



## *Community Development Department*

### RENAISSANCE ZONE AUTHORITY

### MEETING AGENDA

October 13, 2010

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City-County Office Building	3:00 p.m.	Second Floor Conference Room
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- 1. Call to Order and Introductions – Commissioner Brenda Smith**
- 2. Consider Approval of Minutes – June 9, 2010 Meeting**
- 3. Renaissance Zone Project – Public Hearings**
  - a. Request of A.L. Brend, D.D.S. for designation of the lease of space in the building at 207 East Front Avenue as a Renaissance Zone Project. The property is owned by Bertsch Properties, LLC and is legally described as Lots 1-12 and the vacated alley adjacent, Block 49, Original Plat.
  - b. Request of Magi-Touch Carpet & Furniture, Inc. for designation of the lease of space in the building at 800 East Sweet Avenue as a Renaissance Zone Project. The property is owned by RC Properties, LLLP and is legally described as Lots 13-24 and the vacated alley adjacent, Block 37, Original Plat.
  - c. Request of Toasted Frog West, LLC for designation of the lease of space in the building at 124 North 4<sup>th</sup> Street as a Renaissance Zone Project. The property is owned by TFRE, LLC and is legally described as Lots 1-2, Block 50, Original Plat.
  - d. Request of 613 Development Corporation for designation of the construction of a new building at 401 North 4<sup>th</sup> Street as a Renaissance Zone Project. The property is owned by Patrick and Marcella Smith and is legally described as Lots 8-9, Block 122, Original Plat.
- 4. Renaissance Zone State Guideline Changes**
  - a. **Public Utility Infrastructure**
- 5. Status of Approved Renaissance Zone Projects**
- 6. Status of Approved CORE Incentive Projects**
- 7. Other Business**
- 8. Adjourn – Next regular meeting is scheduled for November 10, 2010.**

*Bismarck-Burleigh County Community Development Department*

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

**RENAISSANCE ZONE AUTHORITY  
MEETING MINUTES  
June 9, 2010**

The Bismarck Renaissance Zone Authority met on June 9, 2010 in the 2<sup>nd</sup> Floor Conference Room in the City-County Office Building at 221 North 5<sup>th</sup> Street.

Authority members present were Dave Blackstead, Chuck Huber, George Keiser, Kevin Magstadt, Carol Vondrachek and Curt Walth.

Technical Advisors Bruce Whittey and Jeff Ubl were present.

Staff members present were Jason Tomanek, Kimberley Gaffrey and Brenda Johnson.

Guests present were Richard Mauer (BMDA), Jody Smith (JS Bridal, LLC) and Dawn Kopp (Downtowners).

**CALL TO ORDER**

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

**MINUTES**

The minutes of the March 10, 2010 meeting were distributed with the agenda packet.

**MOTION:** A motion was made by Mr. Walth and seconded by Mr. Magstadt to approve the minutes of the March 10, 2010 meeting as received. The motion passed unanimously with members Blackstead, Huber, Magstadt, Vondrachek and Walth voting in favor.

Authority Member Keiser arrived at the meeting.

**RENAISSANCE ZONE PROJECT APPLICATION**

A. 115 North 4<sup>th</sup> Street – JS Bridal, LLC dba Bridal N’ More– Lease

Mr. Tomanek gave an overview of the lease project by JS Bridal, LLC dba Bridal N’ More for the building at 115 North 4<sup>th</sup> Street. Mr. Tomanek said the applicant is proposing to lease space on the 1<sup>st</sup>, 2<sup>nd</sup> and basement levels of the building at 115 North 4<sup>th</sup> Street for a bridal and formal wear business. The owner of the building, J & J Smith Property Management, LLC is currently rehabilitating the building as a separate Renaissance Zone project. The building floor area is 11,259 square feet and the applicant’s lease area would be 5,800 square feet, with an estimated income tax benefit of \$4,000 over five years.

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

1. The proposed use is consistent with the City's Renaissance Zone Development Plan.
2. The building is currently being rehabilitated as a separate Renaissance Zone project.
3. The lease would be for an expanding business relocating within the Zone. The business is currently located in downtown Bismarck, but will be moving to this new location in order to expand the size of their operation. The applicants are proposing to lease space in the building that will be converted from office space to retail space. The applicants would be leasing 2,700 SF of space on the street level, 1,300 SF in the basement and 1,800 SF on the mezzanine level for a total of 5,800 SF of retail space.
4. The applicant anticipates adding two additional full-time employees and one to two part-time employees.
5. Occupancy of the space is anticipated for August 2010.

Mr. Tomanek said based on the above findings, staff recommends approval of the designation of the lease of space in the building at 115 North 4<sup>th</sup> Street by JS Bridal, LLC dba as Bridal N' More, as a Renaissance Zone project, with an exemption from state tax on income derived from the business and investment location for five years beginning with the date of occupancy.

**MOTION:** Based on the findings included in the staff report, a motion was made by Mr. Walth and seconded by Ms. Vondrachek to recommend approval of the request for designation of the lease of space in the building at 115 North 4<sup>th</sup> Street by JS Bridal, LLC dba Bridal N' More, as a Renaissance Zone project, and an exemption from state tax on income derived from the business/investment location for five years beginning with the date of occupancy. The motion passed unanimously with members Blackstead, Huber, Keiser, Magstadt, Vondrachek and Walth voting in favor.

## **RENAISSANCE ZONE STATE GUIDLINE CHANGES**

### **Public Utility Infrastructure**

Mr. Tomanek stated as a result of his research with the state and other communities regarding public utility infrastructure, no one is offering any information and at this time it appears that no communities are considering adding this incentive to their Development Plan. The following items that must be addressed in the City's Development Plan if implemented:

1. What criteria the City would use to approve infrastructure projects
2. How the City will monitor projects both in the Zone and infrastructure projects outside the Zone
3. A determination of the tax credits available to property owners affected by the utility infrastructure project

4. The City must also agree to work with the State Board of Equalization to determine the property tax exemption for utility projects and state the exemption in the development plan

Mr. Tomanek added that staff is looking for direction from the Renaissance Zone Authority as to how this new provision should be addressed in the City's Development Plan because there is nothing to go on from other communities.

Mr. Keiser commented that the City of Bismarck was the first community to run into this issue when American Bank Center wanted to underground their utilities as a part of their renovations and proposed building expansion. This type of improvement was not and currently is not allowable as part of an expense for qualifying through the Renaissance Zone program. Mr. Keiser said the real intent of the policy is for a community that comes forward with a plan for an entire area to go underground with their utilities or a streetscape plan. If a business comes along and does renovations, they have to meet the streetscape design requirements that should be an allowable cost because they cannot do the project without doing the streetscape.

Mr. Walth suggested that for the Renaissance Zone Authority to even consider the public utility infrastructure, the costs of relocating utilities to underground should be known.

After some discussion it was the general consensus of the Renaissance Zone Authority that staff will gather information on the costs of relocating utilities to underground to be reviewed at the next meeting. Mr. Tomanek indicated he would contact Montana Dakota Utilities to begin discussions and report back at the next Renaissance Zone Authority meeting.

### **Completed Blocks**

After reviewing the current Renaissance Zone and surrounding areas and some discussion, the Renaissance Zone Authority agreed on a block to be removed and a block to be added to the Renaissance Zone.

**MOTION:** A motion was made by Mr. Keiser and seconded by Ms. Vondrachek to remove Block 4A (Bismarck Tribune Building block) and to add the block directly east of 9<sup>th</sup> Street North and directly south of Main Avenue. The motion passed unanimously with members Blackstead, Huber, Keiser, Magstadt, Vondrachek and Walth voting in favor.

### **RENAISSANCE ZONE PROJECTS – PER SQUARE FOOT INVESTMETNS**

Mr. Tomanek said that the Bismarck Renaissance Zone Development Plan requires applicants pursuing Renaissance Zone Project designation to invest a minimum dollar amount in the building or space being rehabilitated. The current new construction investment is set at \$75.00 per square foot and lease projects are required to invest at least \$10.00 per square foot in buildings not previously rehabilitated as Renaissance Zone projects. Staff has researched and analyzed the current market rates for both new construction and remodeling projects and the

examples were compared with figures provided by the Building Inspections Division for new construction and remodeling projects.

After a brief discussion it was the general consensus of the Renaissance Zone Authority that the minimum per square foot investment for lease space projects, as well as new construction projects minimum per square foot investment amounts should be increased due to inflation.

**MOTION:** A motion was made by Mr. Walth and seconded by Mr. Huber to increase the minimum investment from \$10 to \$20 per square foot for lease space projects. The motion passed unanimously with members Blackstead, Huber, Keiser, Magstadt, Vondrachek and Walth voting in favor.

**MOTION:** A motion was made by Mr. Keiser and seconded by Mr. Magstadt to increase the minimum investment from \$75 to \$100 per square foot for new construction projects. The motion passed unanimously with members Blackstead, Huber, Keiser, Magstadt, Vondrachek and Walth voting in favor.

### **STATUS OF APPROVED RENAISSANCE ZONE PROJECTS**

Mr. Tomanek said that no Renaissance Zone Projects have been closed out on the last month.

### **STATUS OF APPROVED CORE INCENTIVE PROJECTS**

Mr. Tomanek said that no CORE Incentive Program Projects have been closed out in the last month.

### **OTHER BUSINESS**

There was no other business.

### **ADJOURNMENT**

There being no further business, Chair Blackstead adjourned the meeting of the Bismarck Renaissance Zone Authority at 5:00 p.m.

Respectfully Submitted,

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Kimberley Gaffrey  
Recording Secretary

APPROVED:

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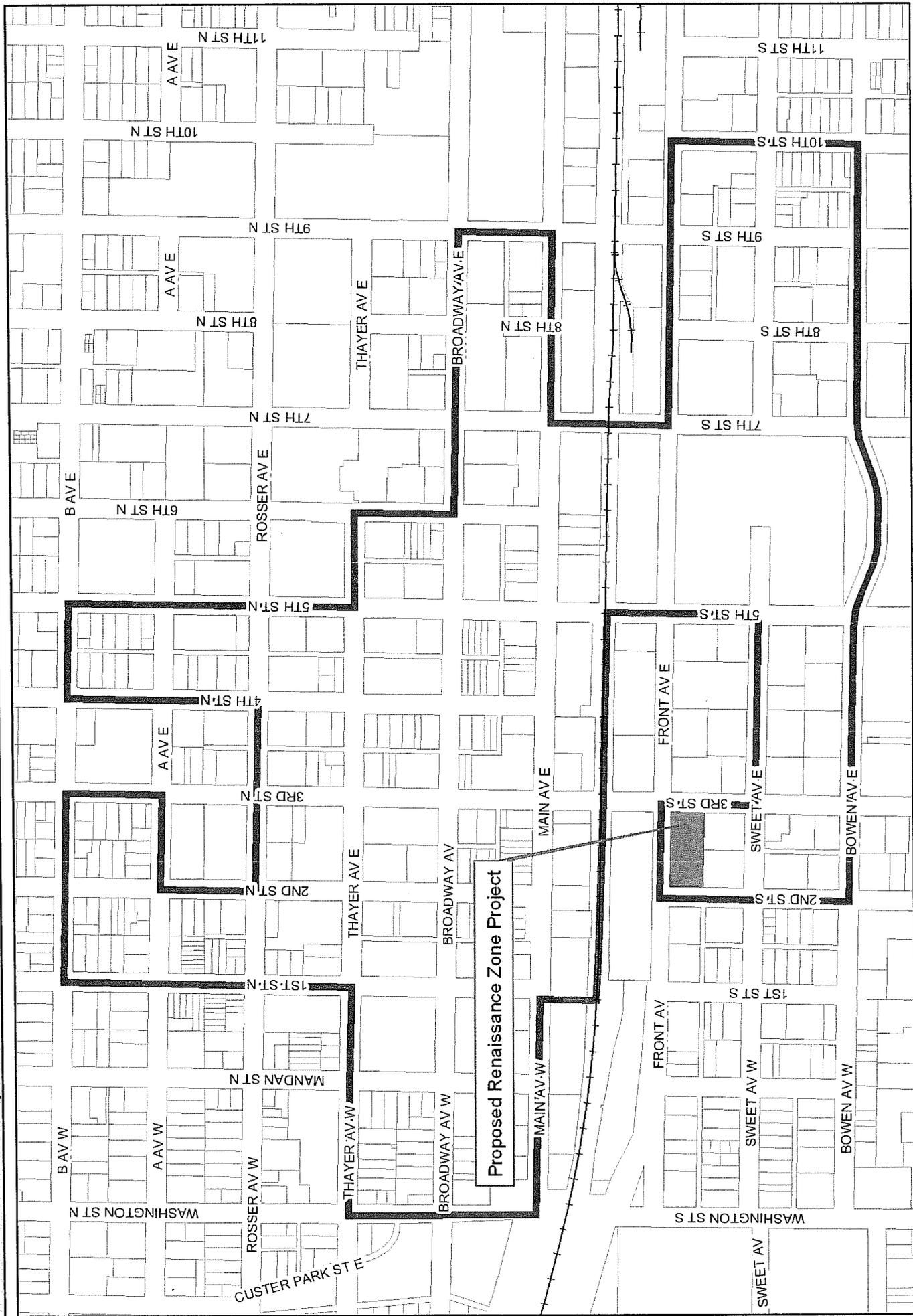
David Blackstead  
Chair

**BISMARCK RENAISSANCE ZONE AUTHORITY  
STAFF REPORT**

<b>BACKGROUND:</b>		
<b>Title:</b> A.L. Brend, D.D.S - Lease		
<b>Status:</b> Renaissance Zone Authority	<b>Date:</b> October 13, 2010	
<b>Street Address:</b> 207 East Front Avenue	<b>Legal Description:</b> Lots 1-12 and the vacated alley adjacent, Block 49, Original Plat	
<b>Project Type:</b> Lease	<b>Renaissance Zone Block Number:</b> Block 2A	
<b>Applicant:</b> A.L. Brend, D.D.S	<b>Owner:</b> Bertsch Properties, LLC	
<b>Project Description:</b>  The applicant is proposing to relocate to the Renaissance Zone and expand an established dental practice in the lower level of the building at 207 East Front Avenue. The owner of the building, Bertsch Properties, LLC, rehabilitated a portion of the building as a separate Renaissance Zone project in 2003.		
<b>PROJECT INFORMATION:</b>		
<b>Parcel Size:</b> 42,000 square feet	<b>Building Floor Area:</b> 9,982 square feet	<b>Certificate of Good Standing:</b> Received
<b>Lease Area:</b> 2,468 square feet	<b>Estimated Property Tax Benefit:</b> N/A	<b>Estimated Income Tax Benefit:</b> \$55,000 over 5 years
<b>PROJECT REVIEW GUIDELINES:</b>		
<b>High Priority Land Use:</b> Yes – office/service	<b>Targeted Area:</b> Yes –vacant space	<b>Public Space/Design:</b> No
<b>Capital Investment:</b> \$300,000	<b>New/Expanding Business:</b> Yes – expanding business	<b>Historic Property:</b> No-Not in historic district
<b>FINDINGS:</b>		
<ol style="list-style-type: none"> <li>1. The proposed use is consistent with the City’s Renaissance Zone Development Plan.</li> <li>2. The lease will be for an expanding business currently located outside the Renaissance Zone. The dental office now occupies approximately 1,600 square feet and would be expanding to approximately 2,468 square feet. The applicant is proposing to conduct an entire finished build out of the space.</li> <li>3. The applicant has indicated that \$300,000 would be expended to improve the 2,468 square feet of dental office space which calculates to \$121.56 per square foot.</li> <li>4. The building has been rehabilitated as a separate Renaissance Zone project.</li> <li>5. The project completion date is projected for April 2011.</li> </ol>		
<b>RECOMMENDATION:</b>		
<p>Based on the above findings, staff recommends approval of the designation of the lease of space in the building at 207 East Front Avenue by A.L. Brend, D.D.S as a Renaissance Zone project with an exemption from state tax on income derived from the business and investment location for five years beginning with the date of occupancy.</p>		

<b>Title:</b> A.L. Brend, D.D.S		<b>Project Type:</b> Lease	
<b>Current Valuation:</b> N/A		<b>Proposed Capital Investment:</b> \$300,000	
<b>MINIMUM CRITERIA:</b>		Possible Points	Staff Rating
<b>Proposals Involving a Commercial Lease (Tenancy, Not Ownership):</b>			
1	Use consistent with the Renaissance Zone Development Plan Specific goals: A1, A2 A3, B3, C1, and D1	20	20
2	New business, expanding business or continuation of lease	10	10
3	Within building rehabilitated as an approved Zone project or investment of at least \$15 per square foot in improvements	10	10
<b>Subtotal</b>		<b>40</b>	<b>40</b>
<b>PROJECT REVIEW GUIDELINES - REQUIRED:</b>			
1	High Priority Land Use <ul style="list-style-type: none"> <li>• Primary sector business</li> <li>• Active commercial, specialty retail and/or destination commercial</li> <li>• Mixed use development</li> <li>• Residential units, including single or multi-family units</li> </ul>	15	15
2	Capital Investment <ul style="list-style-type: none"> <li>• Consideration for level of capital investment (either by owner or lessee)</li> </ul>	15	15
3	Targeted Area <ul style="list-style-type: none"> <li>• Parcels that have been vacant or underutilized for an extended period</li> <li>• Parcels specifically targeted for clearance</li> </ul>	15	15
4	Relocation (vs. New or Expanding Business) <ul style="list-style-type: none"> <li>• Relocation from within the downtown area (may not be eligible)</li> <li>• Relocation from a community outside Bismarck area (may not be eligible)</li> <li>• Maintaining existing business in the downtown area or expanding business</li> </ul>	15	15
<b>Subtotal</b>		<b>60</b>	<b>60</b>
<b>TOTAL</b>		<b>100</b>	<b>100</b>
<b>PROJECT REVIEW GUIDELINES – OPTIONAL:</b>			
1	Public Space/Design <ul style="list-style-type: none"> <li>• Incorporation of civic or public spaces</li> <li>• Demonstrated commitment to strengthen pedestrian connections</li> <li>• Attention to streetscape amenities and landscaping</li> <li>• Attention to design and visual appearance</li> </ul>	10	0
2	Historic Preservation and Renovation <ul style="list-style-type: none"> <li>• Within the downtown historic district</li> <li>• Contributing or non-contributing</li> <li>• Historic preservation component</li> </ul>	10	0
<b>Additional Optional Points</b>		<b>20</b>	<b>0</b>
<b>TOTAL</b>		<b>120</b>	<b>100</b>

# Proposed Renaissance Zone Project - 207 East Front Avenue - Lease



# 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.

1,000 Feet  
500  
0 250

September 2010



A. L. BREND, DDS

MAKING BEAUTIFUL SMILES

## Renaissance Zone –Narrative – Goals & Objectives

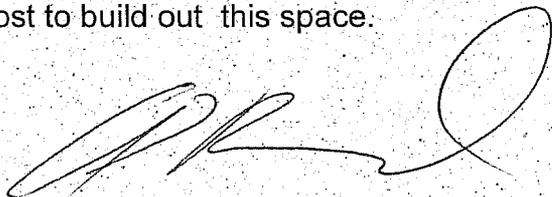
Moving to Bismarck in 1979, I set up a dental practice downtown in the Medical Art's Building @ 810 E. Rosser Avenue, Suite 405. In August of this year, I was informed, by my landlord, St. Alexius Hospital; my lease would not be renewed after 31 years in the same downtown location. My current lease expires 12/31/11. I do not want to leave this downtown area, since a majority of my patients live near or work downtown. (A3) (A1).

Economically, it would be more advantageous for me to not build out a space that has been vacant (B3) for at least 8 years due to the large amount of money needed to update with the special plumbing and electrical that a dental office requires. The cost, for me, would be considerably less to move from downtown to the new office space up north that does not require major build out. Even though it would be more complicated and costly to stay downtown, after 31 years I prefer to stay here with my patients (A2)

The space that I have chosen appears to have no interest to anyone else since it has been empty and rundown for many years. (A2) I, however, find it an opportunity to stay close, within blocks, of the area that I've spent the past 31 years of my life.

I do believe that the space can be built out to an office space that would add to the development of the downtown for many years to come. I plan to sign leases for a total of 30 years so I and/or my predecessor can stay in this downtown location.

In summary, I want to participate in the Renaissance Zone because I am a downtown person and I would like to build out a long vacant and rundown space so I can stay downtown with my patients of 31 years instead of moving to new building north of I-94. Qualifying for some of the Renaissance Zone advantages would help offset the extra cost to build out this space.



Arliss L. Brend, DDS



**A. L. BREND, DDS**

*MAKING BEAUTIFUL SMILES*

## **PROPOSED BUILDOUT TIME LINE**

Begin major construction as soon as possible – hopefully no later than Dec 1, 2010

Start interior finish work by March 1, 2011

Plan on occupying space seeing patients April 1, 2011

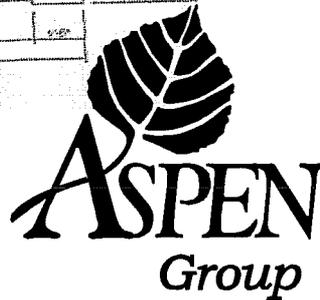
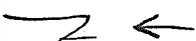
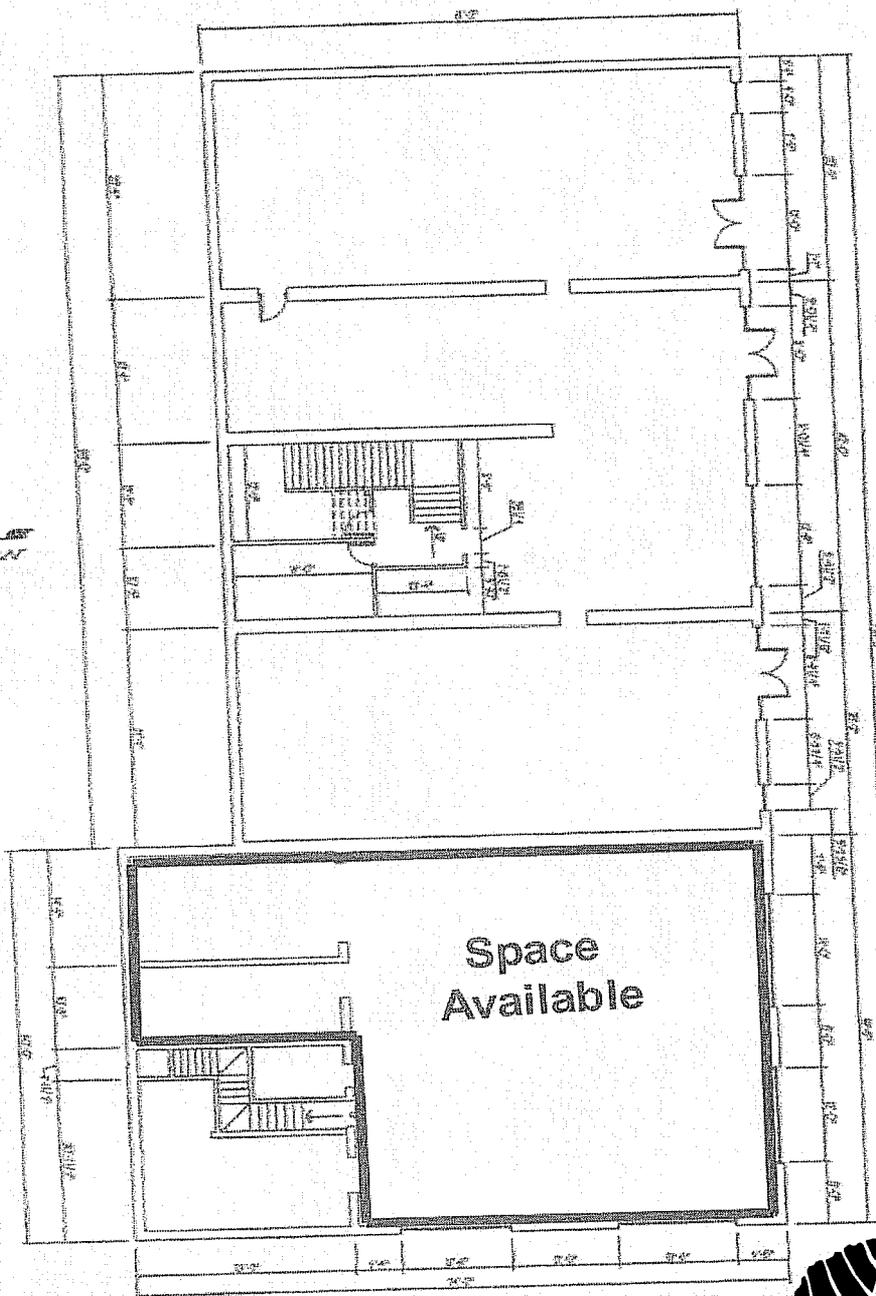
## **APPLICANT'S ESTIMATED STATE TAX BENEFITS for 5 years**

\$55,000



THIRD & FRONT  
BASEMENT PLAN  
BISMARCK, NORTH DAKOTA

NORTH

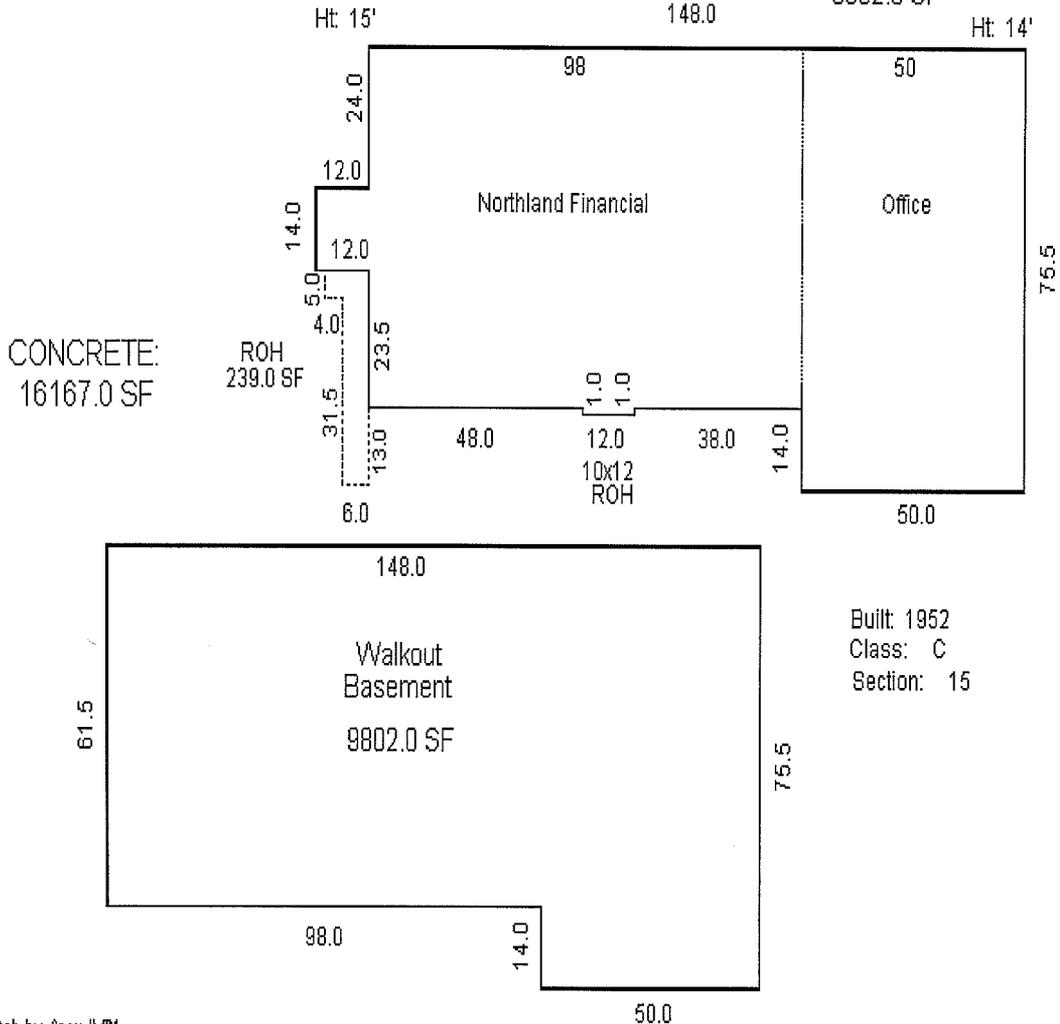


REAL ESTATE SERVICES  
Bismarck, North Dakota

001-049-005 207 FRONT AVENUE

Canopy  
27x47

15-Office, Med, Pub  
9982.0 SF



CONCRETE:  
16167.0 SF

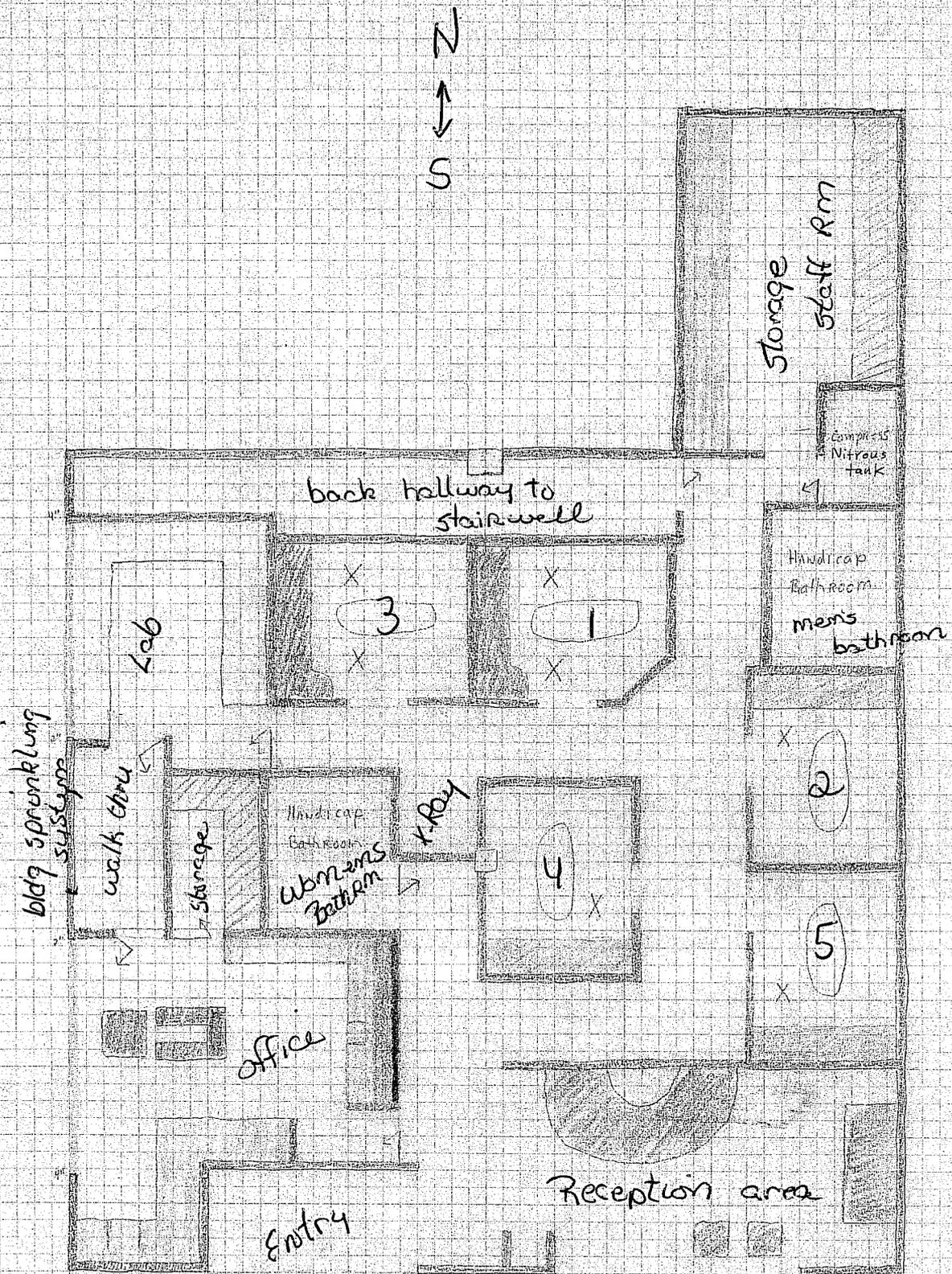
ROH  
239.0 SF

Built: 1952  
Class: C  
Section: 15

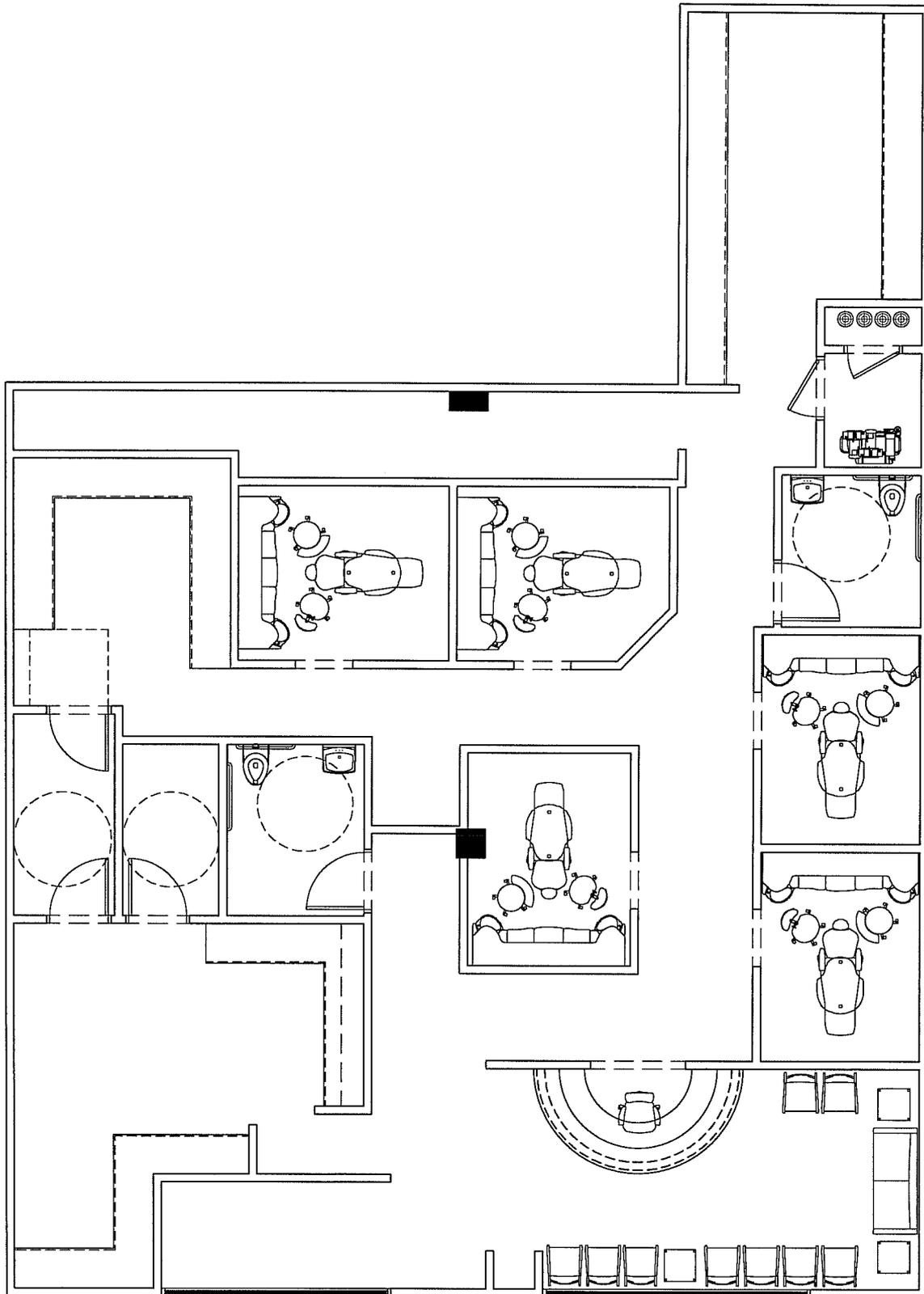
Sketch by Apex IV™



REAL ESTATE SERVICES  
Bismarck, North Dakota



1 & 2 are Dr's ops  
 3, 4, 5 are hygiene ops



ALL DIMENSIONS ARE ESTIMATES BASED ON A NON-DIMENSIONED SKETCH OR BLUEPRINT PROVIDED TO THE NATIONAL DESIGN GROUP. AS-BUILT DIMENSIONS MUST BE JOB-SITE VERIFIED BY A HENRY SCHEIN DENTAL EQUIPMENT REPRESENTATIVE.

© 2010 by HENRY SCHEIN, INC.

SCALE: N.T.S.

P:\MINNEAPOLIS\BREND-1

09/07/10

TLT

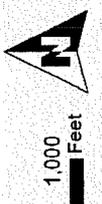
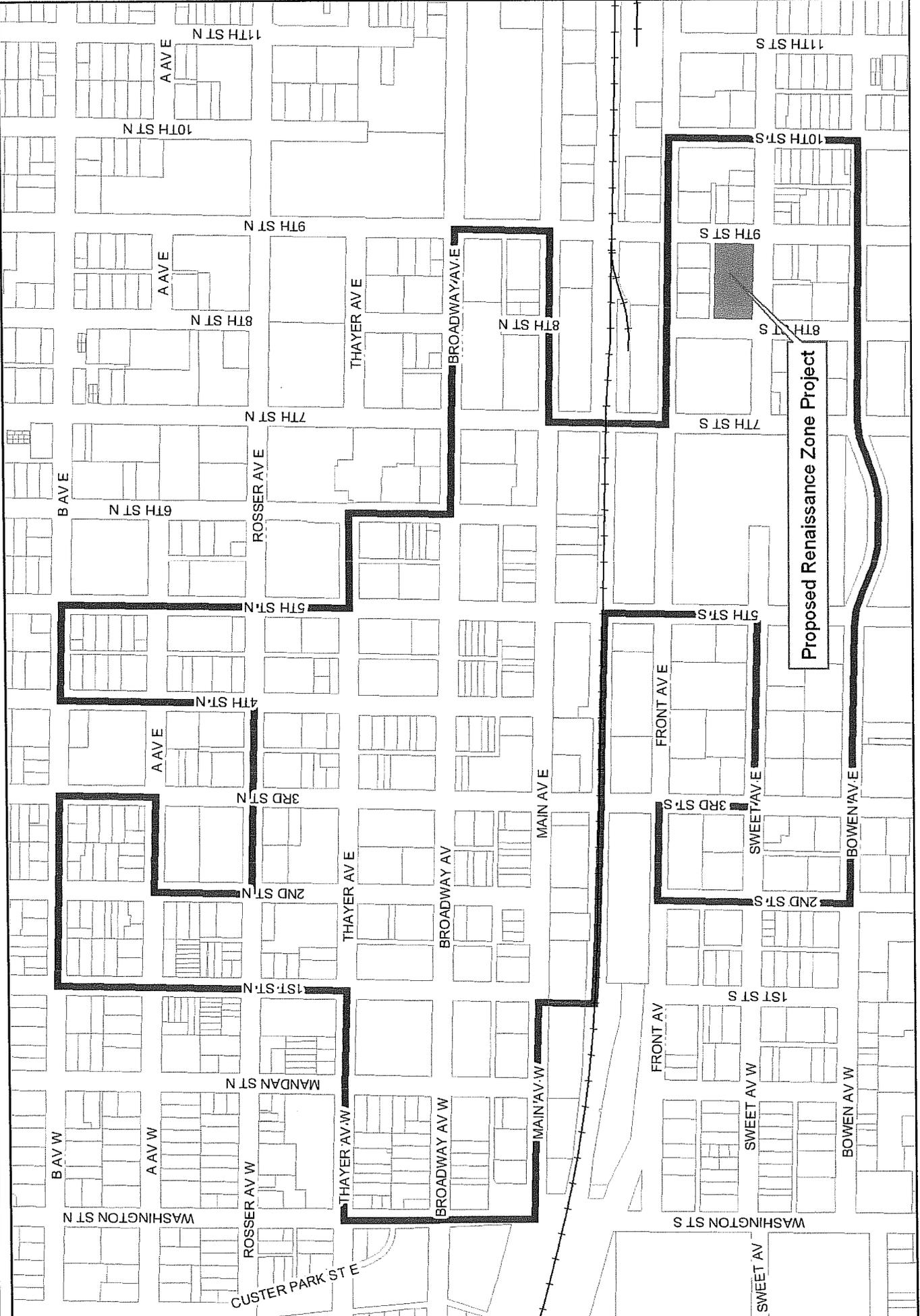
2468 INTERIOR SQ. FT.

**BISMARCK RENAISSANCE ZONE AUTHORITY  
STAFF REPORT**

<b>BACKGROUND:</b>		
<b>Title:</b> Magi-Touch Carpet & Furniture, Inc. – Lease		
<b>Status:</b> Renaissance Zone Authority	<b>Date:</b> October 13, 2010	
<b>Street Address:</b> 800 East Sweet Avenue	<b>Legal Description:</b> Lots 13-24 and the vacated alley adjacent, Block 37, Original Plat	
<b>Project Type:</b> Lease	<b>Renaissance Zone Block Number:</b> Block 5A	
<b>Applicant:</b> Magi-Touch Carpet & Furniture, Inc.	<b>Owner:</b> RC Properties, LLLP	
<b>Project Description:</b>  The applicant is proposing to expand an existing retail flooring store at 800 East Sweet Avenue. The owner of the building, RC Properties, LLLP is in the process of rehabilitating and constructing an addition to the building as a separate Renaissance Zone project.		
<b>PROJECT INFORMATION:</b>		
<b>Parcel Size:</b> 42,000 square feet	<b>Building Floor Area:</b> 26,965 square feet	<b>Certificate of Good Standing:</b> Received
<b>Lease Area:</b> 2,468 square feet	<b>Estimated Property Tax Benefit:</b> N/A	<b>Estimated Income Tax Benefit:</b> \$106,000 over 5 years
<b>PROJECT REVIEW GUIDELINES:</b>		
<b>High Priority Land Use:</b> Yes – specialty retail	<b>Targeted Area:</b> Yes – redeveloped property	<b>Public Space/Design:</b> No
<b>Capital Investment:</b> N/A	<b>New/Expanding Business:</b> Yes – expanding business	<b>Historic Property:</b> No-Not in historic district
<b>FINDINGS:</b>		
<ol style="list-style-type: none"> <li>1. The proposed use is consistent with the City's Renaissance Zone Development Plan.</li> <li>2. The lease will be for an expanding business currently located within the Renaissance Zone. The retail flooring business currently occupies approximately 15,120 square feet and would be expanding to approximately 26,965 square feet. The provision in the legislation for Renaissance Zone Lease Projects states that a business may receive designation as a Renaissance Zone project in a building being rehabilitated as an approved Renaissance Zone Project by expanding in size or a continuation of a lease.</li> <li>3. The building rehabilitation and addition is currently taking place as a separate Renaissance Zone project. The proposed investment in the building is \$2,145,500. The investment will exceed the \$10 per square foot requirement.</li> <li>4. The project completion date is projected for April 2011.</li> </ol>		
<b>RECOMMENDATION:</b>		
Based on the above findings, staff recommends approval of the designation of the lease of space in the building at 800 East Sweet Avenue by Magi-Touch Carpet & Furniture Inc. as a Renaissance Zone project with an exemption from state tax on income derived from the business and investment location for five years beginning with the date of occupancy.		

<b>Title:</b> Magi-Touch Carpet & Furniture, Inc.		<b>Project Type:</b> Lease	
<b>Current Valuation:</b> N/A		<b>Proposed Capital Investment:</b> N/A	
<b>MINIMUM CRITERIA:</b>		Possible Points	Staff Rating
<b>Proposals Involving a Commercial Lease (Tenancy, Not Ownership):</b>			
1	Use consistent with the Renaissance Zone Development Plan Specific goals: A1, A2 A3, C1, C2, C4 D1, D2, D4 and E5	20	20
2	New business, expanding business <u>or</u> continuation of lease	10	10
3	Within building rehabilitated as an approved Zone project <u>or</u> investment of at least \$15 per square foot in improvements	10	10
<b>Subtotal</b>		<b>40</b>	<b>40</b>
<b>PROJECT REVIEW GUIDELINES - REQUIRED:</b>			
1	High Priority Land Use <ul style="list-style-type: none"> <li>• Primary sector business</li> <li>• Active commercial, specialty retail and/or destination commercial</li> <li>• Mixed use development</li> <li>• Residential units, including single or multi-family units</li> </ul>	15	15
2	Capital Investment <ul style="list-style-type: none"> <li>• Consideration for level of capital investment (either by owner or lessee)</li> </ul>	15	15
3	Targeted Area <ul style="list-style-type: none"> <li>• Parcels that have been vacant or underutilized for an extended period</li> <li>• Parcels specifically targeted for clearance</li> </ul>	15	15
4	Relocation (vs. New or Expanding Business) <ul style="list-style-type: none"> <li>• Relocation from within the downtown area (may not be eligible)</li> <li>• Relocation from a community outside Bismarck area (may not be eligible)</li> <li>• Maintaining existing business in the downtown area or expanding business</li> </ul>	15	15
<b>Subtotal</b>		<b>60</b>	<b>60</b>
<b>TOTAL</b>		<b>100</b>	<b>100</b>
<b>PROJECT REVIEW GUIDELINES – OPTIONAL:</b>			
1	Public Space/Design <ul style="list-style-type: none"> <li>• Incorporation of civic or public spaces</li> <li>• Demonstrated commitment to strengthen pedestrian connections</li> <li>• Attention to streetscape amenities and landscaping</li> <li>• Attention to design and visual appearance</li> </ul>	10	0
2	Historic Preservation and Renovation <ul style="list-style-type: none"> <li>• Within the downtown historic district</li> <li>• Contributing or non-contributing</li> <li>• Historic preservation component</li> </ul>	10	0
<b>Additional Optional Points</b>		<b>20</b>	<b>0</b>
<b>TOTAL</b>		<b>120</b>	<b>100</b>

# Proposed Renaissance Zone Project - 800 East Sweet Avenue - Lease



NO.	DATE	REVISIONS

**Schematic Design**

April 27, 2010  
 21. South Project #10002

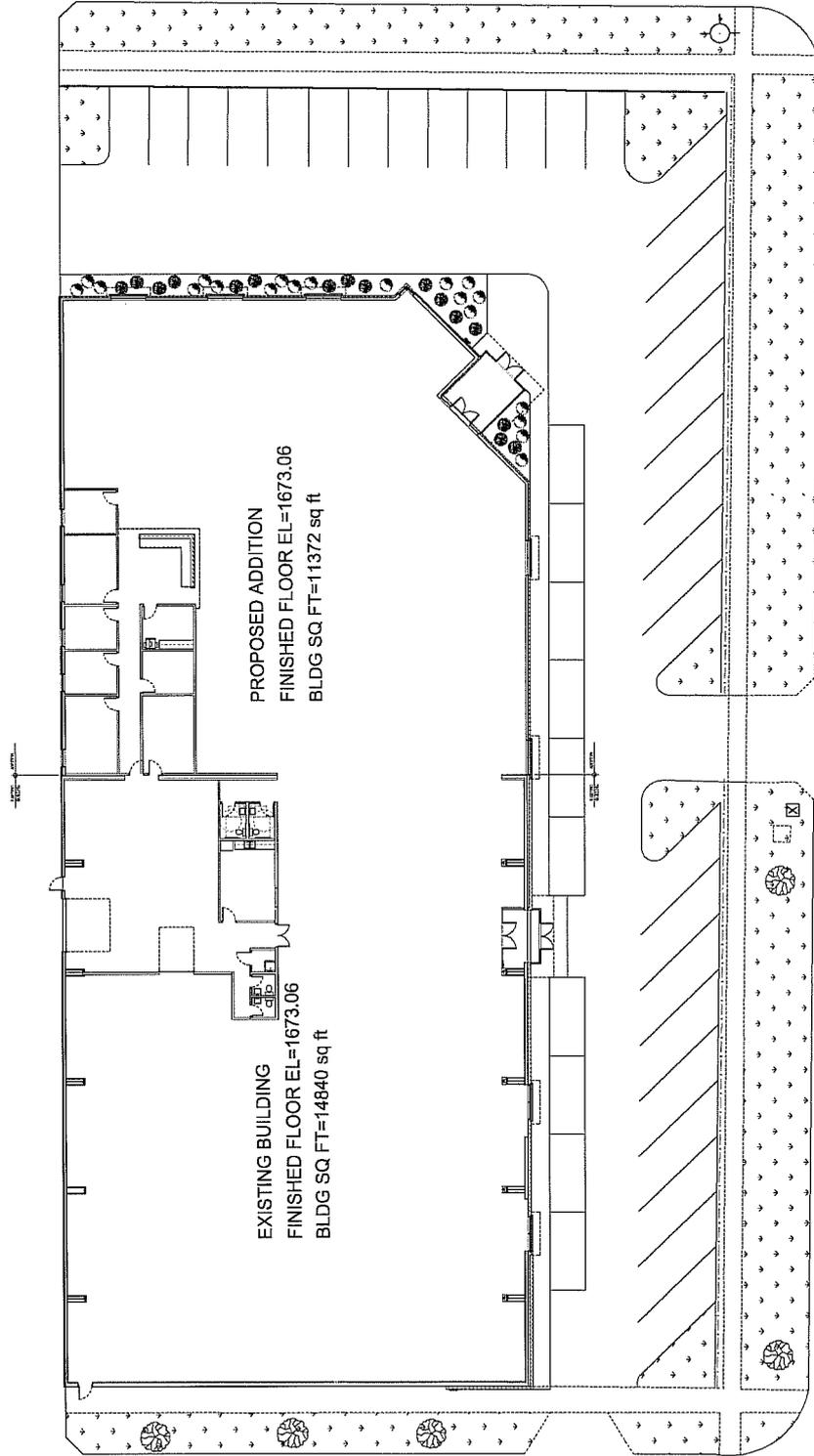
**Magi Touch Carpet One  
 Addition and Renovation  
 Bismarck, North Dakota**

**J2 studio**  
 Architecture + Design  
 218 North Fourth Street  
 Bismarck, ND 58101  
 (701) 255-1623

Site Plan

A100

Not for Construction



NO. 1	DATE	DESCRIPTION

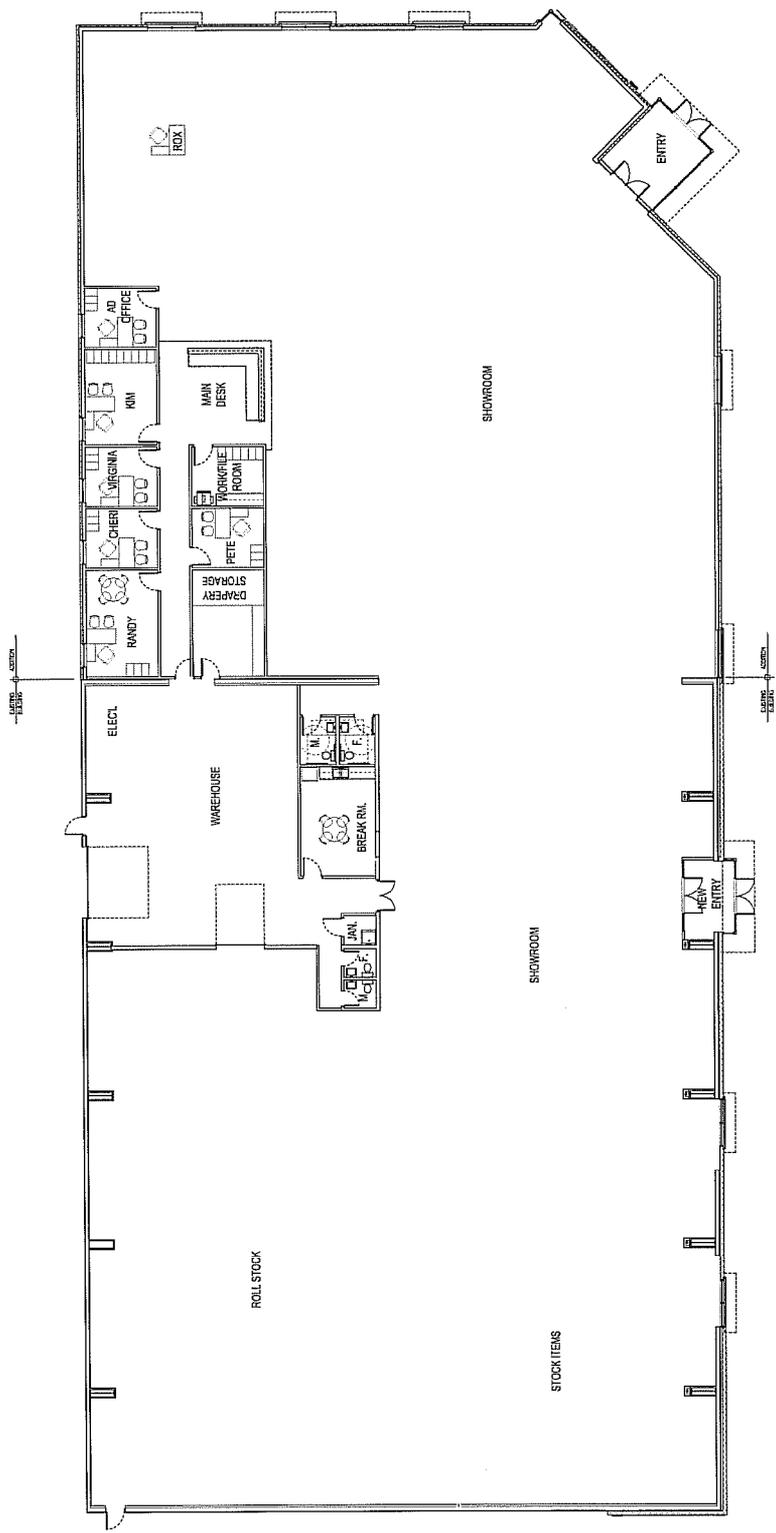
**Schematic Design**  
 Aug 27, 2009  
 JZ Build Project # 10902

**Magi Touch Carpet One**  
 Addition and Renovation  
 Bismarck, North Dakota

**JZ studio**  
 Architecture + design  
 218 North Fourth Street  
 Bismarck, ND 58501  
 (701) 255-1822

**First Floor**  
 Addition and  
 Renovation  
 Plan

**A101**



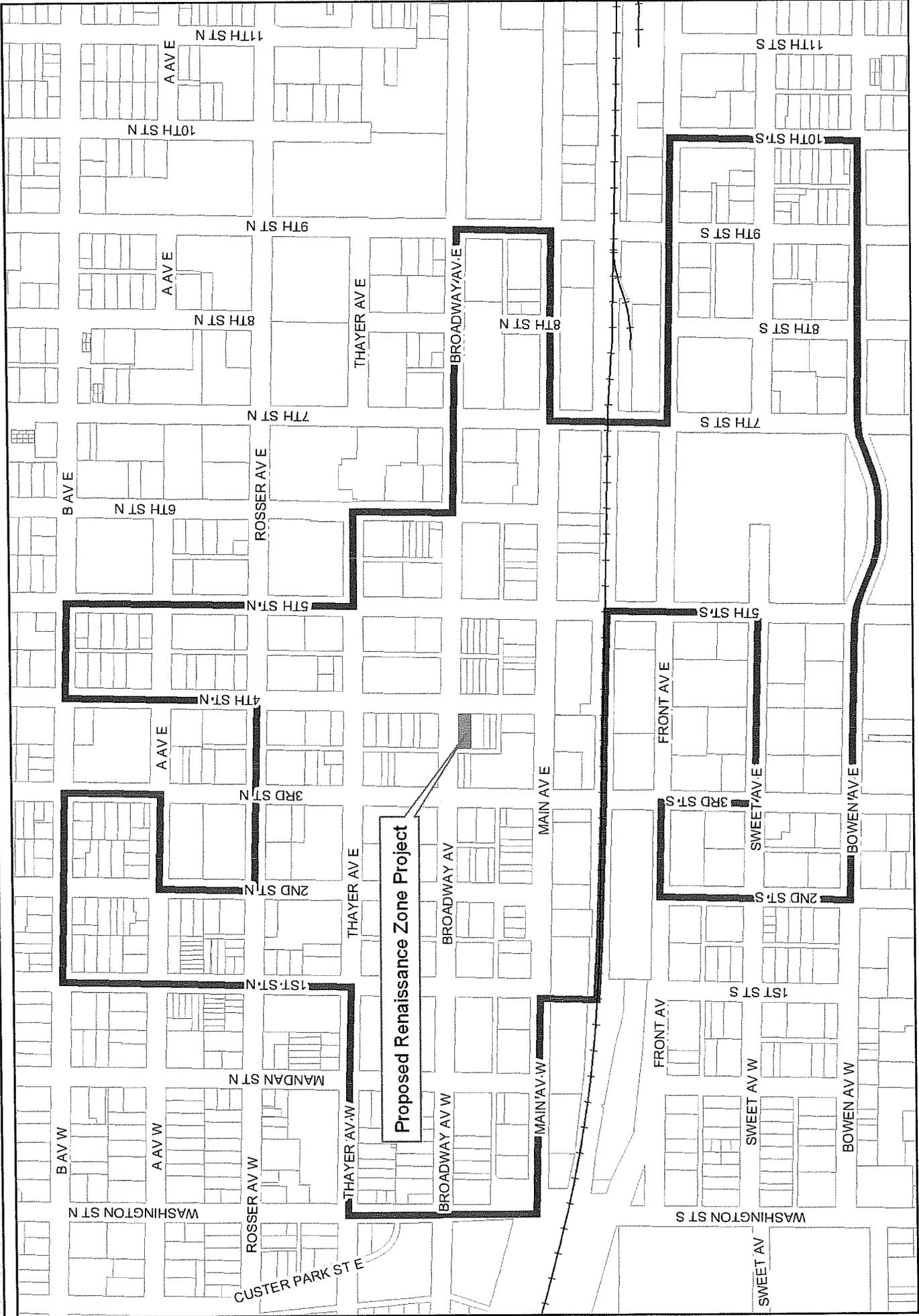
1 First Floor Addition and Renovation Plan  
 Scale: 1/8" = 1'-0"

**BISMARCK RENAISSANCE ZONE AUTHORITY  
STAFF REPORT**

<b>BACKGROUND:</b>		
<b>Title:</b> Toasted Frog West, LLC – Lease		
<b>Status:</b> Renaissance Zone Authority	<b>Date:</b> October 13, 2010	
<b>Street Address:</b> 124 North 4 <sup>th</sup> Street	<b>Legal Description:</b> Lots 1-2, Block 50, Original Plat	
<b>Project Type:</b> Lease	<b>Renaissance Zone Block Number:</b> Block 19	
<b>Applicant:</b> Toasted Frog West, LLC/Jon Holth	<b>Owner:</b> TFRE, LLC	
<b>Project Description:</b>  The applicant is proposing to operate a restaurant and lounge on the first floor of the building at 124 North 4 <sup>th</sup> Street. The owner of the building, TFRE, LLC is in the process of rehabilitating the building as a separate Renaissance Zone project.		
<b>PROJECT INFORMATION:</b>		
<b>Parcel Size:</b> 7,000 square feet	<b>Building Floor Area:</b> 13,964 square feet	<b>Certificate of Good Standing:</b> Received
<b>Lease Area:</b> 5,250 square feet	<b>Estimated Property Tax Benefit:</b> N/A	<b>Estimated Income Tax Benefit:</b> \$12,000-\$15,000 over 5 years
<b>PROJECT REVIEW GUIDELINES:</b>		
<b>High Priority Land Use:</b> Yes – restaurant	<b>Targeted Area:</b> Yes – redeveloped property	<b>Public Space/Design:</b> No
<b>Capital Investment:</b> N/A	<b>New/Expanding Business:</b> Yes – new business	<b>Historic Property:</b> Yes- in historic district
<b>FINDINGS:</b>		
<ol style="list-style-type: none"> <li>1. The proposed use is consistent with the City’s Renaissance Zone Development Plan.</li> <li>2. The lease will be for a new business within the Renaissance Zone. The new restaurant and lounge business would lease approximately 5,250 square feet.</li> <li>3. The building addition is currently taking place as a separate Renaissance Zone project. The proposed investment in the building is \$2,145,500.</li> <li>4. Anticipated employment includes 4 full-time staff and 25 part-time staff for approximately 18 full-time equivalent positions.</li> <li>5. The project completion date is projected for April 2011.</li> </ol>		
<b>RECOMMENDATION:</b>		
Based on the above findings, staff recommends approval of the designation of the lease of space in the building at 124 North 4 <sup>th</sup> Street by Toasted Frog West, LLC as a Renaissance Zone project with an exemption from state tax on income derived from the business and investment location for five years beginning with the date of occupancy.		

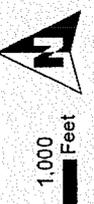
<b>Title:</b> Toasted Frog West, LLC		<b>Project Type:</b> Lease	
<b>Current Valuation:</b> N/A		<b>Proposed Capital Investment:</b> N/A	
<b>MINIMUM CRITERIA:</b>		Possible Points	Staff Rating
<b>Proposals Involving a Commercial Lease (Tenancy, Not Ownership):</b>			
1	Use consistent with the Renaissance Zone Development Plan Specific goals: A1, A2 A3, B2, C3, D1, E1, E3 and F1	20	20
2	New business, expanding business <u>or</u> continuation of lease	10	10
3	Within building rehabilitated as an approved Zone project <u>or</u> investment of at least \$15 per square foot in improvements	10	10
<b>Subtotal</b>		<b>40</b>	<b>40</b>
<b>PROJECT REVIEW GUIDELINES - REQUIRED:</b>			
1	High Priority Land Use <ul style="list-style-type: none"> <li>• Primary sector business</li> <li>• Active commercial, specialty retail and/or destination commercial</li> <li>• Mixed use development</li> <li>• Residential units, including single or multi-family units</li> </ul>	15	15
2	Capital Investment <ul style="list-style-type: none"> <li>• Consideration for level of capital investment (either by owner or lessee)</li> </ul>	15	15
3	Targeted Area <ul style="list-style-type: none"> <li>• Parcels that have been vacant or underutilized for an extended period</li> <li>• Parcels specifically targeted for clearance</li> </ul>	15	15
4	Relocation (vs. New or Expanding Business) <ul style="list-style-type: none"> <li>• Relocation from within the downtown area (may not be eligible)</li> <li>• Relocation from a community outside Bismarck area (may not be eligible)</li> <li>• Maintaining existing business in the downtown area or expanding business</li> </ul>	15	15
<b>Subtotal</b>		<b>60</b>	<b>60</b>
<b>TOTAL</b>		<b>100</b>	<b>100</b>
<b>PROJECT REVIEW GUIDELINES – OPTIONAL:</b>			
1	Public Space/Design <ul style="list-style-type: none"> <li>• Incorporation of civic or public spaces</li> <li>• Demonstrated commitment to strengthen pedestrian connections</li> <li>• Attention to streetscape amenities and landscaping</li> <li>• Attention to design and visual appearance</li> </ul>	10	0
2	Historic Preservation and Renovation <ul style="list-style-type: none"> <li>• Within the downtown historic district</li> <li>• Contributing or non-contributing</li> <li>• Historic preservation component</li> </ul>	10	0
<b>Additional Optional Points</b>		<b>20</b>	<b>0</b>
<b>TOTAL</b>		<b>120</b>	<b>100</b>

# Proposed Renaissance Zone Project - 124 North 4th Street - Lease



## 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.



September 2010

The Toasted Frog is currently under construction at 124 N. 4<sup>th</sup> St. in downtown Bismarck. The Toasted Frog is a restaurant and lounge, with a varied menu, appealing to all ages over the age of 21, and putting an emphasis on supporting the community and helping it grow. Current startup project costs are approximately \$300,000. Our menu and atmosphere are designed to not alienate any age group or client.

The Toasted Frog views its participation in the Renaissance Zone as an opportunity to reinvest in not only our business, but also the livelihood of downtown Bismarck. We believe that downtown is the heart of the town, and our business model calls for supporting the community, specifically the arts and many charitable organizations, by hosting events and fundraisers to support the community that supports us. An opportunity to participate in the Renaissance Zone Program helps us execute our vision of circulating life through downtown Bismarck.

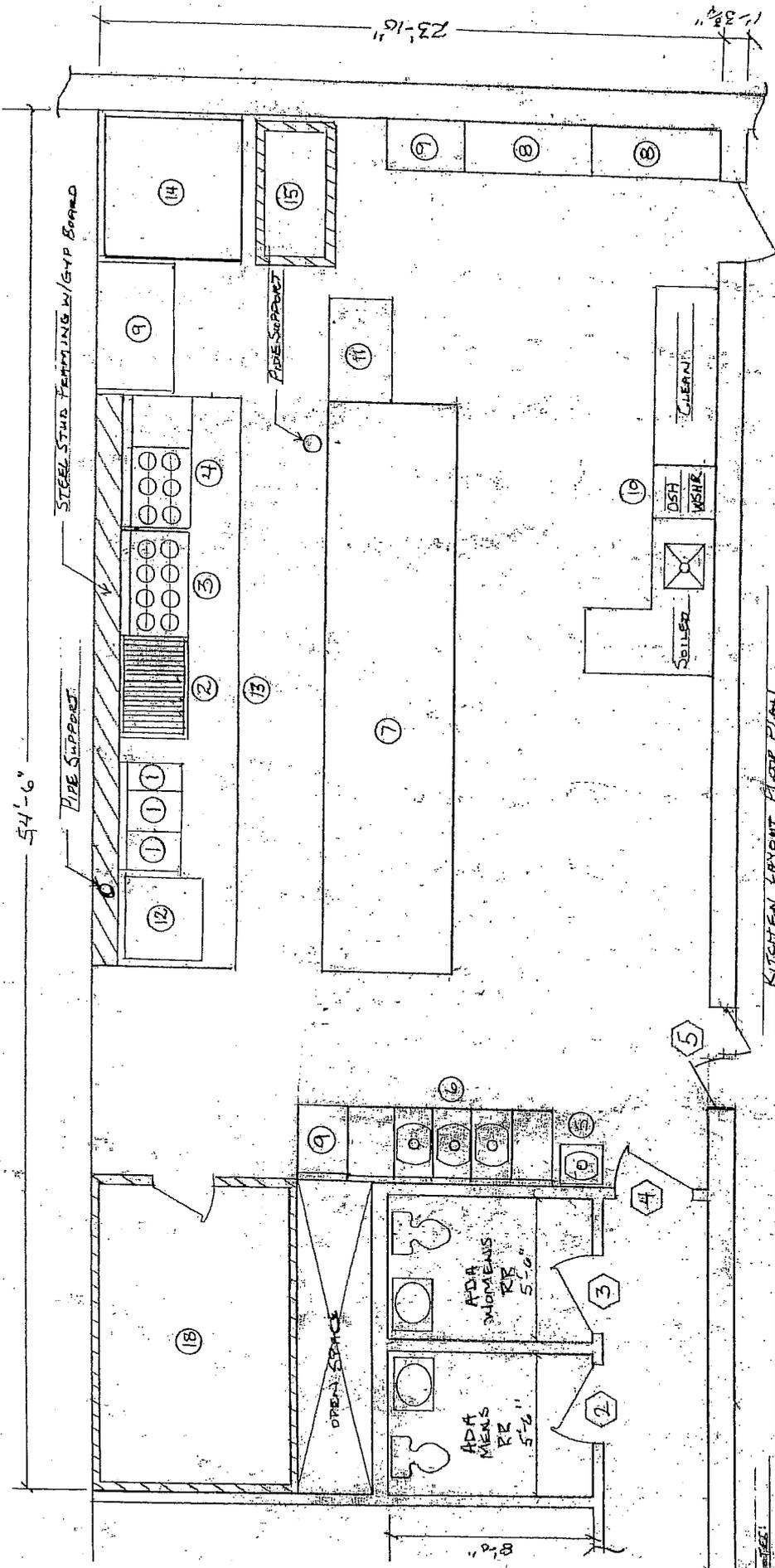
We believe our project meets the goals and objectives of the Renaissance Zone by maintaining a mixed-use area, adding to a variety of retail in the area. We will be advocates for the continued development and revitalization of activity within the Renaissance Zone by promoting and hosting events highlighting not just our business, but also our neighbors, and the community as a whole. Our clientele includes a wide range of ages, interests, and groups, and we welcome a diverse mix of people at all times. We believe this helps increase foot traffic and people circulating from business to business within the Renaissance Zone.

Our projections show an estimate of \$100,000 of taxable income starting in year two. Over a five year time period, we estimate the state income tax benefit to be approximately \$12,000-\$15,000.

The building is currently under construction, and we expect the construction to be complete, and the building ready to take on equipment by October 1<sup>st</sup>, 2010. We plan on beginning hiring and training staff at that point, and expect to be open by the second week in November.

Members of The Toasted Frog team have been a part of vitalized downtowns in two cities previously, and we see Bismarck's downtown as a special one. When deciding where to open our restaurant, Bismarck was an easy decision once we visited. We envision great things for downtown Bismarck, including a wonderful mix of businesses and people, and view downtown as a destination area in the community. We're thrilled with the potential and possibilities, and we look forward to playing a supporting role within the business community and the Renaissance Zone.





KITCHEN LAYOUT FLOOR PLAN  
SCALE 1/4" = 1'-0"

- NOTES:
1. REVISIONS TO COMPLY TO ADA SPECIFICATIONS
  2. SEE KITCHEN EQUIPMENT PLAN
  3. EQUIPMENT SPECS
  4. CEILING: 2x4 VINYL COVERED TIE BEAMS @ 10'-0"
  5. FLOORING: TO BE SHEET VINYL WITH VINYL BASE

TORSTED FROG RESTAURANT  
120-124 N. 4TH STREET, BISMARCK, ND  
MELBY CONSTRUCTION SERVICES, INC.  
ROBEN ZOH, MANAGER, AND ZIB, JAY, 9222

**BISMARCK RENAISSANCE ZONE AUTHORITY  
STAFF REPORT**

<b>BACKGROUND:</b>		
<b>Title:</b> 613 Development Corporation – New Construction		
<b>Status:</b> Renaissance Zone Authority	<b>Date:</b> October 13, 2010	
<b>Street Address:</b> 401 North 4 <sup>th</sup> Street	<b>Legal Description:</b> Lots 8-9, Block 122, Original Plat	
<b>Project Type:</b> Lease	<b>Renaissance Zone Block Number:</b> Block 5	
<b>Applicant:</b> 613 Development Corporation/Loran Galpin	<b>Owner:</b> Patrick & Marcella Smith	
<b>Project Description:</b>  The applicant is proposing to demolish the existing building and construct a new 3-story office building on the property.		
<b>PROJECT INFORMATION:</b>		
<b>Parcel Size:</b> 7,000 square feet	<b>Building Floor Area:</b> 20,000 square feet	<b>Certificate of Good Standing:</b> In process
<b>Assessed Value of Building:</b> \$125,000	<b>Proposed Investment:</b> \$3,200,000 (estimated)	<b>Estimated Value w/ Investment:</b> \$3,500,000 (applicant estimate)
<b>2009 Property Taxes:</b> \$3,107	<b>Estimated Property Tax Benefit:</b> \$150,000	<b>Estimated Income Tax Benefit:</b> \$15,000 over 5 years
<b>PROJECT REVIEW GUIDELINES:</b>		
<b>High Priority Land Use:</b> Yes – office space	<b>Targeted Area:</b> Yes – redeveloped property	<b>Public Space/Design:</b> No
<b>Capital Investment:</b> Yes – significant	<b>New/Expanding Business:</b> N/A	<b>Historic Property:</b> No – not in historic district
<b>FINDINGS:</b>		
<ol style="list-style-type: none"> <li>1. The proposed use is consistent with the City’s Renaissance Zone Development Plan.</li> <li>2. The project consists of purchasing and demolishing the existing building (former Dakota Twin Theater) and constructing a new, 3-story, 20,000 square foot office building. The proposed building would be approximately 36-feet in height with an overall tower height of 46-feet. The proposed exterior design elements include a stone-stepped base along the south-facing façade, reflective metal banding and reflective glass. Colored vertical panels would be stainless steel and the horizontal panels would be reflective metal panels, either blue or charcoal in color. The applicant has indicated that the final color of the panels has not been determined at this time. Metal banded sunscreen panels would extend from the building along the south and west-facing facades. The applicant has also proposed vertical identity panels that would extend from the building’s surface and electronically display images, the color of the images would be red. Samples of the proposed materials have not been provided at this time.</li> <li>3. The proposed project has been reviewed by the Downtown Design Review Committee to ensure the project meets or exceeds the regulations of the DC-Downtown Core zoning district. Based on the material and information provided, the Committee has determined there are elements within the proposed project that would not satisfy the requirements or intent of the DC-Downtown Core district. The following items would need to be amended to conform with the standards of the DC-Downtown Core district: <p style="text-align: right;"><i>Findings continued...</i></p> </li> </ol>		

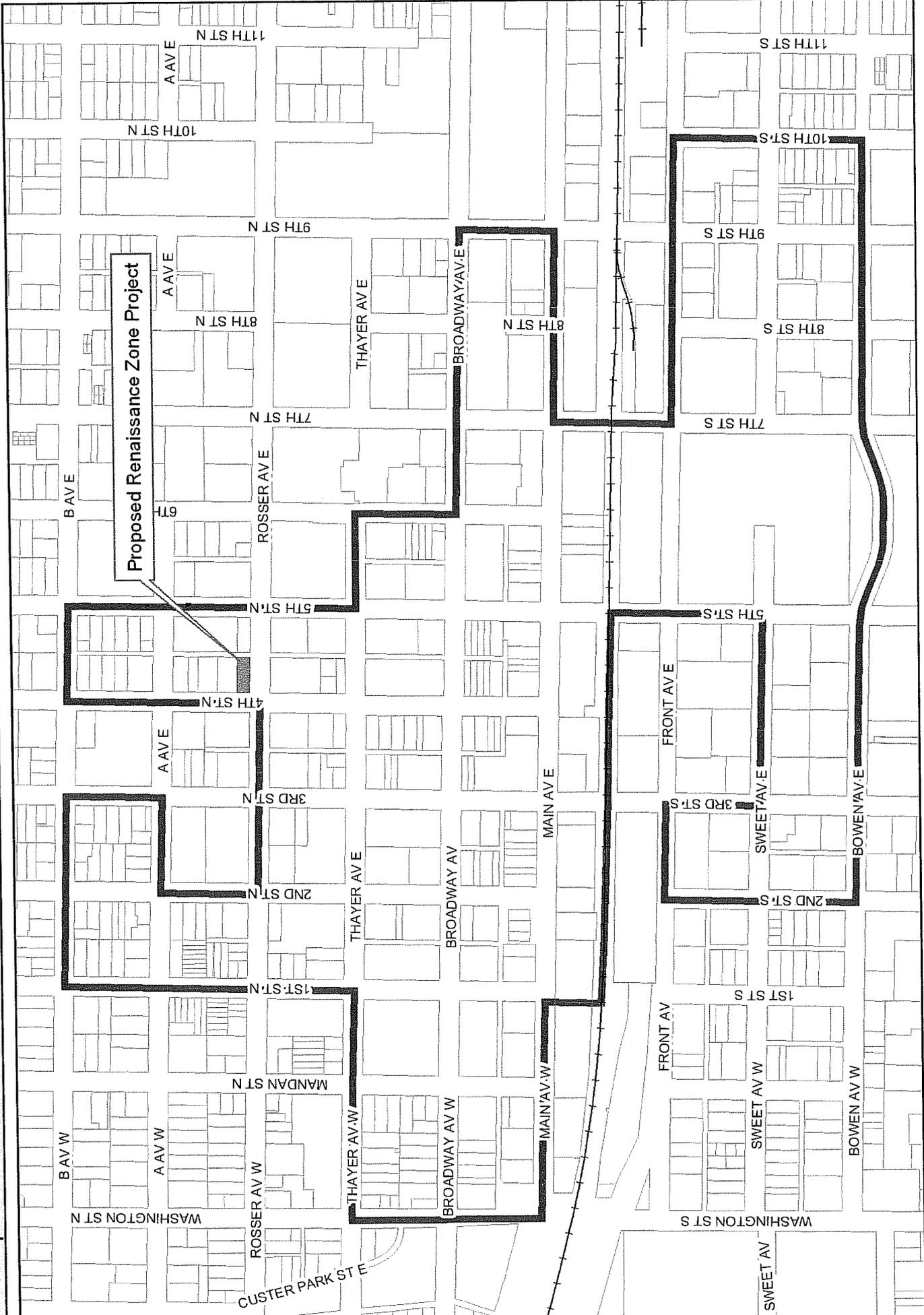
- a) The proposed exterior building materials do not meet the requirements or intent of the ordinance; specifically the proposed reflective glass covers more than 40% of the building's exterior. The application submitted recognizes that 11% of the glass will be non-transparent; however, reflective glass is also considered non-transparent.
  - b) Only one (1) electronic message center (identity panel) shall be allowed per property in the DC-Downtown Core District, provided it does not exceed 32 square feet. The use of streaming video or full-motion video on any electronic message center sign is prohibited. Electronic signs are subject to the requirements of Title 4. Please provide additional information pertaining to the proposed vertical identity panel.
  - c) The location of the proposed electronic identity panels may be a concern for traffic operations, in particular, the placement of any electronic message center may not interfere with traffic signals or vehicular operations.
  - d) Adequate landscaping elements have not been proposed; in particular, street trees would be required along Rosser Avenue and 4<sup>th</sup> Street. The ratio for street trees is three trees per 100 feet of street frontage. Final tree placements may depend on other streetscape elements.
4. The applicant anticipates beginning to demolish the existing building during the winter of 2010-2011 with new construction to commence during late spring of 2011.

**RECOMMENDATION:**

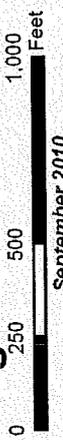
Based on the above findings, staff recommends approval of the designation of the construction of a new building 401 North 4<sup>th</sup> Street by 613 Development Corporation as a Renaissance Zone project with 100% property tax exemption on the building and improvements for five years beginning with the date of completion, and an exemption from state tax on income derived from the business/investment location for five years beginning with the date of completion, with the following conditions:

1. The exterior design of the proposed building be modified to conform with the requirements of the DC-Downtown Core zoning district, in particular, the exterior of the building may not be covered by more than 40% reflective glass;
2. Only one (1) electronic message center (identity panel) shall be allowed, provided it does not exceed 32 square feet in area;
3. Appropriate landscaping and streetscape elements are included, reviewed and approved with the project. Street trees are required at the ratio of three (3) trees per 100 linear feet of street frontage.
4. The above-mentioned conditions would be reviewed and approved by the Downtown Design Review Committee prior to obtaining a building permit for construction.

# Proposed Renaissance Zone Project - 401 North 4th Street - Purchase/New Construction



## 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.

September 2010

**Exhibit A**  
**Town Centre**  
**401 N 4<sup>th</sup> Street Bismarck ND 58501**  
**Lots 8 & 9 Block 122 Original Plat city of Bismarck**

Reconstruction Plan  
September 13,2010

## Renaissance Zone Project Description

Town Centre will be a Class A Office and Business center in the heart of the Rosser Ave business corridor.

The proposed concept for the downtown site has been developed to create a style and theme that will respect and reinforce the business neighborhood of this sector of the downtown . Existing key businesses in this sector include MDU , Starion , American Bank Center , Gate City Savings , Federal Plaza , Federal Post Office , Provident Life County Office center , Bismarck Title ,Ward Building ,NDEA , and a variety of service and small retail businesses. The creative architectural style of Town Centre is designed to continue the strong development theme of this commercial corridor.

The design renovation and expansion theme developed proposes to create an entirely new image for the property as it replaces a building originally designed as a downtown Theater. The theater building has not been used as theater for over 30 years or more. It has been essentially vacant for many years now with small businesses attempting to locate within its walls. Only the front 18 ft of building on 4<sup>th</sup> street is presently occupied. Simply Salads is the tenant occupying this space in the building and they are open approx. 4-5 hrs per day.

The outdated nature of the building, the inflexibility of the buildings floor plan and, the lack of parking in this part of the city, has contributed to the properties inability to attract developers. Several attempts have been made by local business interests to acquire and redevelop the building but none have been successful.

### **Project description:**

#### **I. Proposed development**

1. Parcel size is 50 x 140 = 7,000 SF
2. Existing floor area of building is 7000 sf main plus a 3000 sf mezzanine
3. Demolition of the property will be started over the winter of 2010 with a new construction start in late spring of 2011.
4. The new business center building will be three stories with 6,000 sf. on main floor and 7500 sf. on the second and third floors for a total floor area of 20,000 sf.

5. The new main entry will be located on the corner of 4<sup>th</sup> and Rosser where a new entry hall stairway and glass elevator will be located. The glass elevator will be seen from the street as it moves between floors and tenants will be able to see the river valley to the south as they arrive on the 3<sup>rd</sup> floor.
6. The Rosser street front will combine the use of stone in columns and wall step patterns with a reflective glass exterior . Architectural street identity panels will be incorporated into the theme on the south wall along Rosser Ave providing a unique feature that will add color, interest, and a unique style to the streetscape design.
7. Roof banding forms replicate neighboring structures and the vertical surface materials framing the glass systems will be metal finishes that compliment the nature of the project. Specific Colors have not yet been selected.
8. Sewer and water services to 4<sup>th</sup> street will need to be upgraded
9. Existing sidewalks will be removed and new walkways will be installed on both 4<sup>th</sup> and Rosser Ave walkways. New Street lighting patterns will be coordinated with City Engineering .
10. New power and gas services will be brought into the property from the alley. Meetings with MDU are underway to determine the best ways to move power lines and power poles against the building to permit demolition and new construction.

## **II. Cost estimates**

The Existing property valuation set by the city is \$195,000 for the land and building. The Land valuation is approx \$70,000 of this value.

The estimated building valuation at completion of Town Centre will in the range of \$3.5 to \$4.2 million.

## **III. Tenant Mix**

Two tenants are expected to locate in Town Centre. One tenant will be on 1<sup>st</sup> and 2<sup>nd</sup> floor and a second tenant considering space will be on the 3<sup>rd</sup> floor . Both tenants are expanding professional businesses.

## **IV. Historic Impact**

There is no historic impact in this project. The existing structure being demolished has no historical significance.

**613 Development Corporation wishes to participate in the Renaissance Zone Program for several reasons :**

1. We wish to continue the upbeat redevelopment character of the neighborhood.
2. We wish to eliminate blight and to work with the city and adjoining properties to bring more parking into the area that will serve our property and those around us who also need more parking. Parking is a key and we hope that our project will add more focus on our parking needs and that of existing businesses in the neighborhood.

Our goal is to create an architectural image that changes in character as the environment around it changes. The lightness of the project will open up the intersection and make the area feel more open and less restricted and imposing.

**C. Reasons for request be designated a Renaissance Zone project.**

The decision to develop and renovate in the downtown faces a number of extra-ordinary costs and challenges that properties in the outlying portions of our city do not. 613 Development Corporation recognizes the value of staying in the downtown and, at the same time, recognizes the higher cost associated with development in the downtown core.

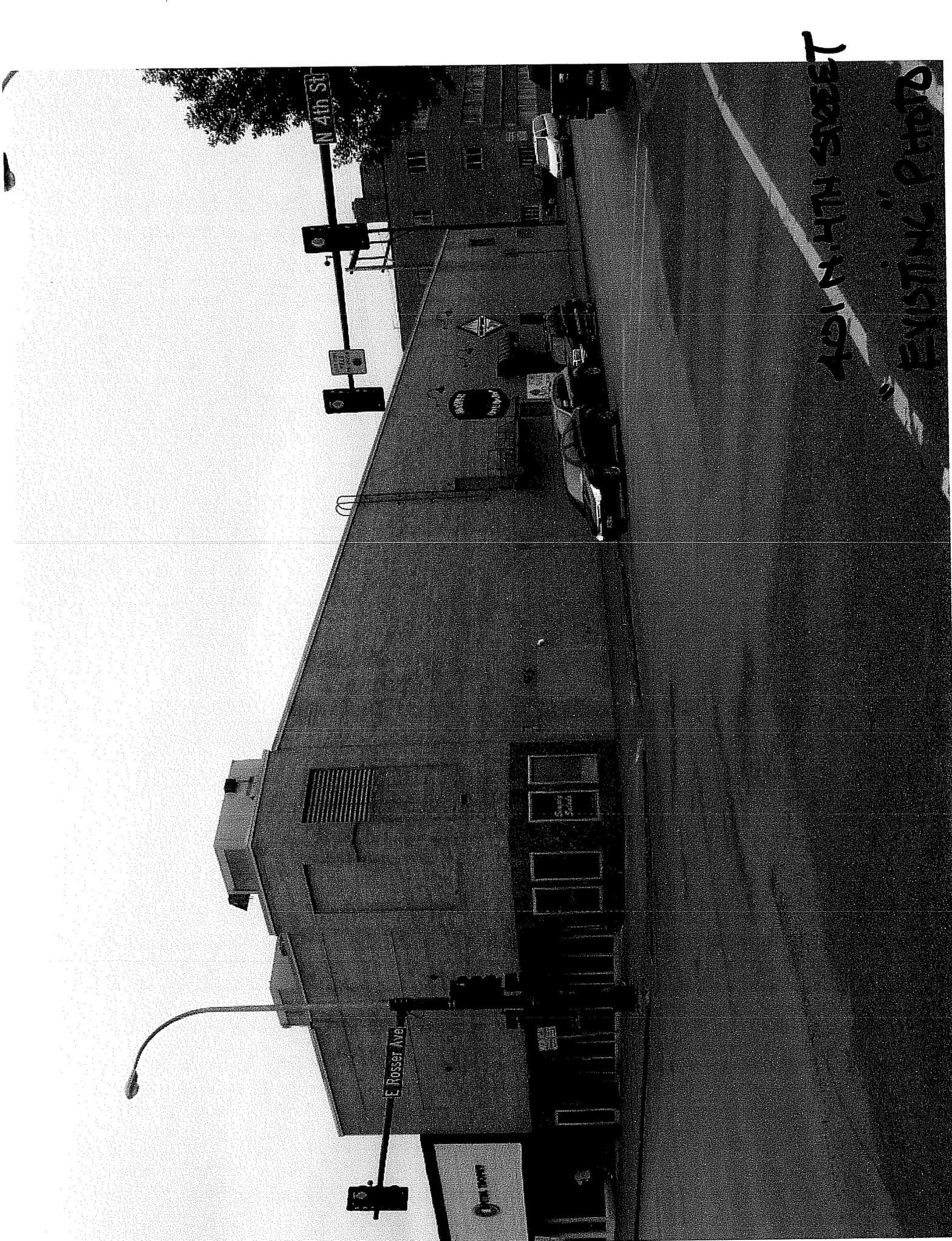
613 Development Corporation goal is to develop a "Class A" Office Center that will respect the standards already being set by neighboring properties on the 4<sup>th</sup> and Rosser intersection, as well as to encourage design and creativity for future development that may wish to participate and locate in the downtown.

The Renaissance Zone offers a strong framework that encourages projects such as Town Centre to locate in the downtown by offering incentives that help to mitigate or offset some of the higher costs of building in the downtown environment.

Additionally there are numerous issues such as utility line barriers and parking issues that 613 Development Corporation realizes they will need support from the city to work out how these can be addressed. The Renaissance Zone environment provides a perfect framework where all parties can work together to accomplish something special and spectacular that will be exciting and dramatic for the downtown.

613 Development Corporation will seek approval from the Renaissance Zone Authority and the City of Bismarck for the following:

1. 5 year property tax abatement on project
2. 5 year state income tax incentives
3. Financial and leadership assistance in working with MDU to move power lines in alley
4. Tax increment financing assistance consideration (City Commission)

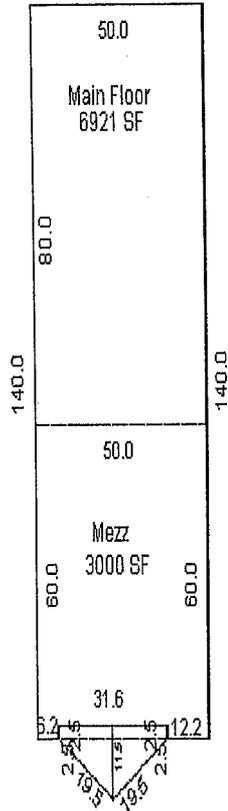


ADJ N. 4TH STREET

"EXISTING" PHOTO

001-122-030 401 4th Street & 400 East Rosser Ave.

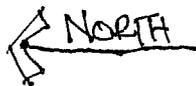
13-Stores, Com Bldgs  
6921.0



ROSSER AVE

4TH STREET

Sketch by Apex IV™



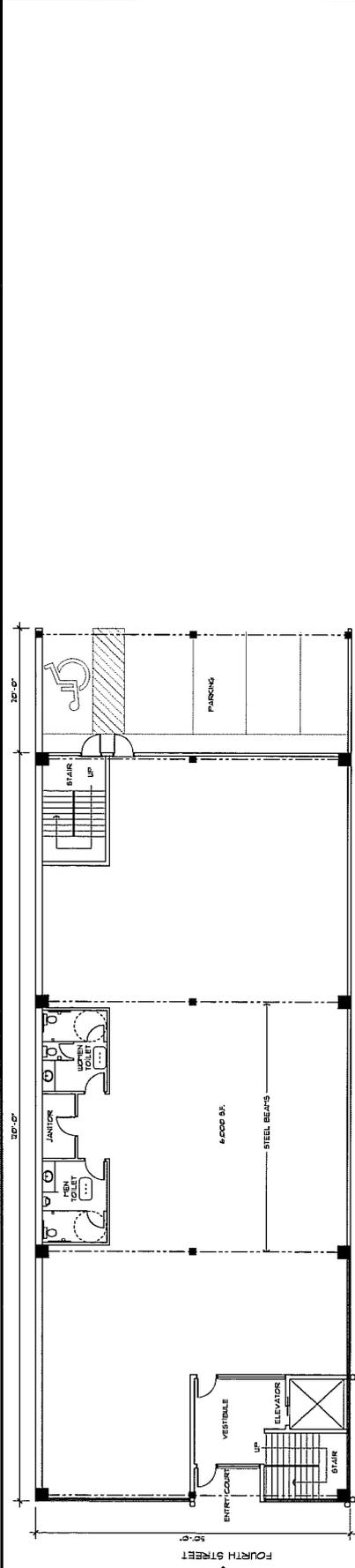
REAL ESTATE SERVICES  
Bismarck, North Dakota

# SITE PLAN / PARCEL PLAN

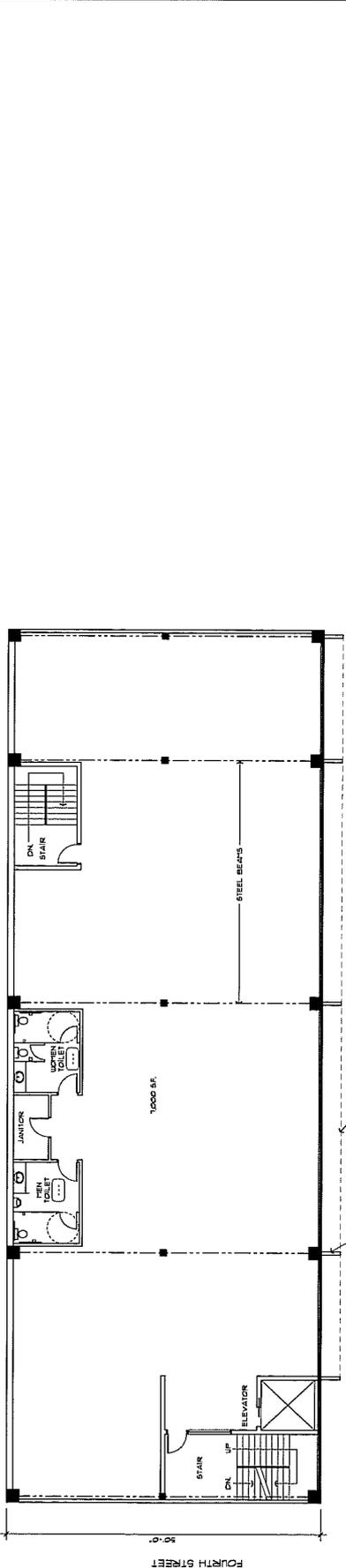
This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely only on those results.



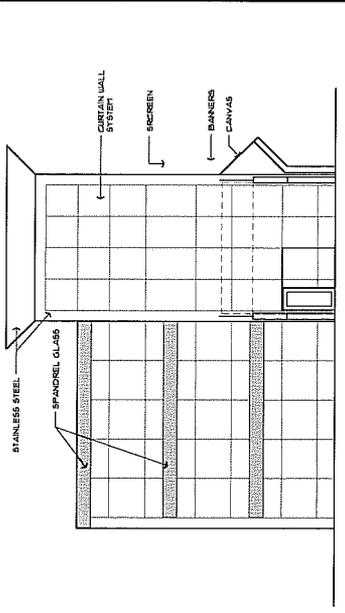




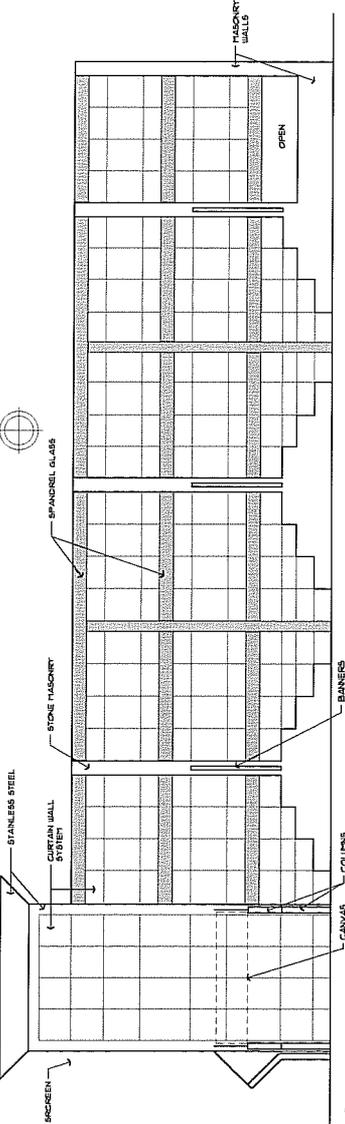
1 FIRST FLOOR PLAN
   
 1/4" = 1'-0"



2 SECOND FLOOR PLAN (THIRD SIMILAR)
   
 1/4" = 1'-0"



4 WEST ELEVATION
   
 1/4" = 1'-0"



3 SOUTH ELEVATION
   
 1/4" = 1'-0"



# Bismarck

## Community Development Department

### MEMORANDUM

TO: Chair Blackstead and Renaissance Zone Authority

FROM: Jason Tomanek, Planner *JT.*

DATE: August 24, 2010

RE: Undergrounding of Overhead Utilities

In response to the desire to bury overhead utility lines, information was requested and received from MDU, Qwest and Midcontinent Communications. Previously in 2006 the American Bank Center Renaissance Zone Project (Project 20-B) looked at the alley corridor to the west of the building. This area was again considered for the purposes of the undergrounding project. The following data was provided by the three aforementioned companies in response to the request. Each company cautioned that the numbers are purely estimates for the purpose of facilitating the discussion of exploring the option to include the burial of overhead utilities as part of a Renaissance Zone project. Each company also cautioned that the downtown area is unique and any time a future project is considered the area would need to be explored thoroughly on a block by block basis.

- **MDU** – The estimate provided would be dependent on the ability to install a new structure on the south end of the block. The estimate ranges from \$115,000 to \$150,000.
- **Qwest** - \$20,000-\$25,000. Final estimates are provided by the Minneapolis office. The estimate was provided by a local field engineer. A more specific estimate would be offered in the event a project is pursued in the future.
- **Midcontinent** -\$73,000+. The project would need to begin along the north side of Thayer Ave and involve burying everything to Ave A. This will also include replacing several services to the buildings along the alley.
- **Total - \$208,000 to \$248,000**

*Bismarck-Burleigh County Community Development Department*

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



RENAISSANCE ZONE AUTHORITY  
PROJECT STATUS

Project	Applicant	Street Address	Project Type	RZA Hearing	Commission Approval	State Approval	Estimated Building Value	Proposed Investment	Estimated Building Value	Property Tax Benefit	Income Tax Benefit	Completion Date	Actual Investment	2009 Building Market Value	Jobs Created
38-B	Westgard Financial Services	501 East Main Avenue	Lease	09/20/07	09/20/07	07/11/07	N/A	N/A	N/A	N/A	\$30,000	09/01/07	N/A	N/A	1
40-B	Reinmaker Gusto Ventures, LLC	118 North 5th Street	Purchase w/Major	09/04/07	09/11/07	10/30/07	\$166,800	\$137,500	\$300,000	\$21,000	\$5,400	05/21/08	\$142,050	\$337,700	4
41-B	The Reinmaker Group, Inc.	118 North 5th Street	Lease	11/14/07	12/18/07	12/27/07	N/A	N/A	N/A	N/A	\$530,000	06/12/08	N/A	N/A	4
42-B	Cephal Holdings, LLC/Roger Zink	402 East Main Avenue	Rehab	12/05/07	12/18/07	12/27/07	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
43-B	Kinesco, Inc.	402 East Main Avenue	Lease	12/05/07	12/18/07	12/27/07	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
44-B	Rick & Theresa Kelmle	413 East Broadway	Rehab	11/14/07	12/18/07	01/11/08	\$184,400	\$138,838	\$283,500	\$28,000	\$28,000	10/01/08	\$178,855	\$298,500	1
45-B	Centennial Plaza, LLC	118 North 4th Street	Purchase	12/05/07	12/18/07	01/22/08	\$905,100	\$238,000	\$1,047,800	\$25,000	\$25,000	01/28/08	\$167,884	\$630,200	
46-B	Westley's Inc.	423 East Broadway	Lease	02/21/08	03/11/08	03/19/08	N/A	N/A	N/A	N/A	\$28,000	07/14/08	N/A	N/A	1
47-B	Dept Associates	401 East Main Avenue	Rehab	04/18/08	05/13/08	05/28/08	\$372,300	\$200,000	\$600,000	\$50,000	\$5,000	07/01/09	\$243,344	\$569,300	0
48-B	FV Restaurant, Inc.	401/411 East Main Avenue	Lease	04/18/08	05/13/08	05/28/08	N/A	N/A	N/A	N/A	\$150,000	06/27/08	N/A	N/A	3
49-B	T. Casey Cashman	523 North 1st Street	Rehab	05/12/08	05/27/08	06/12/08	\$103,100	\$25,000	\$130,000	\$10,000	\$5,000	12/15/08	\$23,375	\$116,500	0
50-B	Starton Financial	332 North 4th Street	Rehab	05/12/08	05/27/08	06/12/08	\$1,154,900	\$2,500,000	\$2,854,800	\$270,000	\$560,000	12/01/09	\$3,183,280	\$2,338,100	
51-B	David Bliss, LLC	521 East Main Avenue	Lease	10/08/08	10/22/08	11/04/08	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
52-B	Mark Benesh & Associates/Prudential	521 East Main Avenue	Lease	10/08/08	10/22/08	11/04/08	N/A	N/A	N/A	N/A	\$15,000	04/01/09	N/A	N/A	2
53-B	CIG Investments, LLP	408 East Main Avenue	Rehab	03/11/09	03/24/09	04/21/09	\$80,700	\$258,720	\$420,000	\$22,030	\$20,875	10/21/09	\$189,820	\$512,100	0
54-B	Magn-Touch Carpet & Furniture Inc.	800 East Street Avenue	Rehab/New Const.	05/13/09	05/28/09	06/03/09	\$578,100	\$2,145,500	\$1,800,000	\$68,000	\$485,000				
55-B	Blaney Stone Pub, LLC	408 East Main Avenue	Lease	05/10/09	06/23/09	07/07/09	N/A	N/A	N/A	N/A	\$30,000	10/01/09	N/A	N/A	46
56-B	Cavelier Homes, Inc.	408 East Main Avenue	Lease	05/10/09	06/23/09	07/07/09	N/A	N/A	N/A	N/A	\$153,885	10/15/09	N/A	N/A	3
57-B	Jim Poolman Consulting, Inc.	408 East Main Avenue	Lease	05/10/09	06/23/09	07/07/09	N/A	N/A	N/A	N/A	\$50,000	09/05/09	N/A	N/A	1
58-B	TFRE, LLC	120/124 North 4th Street	Purchase w/ Major	09/10/09	09/23/09	09/25/09	\$31,100	\$246,284	\$350,000	\$30,000	\$15,000				
59-B	Boardwalk on Broadway	100 West Broadway	Rehabilitation	09/12/09	09/25/09	09/11/08	\$514,200	\$708,964	\$738,200	\$130,350	\$176,741				
60-B	SRSSM Partnership	122 East Broadway	Purchase w/ Major	10/14/09	10/27/09	11/25/09	\$437,680	\$727,000	\$843,500	\$54,080	\$843,500	09/17/10	\$920,109	\$892,000	
61-B	Sheldon A. Smith, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/03/09	N/A	N/A	N/A	N/A	\$182,500	06/21/10	N/A	N/A	
62-B	Rendell J. Beakke, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/03/09	N/A	N/A	N/A	N/A	\$182,500	09/21/10	N/A	N/A	
63-B	Scott K. Poraborg, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/03/09	N/A	N/A	N/A	N/A	\$182,500	09/21/10	N/A	N/A	
64-B	Michelle D. Armstrong, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/03/09	N/A	N/A	N/A	N/A	\$182,500	09/21/10	N/A	N/A	
65-B	Suzanne K. Schwalgent, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/03/09	N/A	N/A	N/A	N/A	\$182,500	09/21/10	N/A	N/A	
66-B	Kranzer Kingsley Communications, LTD	501 East Main Avenue	Lease	12/09/2009	12/22/09	01/10/10	N/A	\$180,000	N/A	N/A	\$17,000				
67-B	IRET Properties, LP	716 East Broadway Avenue	Rehabilitation	12/09/2009	12/22/09	01/10/10	\$1,251,000	\$1,196,850	\$1,816,000	\$125,287	\$0				
68-B	J & J Smith Property Management, LLC	415 North 4th Street	Purchase w/ Major	11/13/2010	01/26/10	02/12/10	\$294,400	\$120,000	\$437,000	\$25,000	\$2,500				
69-B	Jimmy John's	301 South 3rd Street	Lease	21/02/2010	02/23/10	03/02/10	N/A	\$75,000	N/A	N/A	\$9,000	07/13/10	\$140,000	N/A	14
70-B	J2 Studio Architecture + Design	521 East Main Avenue	Lease	21/02/2010	02/23/10	03/02/10	N/A	N/A	N/A	N/A	\$6,000	03/11/10	N/A	N/A	1
XX-B	A.L. Brand, DDS	207 East Front Avenue	Lease	10/13/2010			N/A	\$300,000	N/A	N/A	\$65,000				
XX-B	Magn-Touch Carpet & Furniture, Inc	800 East Street Avenue	Lease	10/19/2010			N/A	N/A	N/A	N/A	\$106,000				
XX-B	Toasted Frog West, LLC	124 North 4th Street	Lease	10/19/2010			N/A	N/A	N/A	N/A	\$12,000				
XX-B	613 Development Corporation	401 North 4th Street	New Construction	10/19/2010			N/A	\$3,500,000	\$5,500,000	\$15,500	\$15,000				
				TOTALS			\$13,800,180	\$22,807,723	\$28,755,500	\$2,885,639	\$8,517,890		\$17,235,328	\$25,842,700	221.75

RENAISSANCE ZONE AUTHORITY  
PROJECT STATUS

Project	Applicant	Street Address	Project Type	RZA Hearing	Comm. Approval	States Approval	Beginning Building Market Value	Proposed Investment	Estimated Building Value w/investment	Estimated Property Tax Benefit	Estimated State Income Tax Benefit	Completion Date	Actual Investment	2010 Building Permit Value	Jobs Created/ PTE
01-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/Lease	12/10/02	12/17/02	01/02/03	\$77,000	\$44,368	\$180,000	\$18,095	\$5,650	12/01/03	\$66,397	\$192,800	0
02-B	Dakota Building Partnership	501 East Main Avenue	Purchase - Land	01/08/03	01/07/03	02/28/03	\$444,200	\$300,000	\$540,000	\$32,023	\$7,500	01/21/07	\$284,195	\$971,600	0
03-B	Chiv Squira Development, LLC	521 East Main Avenue	Purchase w/Lease	02/07/03	02/11/03	04/21/03	\$500	\$600,000	\$500,000	\$61,000	\$2,500	12/31/07	\$616,111	\$1,037,300	0
04-B	Duemelands Commercial LLLP	301 East Thayer Avenue	Lease	07/14/03	07/22/03	08/25/03	N/A	N/A	N/A	N/A	\$509	12/01/03	N/A	N/A	2
05-B	John & Barbara Ghinselner	200 North Maraudan Street	Purchase	10/07/03	10/14/03	10/16/03	\$43,300	\$5,000	\$77,500	\$5,550	\$2,000	10/17/03	N/A	\$110,600	2
06-B	Woodmansse's	114 North 4th Street	Rehab/Lease	10/30/03	11/16/03	11/21/03	\$48,600	\$125,000	\$120,000	\$15,500	\$25,000	01/28/05	\$128,333	\$125,500	1
07-B	Bentch Properties LLC	207 East Front Avenue	Rehab	11/19/03	11/25/03	12/03/03	\$371,200	\$601,600	\$1,455,000	\$186,375	\$9,200	01/19/05	\$734,707	\$2,873,100	0
08-B	Northland Financial	207 East Front Avenue	Lease	11/19/03	11/26/03	12/03/03	N/A	N/A	N/A	N/A	\$116,000	09/16/04	N/A	N/A	14.25
09-B	Bentch Properties LLC	212 South 3rd Street	Rehab	11/18/03	11/25/03	12/03/03	\$142,300	\$329,150	\$940,000	\$107,600	\$3,000	01/20/05	\$376,013	\$668,900	20
10-B	Lee Enterprises Inc.	707 East Front Avenue	Rehab	12/15/03	12/18/03	12/29/03	\$2,508,200	\$2,259,624	\$4,408,200	\$550,000	\$1,246,000	10/26/05	\$2,400,778	\$4,943,900	7.5
11-B	PJCM Partners, LLP	901/807 East Front Avenue	Rehab	03/03/04	03/23/04	03/29/04	\$151,300	\$288,840	\$420,000	\$52,765	\$2,700	06/30/05	\$409,846	\$541,400	3
12-B	Mark Garner	302 East Thayer Avenue	Rehab	05/25/04	05/25/04	06/04/04	\$49,900	\$65,000	\$125,000	\$15,715	\$4,700	12/06/05	\$103,455	\$141,000	2.5
13-B	AVI Enterprises	216 North 2nd Street	Rehab	08/10/04	08/10/04	08/18/04	\$173,500	\$208,814	\$275,000	\$34,573	\$12,500	08/22/05	\$283,473	\$324,100	1
14-B	Daryl Roehau & Clarence Styler	225 West Broadway Avenue	Purchase	02/07/05	02/08/05	02/16/05	\$176,000	\$69,550	\$182,500	\$21,470	\$1,750	12/26/07	\$70,002	\$244,900	0
15-B	J & L Development, Inc.	524 North 3rd Street	Rehab	11/15/04	12/14/04	02/16/05	\$800,000	\$750,000	\$900,000	\$113,500	\$15,000	09/15/09	\$688,399	\$729,600	6
16-B	Piqueo Grilla, Inc.	121 North 4th Street	Lease	03/02/05	03/08/05	03/22/05	N/A	\$128,000	N/A	N/A	\$3,500	08/24/05	N/A	N/A	6
17-B	Zorells Jewelry, Inc.	221 South 9th Street	New Construction	09/20/04	03/08/05	03/22/05	\$20,100	\$200,000	\$200,000	\$25,000	\$4,000	07/30/05	\$161,998	\$205,800	6
18-B	Suatt & Ed Stroth/Palata & More	122 East Rosser Avenue	Rehab	08/25/05	08/13/05	09/21/05	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
19-B	CCC Properties, LLP	310 South 5th Street	Purchase	08/25/05	09/13/05	09/21/05	\$410,400	\$169,000	\$450,000	\$58,500	\$10,500	07/01/06	\$299,372	\$470,700	0
20-B	Bank Center First	320 North 4th Street	Rehab	08/21/05	08/27/05	10/04/05	\$809,500	\$3,100,000	\$2,000,000	\$269,790	\$260,000	09/01/09	\$2,301,478	\$2,238,100	0
21-B	Foot Care Associates PC	310 South 5th Street	Lease	01/12/06	01/24/06	02/03/06	N/A	N/A	N/A	N/A	\$1,000	04/01/06	N/A	N/A	3.5
22-B	Denthyne, Inc. (Bakke & Rolter)	310 South 5th Street	Lease	01/12/06	01/24/06	02/03/06	N/A	N/A	N/A	N/A	\$10,500	03/13/06	N/A	N/A	12
23-B	Duemelands Properties, LLLP	302 South 3rd Street	Purchase	01/12/06	02/14/06	02/16/06	\$312,700	\$190,900	\$345,000	\$44,840	\$4,500	12/01/06	\$227,285	\$182,400	0
24-B	Duemelands Properties, LLLP	312 South 3rd Street	New Construction	01/12/06	02/14/06	02/16/06	N/A	\$215,223	\$250,000	\$32,500	\$4,100	12/01/09	\$233,855	\$398,700	0
25-B	Meloché Media, LLC	208 North 4th Street	Purchase	01/12/06	02/14/06	02/16/06	\$242,000	\$71,612	\$320,000	\$41,600	\$1,000	12/27/07	\$91,872	\$278,300	0
26-B	RiverQ, LLC	312 South 3rd Street	Lease	04/13/06	04/25/06	06/05/06	N/A	N/A	N/A	N/A	\$25,000	12/04/06	N/A	N/A	21
27-B	Gem Group LLC	412 East Main Avenue	Rehab	05/23/06	05/23/06	05/30/06	\$47,800	\$40,000	\$75,000	\$5,990	\$9,500	10/20/06	\$50,292	\$71,600	0
28-B	Hearthland Mortgage Company	412 East Main Avenue	Lease	05/23/06	05/23/06	05/30/06	N/A	N/A	N/A	N/A	\$172,000	09/14/06	N/A	N/A	4
29-B	Blenmark MSA dba Verizon Wireless	300 South 3rd Street	Lease	07/24/06	07/25/06	08/02/06	N/A	\$106,000	N/A	N/A	\$16,000	12/17/07	\$2,370,162	\$2,371,400	6
30-B	Main Avenue Properties, LLC	122 East Main Avenue	New Construction	10/09/06	10/10/06	12/05/06	N/A	\$3,020,690	\$3,200,000	\$370,000	\$25,000	01/30/08	\$407,003	\$1,232,400	5
31-B	Dakota Office Building, LLC	300 North 4th Street	Purchase	02/05/07	02/13/07	02/20/07	\$1,095,600	\$250,000	\$1,400,000	\$90,000	\$10,000	08/01/07	N/A	N/A	1
32-B	American Legal Services PC	521 East Main Avenue	Lease	04/02/07	04/10/07	04/19/07	N/A	N/A	N/A	N/A	\$10,000	08/01/07	N/A	N/A	5
33-B	Internet Design & Consulting	521 East Main Avenue	Lease	04/02/07	04/10/07	04/24/07	N/A	N/A	N/A	N/A	\$10,000	08/01/07	N/A	N/A	1
34-B	Lenson Latham Hewitt LLP	521 East Main Avenue	Lease	05/14/07	05/22/07	06/08/07	N/A	N/A	N/A	N/A	\$90,000	07/01/07	N/A	N/A	8
35-B	Retirement Consulting LLC	521 East Main Avenue	Lease	05/14/07	05/22/07	06/08/07	N/A	N/A	N/A	N/A	\$12,500	07/01/07	N/A	N/A	2
37-B	Roger Koski & Associates	501 East Main Avenue	Lease	08/20/07	08/28/07	07/11/07	N/A	N/A	N/A	N/A	\$30,000	06/01/07	N/A	N/A	1
38-B	Melvie Financial Planning	501 East Main Avenue	Lease	08/20/07	08/28/07	07/11/07	N/A	N/A	N/A	N/A	\$35,000	06/01/07	N/A	N/A	2
39-B	Jason Krollmeier & Associates	501 East Main Avenue	Lease	08/20/07	08/28/07	07/11/07	N/A	N/A	N/A	N/A	\$30,000	09/01/07	N/A	N/A	1

PROJECT STATUS

CORE Project	Applicant	Street Address	Project Type	RZA Hearing	Commission Approval	Total Project Cost	Approved Grant Amount	Completion Date	Sidewalk Subsurface Infill	Technical Assistant Bank	Façade & Signage Incentive	Housing Incentive	Total Payments To Date
01-07	Red Wing Shoes	529 East Broadway Avenue	Signage	05/14/07	05/22/07	\$6,199.34	\$3,000.00	11/19/07			\$3,000.00		\$3,000.00
02-07	LeRoy Walker	118 North 5th Street	Subsurface Infill	05/14/07	05/22/07	\$3,300.00	\$2,800.00	06/30/07	\$2,800.00				\$2,800.00
03-07	LeRoy Walker	118 North 5th Street	Technical Assistance	07/17/07	08/14/07	\$1,015.00	\$1,575.00	09/17/07		\$771.38			\$771.38
04-07	Janet Pinks	207 East Avenue B	Housing Incentive	07/17/07	08/14/07	\$23,874.00	\$5,000.00	01/29/08				\$4,439.60	\$4,439.60
			Technical Assistance	07/17/07	08/14/07	\$2,100.00	\$1,575.00	02/28/09		\$1,055.62		\$13,657.83	\$1,055.62
			Housing Incentive	03/11/09	03/24/09	\$90,487.14	\$13,657.83						\$13,657.83
05-07	Kevin Horneman	408 East Main Avenue	Technical Assistance	07/17/07	08/14/07	\$2,100.00	\$1,575.00	01/23/08		\$1,575.00			\$1,575.00
06-07	Kevin Horneman	410 East Main Avenue	Technical Assistance	07/17/07	08/14/07	\$2,100.00	\$1,575.00	01/23/08		\$1,575.00			\$1,575.00
07-07	Greg Bavendick	301 East Broadway Avenue	Technical Assistance	08/27/07	09/11/07		\$1,575.00						
08-07	Pride Wilton Inc.	112 North 5th Street	Façade	08/27/07	09/11/07	\$44,197.00	\$22,098.50	11/29/07			\$22,098.50		\$22,098.50
09-07	Brady, Martz & Associates, PC	207 East Broadway Avenue	Signage	08/27/07	09/11/07	\$6,112.00	\$3,056.00	03/05/08			\$3,056.00		\$3,056.00
10-07	LeRoy Walker	118 North 5th Street	Façade	08/27/07	09/11/07	\$21,664.27	\$12,500.00	06/17/08			\$10,832.14		\$10,832.14
11-07	Kevin Horneman	408 East Main Avenue	Façade	08/27/07	09/11/07	\$50,405.00	\$25,000.00	09/17/08			\$25,000.00		\$25,000.00
12-07	Michael Woods	410 East Main Avenue	Façade	08/27/07	09/11/07	\$71,500.00	\$25,000.00	12/22/08			\$25,000.00		\$25,000.00
13-07	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Housing Incentive	08/27/07	09/11/07	\$57,164.54	\$12,700.00	01/20/09				\$11,430.81	\$11,430.81
14-08	Turitto's Dry Cleaners	1131 East Main Avenue	Façade	04/18/08	05/19/08	\$5,256.00	\$2,628.00	10/01/08			\$2,628.00		\$2,628.00
15-08	Magic Photo Art	120 North 5th Street	Signage	05/12/08	05/27/08	\$5,170.15	\$2,735.08	09/30/08			\$2,735.08		\$2,735.08
16-08	Fowler Photography	120 North 5th Street	Signage	05/12/08	05/27/08	\$1,344.02	\$672.01	07/30/08			\$672.01		\$672.01
17-08	Mr. Delicious/Aaron Bank	307 North 3rd Street	Signage	06/23/08	07/08/08	\$10,415.00	\$3,000.00	01/30/09			\$3,000.00		\$3,000.00
18-08	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Technical Assistance	06/23/08	07/22/08		\$1,575.00						
19-08	Robert Knutson Photography	405 East Sweet Avenue	Technical Assistance	07/09/08	07/22/08	\$2,310.00	\$1,575.00	12/17/08		\$1,575.00			\$1,575.00
20-08	The Window & Door Store	410 East Main Avenue	Signage	08/13/08	08/27/08	\$6,742.34	\$3,000.00	12/22/08			\$3,000.00		\$3,000.00
21-08	Tyre Mart	704 East Bowen Avenue	Signage	09/10/08	09/23/08	\$6,099.16	\$3,000.00	10/09/08			\$3,000.00		\$3,000.00
22-08	Robert Knutson Photography	405 East Sweet Avenue	Façade	11/12/08	11/25/08		\$25,000.00						
23-08	Robert Knutson Photography	405 East Sweet Avenue	Signage	11/12/08	11/25/08		\$3,000.00						
24-08	AC/IND Bankers Association	122 East Main Avenue	Signage	11/12/08	11/25/08		\$3,000.00						
25-09	Magi-Touch Carpet & Furniture Inc.	800 East Sweet Avenue	Technical Assistance	02/11/09	02/24/09	\$4,200.00	\$1,575.00	09/22/09		\$1,575.00			\$1,575.00
26-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Façade	02/11/09	03/24/09	\$51,923.53	\$25,000.00	08/20/09			\$25,000.00		\$25,000.00
27-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Signage	02/11/09	03/24/09	\$9,840.00	\$3,000.00	08/20/09			\$3,000.00		\$3,000.00
28-09	Rolf Eggers	214 & 216 East Main Avenue	Façade	02/11/09	03/24/09	\$7,150.00	\$3,575.00	06/16/09			\$3,575.00		\$3,575.00

PROJECT STATUS

29-09	ADLOC Inc./Warren's Locks & Keys	214 East Main Avenue	Signage	02/11/08	03/24/09	\$1,215.00	\$607.50	05/04/09	\$532.50	\$532.50
30-09	A&B Pizza South	311 South 7th Street	Technical Assistance	4/8/2009	4/28/2009		\$1,575.00			
31-09	Broadway Floral of Hearts	411 East Broadway Avenue	Signage	5/13/2009	5/26/2009	\$4,845.49	\$2,422.95	07/09/09	\$2,422.95	\$2,422.95
32-09	Magi-Touch Carpet & Furniture, Inc.	800 East Sweet Avenue	Façade	5/13/2009	5/26/2009		\$25,000.00			
33-09	DoCo Group	114 North 3rd Street	Technical Assistance	7/8/2009	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
34-09	Starion Financial	333 North 4th Street	Signage	10/14/2009	10/27/2009	\$10,860.00	\$3,000.00	12/28/09	\$3,000.00	\$3,000.00
35-09	SRSSM Partnership	122 East Broadway	Façade	11/12/2009	11/24/2009	\$72,238	\$20,000.00	07/13/10	\$20,000.00	\$20,000.00
36-09	SRSSM Partnership	122 East Broadway	Signage	11/12/2009	11/24/2009	\$6,537.00	\$3,000.00	07/13/10	\$3,000.00	\$3,000.00
37-10	J & J Property Management	115 North 4th Street	Technical Assistance	1/13/2010	1/26/2010		\$1,575.00			
							\$3,675.00			
38-10	Hedahl's Inc.	100 East Broadway Avenue	Signage	1/13/2010	1/26/2010	\$7,800	\$3,000.00	04/29/10	\$3,000.00	\$3,000.00
	Totals					\$597,153.98	\$276,877.87		\$8,127.00	\$167,552.18
									\$2,500.00	\$29,528.34
										\$208,007.52