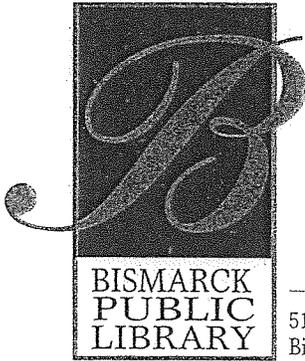
Dear Bill:

I have reviewed the plan draft as recently furnished to Renaissance Zone Property Owners. I do not have any changes to suggest on the plan draft at this time and will be watching for meetings and developments in the future.

Sincerely,


Frank J. Bavendick
Property Owner

FJB/pjs



515 North Fifth Street
Bismarck, North Dakota 58501-4081

November 18, 2000

The Honorable Bill Sorensen
City of Bismarck
P. O. Box 5503
Bismarck, ND 58506-5503

Dear Mayor Sorensen:

Re: Renaissance Zone

The Board of Trustees of the Bismarck Veterans Memorial Public Library has considered and authorized me to inform you that it supports the City of Bismarck's application for a Renaissance Zone designation.

The Board agrees that Renaissance Zone tax incentives are important to the revitalization of the City's downtown area and will encourage and speed that revitalization, which is essential for the City today and tomorrow. The Board agrees that approval of this zone designation by the State of North Dakota will provide our downtown important development incentives which will help to preserve and improve this area's important tax base.

Please file this letter with the City's application, which is intended to express the Board's strong support of the City of Bismarck's application for designation of this area as a Renaissance Zone. Thank you.

Yours truly,

Clark J. Bormann, President
Board of Trustees
Bismarck Veterans Memorial Public Library

CJB:cb

pc: Tom Jones, Library Director



**Medcenter One
Health Systems**

November 24, 2000

Office of the President

Mayor Bill Sorenson
221 N 5th St.
Bismarck ND 58501

Dear Mayor Sorenson:

Please find this letter in support of the City of Bismarck's application for a Renaissance Zone designation.

The Renaissance Zone tax incentives will speed the revitalization of our downtown area. This is essential for our community today and for the future. Approval of this zone designation by the State of North Dakota will provide our downtown very important development incentives that will help to preserve and improve this important tax base.

I strongly support the City of Bismarck's application for designation as a Renaissance Zone. Please file this letter with your applications.

Sincerely,

Terrance G. Brosseau
President/CEO

dmj

*Medcenter One, Inc.
300 North Seventh Street
Bismarck, North Dakota 58501
Telephone 701/323-6000*





November 22, 2000

Mayor Sorensen
City of Bismarck
221 N 5th Street
PO Box 5503
Bismarck ND 58506-5503

Dear Mayor Sorensen:

Please find this letter in support of the City of Bismarck's application for the Renaissance Zone designation.

Renaissance Zone tax incentives will speed the revitalization of our downtown area. This is essential for our community today and for the future. Approval of this zone designation by the State of North Dakota will provide our downtown very important development incentives that will help to preserve and improve this important tax base.

We strongly support the City of Bismarck's application for designation as a Renaissance Zone. Please file this letter with your application.

Sincerely,

Mary L. Stevens,
Executive Director



November 24, 2000

Bismarck City Administration
221 North 5th Street
P.O. Box 5503
Bismarck, ND 58506-5503

Dear Mayor Sorensen:

Greetings on behalf of the administration, employees and Benedictine Sisters who sponsor St. Alexius Medical Center. We hope all is well with you this holiday season.

I'm writing in support of the City of Bismarck's application for a Renaissance Zone designation. I commend you and other leaders in our community for pursuing this initiative. I'm firmly convinced that renaissance zone tax incentives will speed the revitalization of our downtown area. This is essential for our community today and for the future.

Approval of this zone designation by the State of North Dakota will provide our downtown very important development incentives that will help to preserve and improve this important tax base. I strongly support the City of Bismarck's application for designation as a Renaissance Zone. Please file this letter with your application.

Sincerely,

Richard A. Tschider, FACHE
CEO

"Let all be received as Christ."

Questions for participants in the Renaissance Zone program:

1. What role did the Renaissance Zone program play in your decision to move forward with a project in downtown Bismarck?

- The program was the deciding factor to remain downtown, expand the business and add employees. The hope of a Quiet Rail Zone was also a deciding factor, unfortunately the QRZ hasn't moved forward. Our landlord wouldn't have been able to pull-off the remodeling and keep the rent low had it not been for the program.
- The program was critical for the development project downtown. There are risks with downtown development; parking issues, soil conditions, old buildings. The tenant incentive (state income tax exemption) is a huge element and important incentive within the program.
- The project wouldn't have been so elaborate and the investment would not have been so significant had it not been for the program. The size of the investment and the improvements made would't have been so grand.
- The program gave the development team encouragement to move forward without knowing what the full extent of the benefits that would be available on the back end.
- Tax incentives are certainly part of the decision making process. A decision was made to stay downtown, the program incentives were not part of the initial decision to be downtown but it helped confirm our decision to stay.
- None, the property had been secured prior to the program. The choice to redevelop the property was made to help boost the downtown environment. The hope was to kickstart the redevelopment of downtown.
- When our business was considering a second location in the state we considered a handful of communities, what we looked for specifically was an opportunity to fill a niche in the community, a vibrant downtown and a competitive edge. The program shows the business owners that the city wants a thriving downtown and it wants new businesses to come to the community. The program gives business owners a chance to work with government instead of against it. For over six months we considered five different communities for our second location, we stopped looking after visiting Bismarck.
- The program is certainly a huge element for prospective developers. Had it not been for the program the developer for our latest development property may not have considered locating in Bismarck. One of our other tenants (in a different building) was certainly attracted to the location because of the program. Any savings to capture will help make projects viable. Property tax exemptions is the real prize, the business income tax exemption isn't as attractive from a property owner's perspective.
- The program played a big role; with one building in particular (the interviewees have completed two separate rehabilitation projects). We wouldn't have done the project without the incentives that were available.
- Our business had a choice to make to expand the current downtown location or a separate north side location. The north side location would have offered ample parking and would have accommodated a second building. The final decision was to expand the downtown location and remain committed to downtown Bismarck.

- The program was very important to our project; we may not have done the project if the program wasn't available.
- The program wasn't critical to our project and we may have done it had the program not been available. The costs to expand the downtown location far exceeded the costs of a new facility at the north campus. Even with the Renaissance Zone benefits the costs associated with the downtown building expansion were still higher. A conscious decision was made to stay downtown and enhance the efforts to revitalize downtown Bismarck. Our business considers itself a community builder.

2. Are you satisfied with the program and would you recommend any changes?

- Very satisfied. The tax incentives are a real positive. If it were only for landlords and property owners it wouldn't stimulate the growth in downtown that we've already experienced. Having a tenant option makes the program viable.
- Very satisfied, no changes recommended. The intent is to keep downtown healthy and it is working. The waiting period can be difficult but the incentives make the time worthwhile.
- Satisfied, but it's time to update the program. It is undesirable to create an adversarial situation where one didn't previously exist.
- Yes, with the exception of the lease projects and the timing that goes into signing a lease or making improvements. An intent to lease isn't a legal binding document and the waiting period can make projects difficult.
- The timing, application and approval process can make projects difficult. In particular, asking a prospective tenant to wait 8 to 10 weeks until they can sign a lease leaves a building owner waiting with no assurances. If there was a grace period for a retro-active approval process it would help property owners fill their spaces.
- We are satisfied with the program, definitely. We would suggest the definition of a "block" is too rigid and cities should be allowed to include select properties instead of an entire "block" that is bounded by streets.
- We are very satisfied with the program and it has "done well for us". Had it not been for the staff guidance the program would have been very difficult to navigate. Without staff articulating the available benefits and the requirements to achieve those benefits it would have been difficult to know the course to take.
- Yes, definitely. Our business has done projects in Bismarck and Mandan and we are very satisfied with the program and wouldn't recommend any changes. Understanding the TIF fund and the collection of funds since 1978, one can certainly appreciate "some concern" with the TIF program as it currently operates. Without an inflation factor allowed therein lies a problem.
- Very satisfied, the Renaissance Zone Program is excellent. No changes recommended, the program is working well.
- Very satisfied, the first few years of a new business are critical and we're happy the program is available. No changes recommended.

3. Have you purchased or rehabilitated property in the Renaissance Zone just to participate in the program?

- No, our business is a tenant in a rehabilitated building but we didn't lease the space we are currently located in just to take advantage of the tax incentives, our business was growing and we needed more room to expand and hire additional employees.
- No, we had a project in mind but the building was purchased because the group liked the building and wanted to be downtown.
- No, but the property was chosen and purchased first but the incentives make the projects viable.
- No, if the project can't stand on its own merit, it shouldn't exist. The project should be financially viable if it's going to move forward.
- Yes, definitely, the program made the project viable. Without the program it's likely the two projects we've done wouldn't have happened. We have since sold one of the two buildings and the sale of that property wouldn't have happened had we not made the improvements. The improvements allowed us to attract new tenants to a building that had a 40% occupancy rate. The building was 100% leased when we sold it to the current owner.
- No – previously owned the building.
- We did not purchase the building just to participate in the program but the program certainly made the project more viable. We never considered property outside downtown when looking for opportunities in Bismarck.
- The program was a huge element in our tenant's decision to expand their business and make the financial commitment to grow their business.

4. What makes the Renaissance Zone program attractive/unattractive from a development perspective?

- The financial benefit to encourage investment is imperative.
- The benefits to the tenants are most attractive. The property tax exemption isn't a huge benefit to the landlord. Some of the property tax benefits can be obtained by utilizing the city's 5-year remodel exemption that is administered by the Assessing Department.
- The program was available, the tax incentives are helpful and our project met the guidelines of the program.
- There is nothing unattractive about tax exemptions, the overwhelming documentation and initial start-up efforts can be difficult.
- Helpful staff that guided us through the program. The program helps enable projects to become financially viable.
- The program is helpful for an initial incentive for start-up businesses.
- We would have never considered doing the project without the available incentives. The benefits help offset the added costs; asbestos abatement, historic buildings and old building codes. Incentives have to be offered for people to take the risk of developing downtown.

- Being able to take advantage of the urban setting and creative atmosphere. To be able to offer incentives for people to come into the core of the community is an attractive. Our staff loves being downtown because of the variety of restaurants, Urban Harvest, proximity to services and the feeling of downtown.
- Knowing the city “is on your side” and keeping downtown vibrant is a huge help. Having helpful city employees is a bonus with the application process, their knowledge of the program and its requirements made our experience great. Helping to contribute to the communities’ success is a good feeling as a developer/property owner.
- The tax incentive is the biggest attraction. Businesses want a “feel good” atmosphere of being downtown; it may be unattractive if you don’t own property downtown or don’t want to be located downtown.
- The development timeline can be difficult; the 8-10 week process of approvals can be prohibitive. Lease projects are too restrictive with lease signing opportunities having to wait until the approval process is complete.
- The tax exemptions help offset the costs of the expansion/remodeling of our building. The opportunity for a tax exemption (business income tax exemption) we as landlords can offer potential tenants is a huge opportunity. The program helps to encourage neighboring property owners to fix-up their properties.
- For our type of business, a lot depends on the value of downtown to the community; the program affects the community directly. The Renaissance Zone program is a plus to help offset things like parking problems (the hassles and added costs), added construction costs and the struggles that can accompany owning an old building.

5. Why did you choose to participate in the program?

- We wanted to be downtown, the benefit was available. The benefit isn’t excessive but it is attractive. The program typically helps offset start-up costs.
- The ability to attract tenants with the 5-year business income tax exemption. Without the incentives, marketing spaces would be difficult.
- Illustration, to lead by example. I wanted to prove that new construction can be done legitimately in downtown Bismarck.
- Being part of the community, development opportunities and financial benefits.
- Our decision to participate was motivated by the financial incentives; the program can make projects viable. There are added costs for doing work in downtown versus an undeveloped piece of property on the edge of town. Construction costs are higher, operating costs are higher and there are problems with parking and availability.
- Civic responsibility – we have a duty to help support and promote the program and to invest in our property downtown. The program enabled the development group to have a feasible project.
- If the program wasn’t available, leaving downtown may have been a more realistic decision.
- Any incentives help a new business especially due to the nature of our business. Any cost savings with building rehabilitation is very helpful.

- The incentives weren't "make or break" but certainly had an impact.

6. Is the Renaissance Zone program an attractive incentive to do business downtown?

- Absolutely, the incentives are helpful.
- Yes, once the program was understood by developers there were opportunities for people to capitalize.
- Yes, the program has proven itself time and time again. It's also helped retain existing businesses that may have left downtown.
- The program allows owners to do "Class A" opportunities. The shortage of Class A office space in Bismarck is a reality. Without the program, projects wouldn't be a viable or as luxurious.
- It's indicative of the end user, it's neither a plus nor a minus but the program should stand on its own.
- Definitely, the program gives a 5-year tax incentive but it also allows the businesses to become part of a neighborhood and part of the framework of downtown. The location is ideal; however, parking is always difficult.
- Yes, in some cases it could be said "Is it enough?" in other cases the debate may be "Do you tear something down or try to redevelop the building?" Being able to combine programs (TIF and Renaissance Zone) should be an option in certain cases. The perception of the financial benefit is much larger in some cases depending on the type of business being done.
- The program is a "no-brainer" when comparing a city with a program versus a city without a program. Increasing the foot traffic, new businesses, and new opportunities helps all businesses in the area. We have developed good relationships with other downtown businesses. We have heard lots of comments about how great downtown Bismarck is becoming; comments from travelers and hotel guests are heard quite often. We work cooperatively with restaurants in downtown, we feel it benefits both businesses and it's good for the community.

7. What are the benefits you've experienced with the Renaissance Zone program?

- Tax incentives, being part of the downtown district, location and proximity to other facilities. As a participant our business can speak our clients about the program and its benefits for others that are considering locating downtown. The program also has also allowed us additional funds to help purchase additional equipment, add staff and expand our office size.
- Saving money with the business income tax exemption and the general feeling of cooperation; it's very important to a new business coming to town.
- Pride in participation with the program, bringing new businesses to Bismarck and being part of a vibrant downtown.
- Employee retention, the ability to remain downtown and the positive impact our business has experienced as a result of the program.

- A revitalized downtown that looks nothing like it did five years ago. We recently had some clients in town that hadn't been to Bismarck for a few years. Each of the clients commented on the vibrancy and activity in downtown Bismarck. They said "We don't remember downtown being this active last time we were here..." We told them downtown hasn't looked this good in years and it wasn't this active or vibrant the last time they were here.
- The benefits help offset the added costs associated with doing business downtown (parking costs, higher construction costs etc.).
- It's been such a positive experience, there have been no drawbacks.
- Property tax benefits and the 5-year business income tax exemption.
- There is definitely a marketing advantage. From the financial side, the real estate savings and some income tax exemptions are good as well. Good tenants have been attracted to rehabilitated buildings.

8. What are the drawbacks you've experienced with the Renaissance Zone program?

- None, our experience has been great.
- There are still misconceptions with the program. Many people think there is "Renaissance Zone Money" available to help with redevelopment. The only incentives are tax exemptions and the way to gain the incentives is to make an investment first. There is also a concern with the timing and lease projects. The time necessary to go through the process can be prohibitive.
- None, our experience was very positive.
- None – some could the 8-10 week application process could be problematic.
- The difficulty with timing and the boundary constraints. The initial procedural steps were difficult but with the staff's help, it has gotten better.
- None, clarification for timing, program requirements and a grace period to allow for some work to be done after a lease has been signed would be helpful.
- None – some could say the purchase of a building prior to project designation/approval shouldn't exclude a property owner from the benefits of the program. *(There is a Purchase with Improvements project category that offers reduced property tax exemptions. If the property is purchased prior to the project approval the owner would not be eligible for the Purchase with Improvements incentives)*
- There is value in having rent incentives (tax exemptions), but there is also an educational component for the prospective tenants. The timing can be an issue for potential tenants wanting to move ahead quickly and having to wait for the program to take its time can be frustrating.
- Timing, the length of the approval process can be difficult when considering working with prospective tenants.

9. Do you think the Renaissance Zone program is fair?

- Yes, the incentives help offset the difficulty with downtown development/redevelopment. Keeping downtown vibrant and growing is important. There are many disadvantages to doing business in downtown that wouldn't be

experienced outside the downtown area; things like client/staff parking opportunities, older buildings and problems that normally don't exist with new development.

- Yes, even as a developer with property outside the Zone. It's the City's prerogative to say there's an area of town that needs special attention so the blight doesn't reach an unrepairable state. The areas not included in the Zone are areas that don't need incentives because blight doesn't exist.
- The program is fair because it lends itself to redevelopment versus just new development. Redevelopment is always harder and more costly. Downtown is the core of the community and the heartbeat of the city. The strength and vitality of downtown occasionally needs a rehabilitation to keep it fresh, vibrant, attractive and a place people want to be.
- The program is a tremendous deal for the city of Bismarck. The program may not be fair to the state of North Dakota but it's their program and they've created the program with the understanding that some businesses won't be paying taxes. The program is fair because it's incentives without subsidies. There has to be an investment and the investments are often market driven. There will be merit in each project but there still has to be an investment. If we are to consider property not located downtown, it's harder to see the value of the incentives because they're not available. The climate is different outside downtown. Without a heart, the community has no direction and without a heart there becomes trend developments and the community becomes stressed and lost because it's stretched too thin.
- For any project there are always significant costs, the age of historic buildings makes redevelopment and rehabilitation difficult, there are unknown elements with doing business downtown, parking constraints, building code issues are all elements that are a detriment to doing business downtown; these issues are not shared by developers working with a vacant lot on the edge of town. The program benefits help offset these issues.
- Absolutely, there are challenges in being downtown. A vibrant downtown will help the whole community. Businesses, retail and restaurants are part of a thriving community and these are all important things to have downtown.
- From my perspective, the program and application process are fair. I have heard the argument that it's unfair to people/developers outside the downtown area. Having a vibrant downtown and the "heart of the town" is important. People don't say "Let's go to the strip mall and see what's happening, they go downtown to find things to do."
- The program is fair to the users and the purpose for which it was established; "you must invest something to get something." The location of the Zone is fair because the state of the buildings in the selected area, the age and condition of the buildings are unlike any other area in Bismarck. The program is a success but it's hard to quantify the value of downtown Bismarck without the program.
- Yes – one can understand and appreciate what some may say about development outside the Renaissance Zone but with all the added costs to doing business in downtown Bismarck the program helps.
- The program is fair because the incentives are not subsidies. In order to gain the incentives an investment must be made, there is no hand-out.

- The program meets the intent of the enabling legislation.

10. How important is a healthy downtown district to the community of Bismarck?

- Very important, downtown drives the community. Without a healthy downtown, the community struggles. Boarded-up windows and shuttered buildings don't support the community.
- A healthy downtown is essential, without a healthy downtown the burden of tax generation is switched to the homeowner's liability.
- It is vital to have a vibrant downtown, "the heart of the community".
- Very important, without a healthy downtown there is a lack of vibrancy that resonates throughout the community in a bad way.
- A healthy, vital downtown is in the best interest of anyone in the city.
- Every community needs a healthy downtown and a good quality of life. Cultural, housing and vibrancy are all critical to a good downtown. It's important to have a vibrant community as a whole and not just a thriving sector of the community. The entire community should be thriving.
- The values of downtown buildings are going up and that is a direct and intended consequence of the program. The program's intended consequences are being met. A healthy downtown is imperative. Downtowns are the central gathering space for commerce, events and community building. The most successful communities have vibrant downtowns; that's why we're here. Downtowns provide culture and other important activities.
- Without a healthy and vibrant downtown there are negative effects on the community as a whole.
- Downtown viability is very important.
- It's important to have market-rate housing downtown, this will be the biggest hurdle to overcome. We are seeing the results of the program and it is working. Ultimately Bismarck will attract white-collar jobs with the oil and energy activity. Worldwide companies are interested in coming to Bismarck
- Downtown is "what makes it tick" without a healthy downtown, the entire community suffers.

Follow-Up Questions to Select Responses:

11. You own other property outside downtown Bismarck; can improvements to that property be considered similar to your property downtown?

- The comparison is unfair; the property and building we own outside downtown is nearly the size of a city block with ample parking. In addition, current market rental rates make the lease reasonable along with the demand for office space.

12. Has the Renaissance Zone Program changed the face of downtown?

- Absolutely, and it continues to move forward.

Questions for individuals that have NOT participated in the Renaissance Zone program:

1. Why haven't you participated in the program?

- We don't own property or land in the Zone. We have considered purchasing property but the opportunity hasn't presented itself.
- The right opportunity hasn't presented itself; we haven't pursued purchasing property downtown. Rental rates outside downtown have been a more viable option. We have developed other properties outside downtown that have maximized our resources.

2. Is the Renaissance Zone program a deterrent to the business you do?

- The program can be a deterrant, but the overall picture shows there is competition for Class A office space but there are also different needs in downtown and north Bismarck. Some choose to be downtown for proximity to other services; courts, County/City offices. Other professional services will be able to locate just about anywhere because their business does not rely on or utilize civic offices. Parking is also a concern. Locating outside the downtown area provides opportunities for off-street parking lots.
- No, the program is a valuable opportunity. It would be disappointing if the program would be discontinued. We haven't avoided doing business downtown; the right opportunity hasn't presented itself.

3. What makes the Renaissance Zone program attractive/unattractive from a development perspective?

- It's attractive because there is good communication with the city staff.
- It's attractive because it brings nice buildings and provides life to downtown. It's unattractive because development is nice but it's physically challenging to get to some of the places because of all the attention and new-found popularity.

4. Is the Renaissance Zone program an attractive incentive to do business downtown?

- Yes, people want to be downtown, however; the timing of the process can be cumbersome. If there were to be an "after-deal" approval opportunity it would be helpful for marketing spaces and leases. If there was more flexibility with lease projects and timing there would be fewer delays with projects moving forward.
- Yes, but without good access and available parking there may come a time that people stop visiting downtown because parking will always be an issue.

5. Do you think the Renaissance Zone program is fair?

- The program is fair when considering the growth of the city and its role in building the community. It is unfair when businesses are asking for free parking – it's an unfair advantage if they ask and receive free parking. It would allow prices to remain low when other businesses have to pay for the creation and maintenance of their parking lots.
- The program is absolutely fair, north Bismarck does not need incentives, the growth is already there and continuing at a steady pace. Downtown needs to be encouraged to remain strong and growing.
- The downtown core is so important for a community. Bismarck has a real opportunity because of the location to the mall, its central location and the Civic Center. The entire

community benefits from a healthy downtown environment. Without the program certain developers won't have the resources to purchase and rehabilitate buildings. Without the incentives many buildings would continue to remain empty.

- There is a perception of jealousy or the complaints about the program are coming from those that don't want to develop downtown. The legislature saw vibrant downtowns as an advantage and a desire as a result of the program.

6. How important is a healthy downtown district to the community of Bismarck?

- It's vital for a community to have a thriving downtown. The Zone is a successful program and it's important to have a healthy downtown.
- We believe in the program and would be discouraged if it went away.

Follow-up questions and comments

7. Has the Renaissance Zone Program been marketed well?

- To some degree, the information is available on the city's website. We share this information about the program in an informational packet we offer our potential clients, not as an opportunity because we don't own property downtown, but as an overall example of the financial strength of the community.

8. As a developer outside the downtown area would you suggest any changes?

- The program could be time-sensitive, meaning, if a block in the Zone hasn't been utilized in a period of years the boundaries could be redrawn. Consideration should be made for parts of east Bismarck, particularly along East Main Avenue, Broadway etc. *(It was explained to the interviewee that the boundaries of the Renaissance Zone can and have been modified in the past)*
- A common complaint about doing business downtown is the lack of parking. Looking forward, the Renaissance Zone Authority and the Parking Authority should be working together to solve the problem. The Renaissance Zone Authority is tasked with promoting downtown as a viable place to do business but doing little to help offset the burden that accompanies the resurgence of activity. Consideration should be given to working with tenants and businesses located in buildings that have been rehabilitated as part of the program.