



## *Community Development Department*

### RENAISSANCE ZONE AUTHORITY

### MEETING AGENDA

November 10, 2010

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City-County Office Building

4:00 p.m.

Second Floor Conference Room

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- 1. Call to Order**
- 2. Consider Approval of Minutes – October 13, 2010 Meeting**
- 3. Renaissance Zone Project – Discussion**
  - a. 613 Development Corporation – Construction of a new building at 401 North 4<sup>th</sup> Street as a Renaissance Zone Project and compliance with the DC-Downtown Core zoning district regulations.
- 4. Downtown Core Zoning District and Downtown Design Review – Discussion**
  - a. Downtown Core zoning regulations or design guidelines
  - b. Intent of the DC-Downtown Core regulations
- 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 December 8, 2010.**

*Bismarck-Burleigh County Community Development Department*

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**RENAISSANCE ZONE AUTHORITY  
MEETING MINUTES  
October 13, 2010**

The Bismarck Renaissance Zone Authority met on October 13, 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, Brenda Smith, and Curt Walth.

Technical Advisors Bruce Whittey and Jeff Ubl were present.

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

Guests present were Loran Galpin (613 Development Corporation), Jim Christianson – PO Box 1097, Jon Holth (Toasted Frog West, LLC), Chris Bjorke (Bismarck Tribune), Arliss Brend & Ora Robinson-Brend (A.L. Brend, D.D.S.), Josh and Randy Horner (Magi-Touch Carpet & Furniture) and Dawn Kopp & Kate Herzog (Downtowners).

**CALL TO ORDER**

Chairman Blackstead called the meeting to order at 3:00 p.m.

**MINUTES**

The minutes of the June 9, 2010 meeting were distributed with the agenda packet.

**MOTION:** A motion was made by Mr. Walth and seconded by Mr. Huber to approve the minutes of the June 9, 2010 meeting as received. The motion passed unanimously with members Blackstead, Huber, Smith, and Walth voting in favor.

**COMMISSIONER BRENDA SMITH INTRODUCTION**

Chairman Blackstead welcomed Commissioner Smith to her first Renaissance Zone Authority meeting since being elected in June 2010.

**RENAISSANCE ZONE PROJECT APPLICATIONS**

**A. 207 East Front Avenue – A.L. Brend, D.D.S. – Lease**

Mr. Tomanek gave an overview of the lease project by A.L. Brend, D.D.S. for the building at 207 East Front Avenue. Mr. Tomanek said 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. The building floor area is 9,982 square feet and the applicant's lease area would be approximately 2,468 square feet, with an estimated income tax benefit of \$55,000 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 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.
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.
4. The building has been rehabilitated as a separate Renaissance Zone project.
5. The project completion date is projected for April 2011.

Mr. Tomanek said 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.

Arliss Brend said he had been located in the Medical Arts Building (810 Rosser East Avenue) since 1979 and was informed that he would have to relocate. Mr. Brend stated that he looked for an area downtown, because that is where he wants to be located.

**MOTION:** Based on the findings included in the staff report, a motion was made by Mr. Walth and seconded by Mr. Huber to recommend approval of the request for 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. The motion passed unanimously with members Blackstead, Huber, Smith, and Walth voting in favor.

### **B. 800 East Sweet Avenue – Magi-Touch Carpet & Furniture, Inc. – Lease**

Mr. Tomanek gave an overview of the lease project by Magi-Touch Carpet & Furniture, Inc. for the building at 800 East Sweet Avenue. Mr. Tomanek said 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. The building floor area is 26,968 square feet and the applicant's lease area would be expanding by 11,845 square feet, with an estimated income tax benefit of \$106,000 over five years.

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

2. The proposed use is consistent with the City's Renaissance Zone Development Plan.
3. 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.
4. 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.
5. The project completion date is projected for April 2011.

Mr. Tomanek said 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.

**MOTION:** Based on the findings included in the staff report, a motion was made by Mr. Huber and seconded by Ms. Smith to recommend approval of the request for designation of the 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. The motion passed unanimously with members Blackstead, Huber, Smith, and Walth voting in favor.

### **C. 124 North 4<sup>th</sup> Street – Toasted Frog West, LLC – Lease**

Mr. Tomanek gave an overview of the lease project by Toasted Frog West, LLC for the building at 124 North 4<sup>th</sup> Street. Mr. Tomanek said 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. The building floor area is 13,964 square feet and the applicant's lease area would be 5,250 square feet, with an estimated income tax benefit of \$12,000-\$15,000 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 lease will be for a new business within the Renaissance Zone. The new restaurant and lounge business would lease approximately 5,250 square feet.
3. The building addition is currently taking place as a separate Renaissance Zone project. The proposed investment in the building is \$400,000.

4. Anticipated employment includes 4 full-time staff and 25 part-time staff for approximately 18 full-time equivalent positions.
5. The project completion date is projected for November 2010/April 2011.

Mr. Tomanek said 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.

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

#### **D. 401 North 4<sup>th</sup> Street – 613 Development Corporation – New Construction**

Mr. Tomanek gave an overview of the new construction project by 613 Development Corporation for the building at 401 North 4<sup>th</sup> Street. Mr. Tomanek said the applicant is proposing to demolish the existing building and construct a new 3-story office building on the property. The total project investment is approximately \$3,200,000. The estimated property tax benefit over five years is estimated at \$150,000 and the estimated state income tax benefit is \$15,000.00 over the same 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 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.
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:

- a) The proposed exterior building materials do not meet the requirements or intent of the ordinance; specifically the proposed non-transparent glass covers more than 40% of the building's exterior. The application submitted recognizes that 11% of the glass will be 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.

Mr. Tomanek said based on the above findings, staff recommends approval of the purchase with new 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% non-transparent 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; and 4) the above-mentioned conditions would be reviewed and approved by the Downtown Design Review Committee prior to obtaining a building permit for construction.

Loran Galpin presented his proposal of the planned building and his expectations for the project. Mr. Galpin stated the vertical identity panels would not be included in the project.

**MOTION:** Based on the findings included in the staff report, a motion was made by Mr. Huber and seconded by Ms. Smith to recommend approval of the request for 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% non-transparent glass; 2) 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; and 3) the above-mentioned conditions would be reviewed and approved by the Downtown Design Review Committee prior to obtaining a building permit for construction. Also, if there is a substantial change in materials, the project must be presented to the Renaissance Zone Authority for approval. The motion passed unanimously with members Blackstead, Huber, Smith, and Walth voting in favor.

## **RENAISSANCE ZONE STATE GUIDLINE CHANGES**

### **Public Utility Infrastructure**

Mr. Tomanek stated that 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 undergrounding 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

After some discussion it was the general consensus of the Renaissance Zone Authority that in order to qualify for a Renaissance Zone project designation an applicant/property owner must also make capital improvements to the structure along with undergrounding utilities for a project. The requirement of 80% of the cost of improvements must be in the building and 20% of the project costs from the underground utility work.

**MOTION:** A motion was made by Mr. Walth and seconded by Mr. Huber to recommend approval of the public utility infrastructure policy for undergrounding utilities with 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. The motion passed unanimously with members Blackstead, Huber, Smith and Walth voting in favor.

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

Mr. Tomanek said that Smith, Bakke, Porsborg, Schweigert and Armstrong and Jimmy John's projects have been closed out since the last Renaissance Zone Authority meeting.

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

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

### **OTHER BUSINESS**

There was no other business.

### **ADJOURNMENT**

There being no further business, Chair Blackstead adjourned the meeting of the Bismarck Renaissance Zone Authority at 4:26 p.m.

Respectfully Submitted,

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Kimberley Gaffrey  
Recording Secretary

APPROVED:

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David Blackstead  
Chair



## Community Development Department

### MEMORANDUM

**TO:** Chair Blackstead and Renaissance Zone Authority

**FROM:** Jason Tomanek, Planner *JT.*

**DATE:** November 3, 2010

**RE:** 401 North 4<sup>th</sup> Street – Downtown Design Review Regulations

Members of the Downtown Design Review Committee (Jeff Ubl, Kim Lee and Jason Tomanek) met with Loran Galpin on Friday, October 29, 2010. The purpose of the meeting was to view and discuss the various levels of glass transparency as it pertains to the DC-Downtown Core regulations for Design Standards and Building Materials. The proposed exterior building materials include a stone-stepped base along the south façade, stainless steel banding, reflective metal banding and colored glass.

During the October 13, 2010 Renaissance Zone Authority meeting the request from 613 Development Corporation/Loran Galpin was considered. The recommendation made by the Renaissance Zone Authority to the Board of City Commissioners stated:

“The Renaissance Zone Authority held a public hearing on this request on October 13, 2010, and recommended designation of the construction of a new building at 401 North 4<sup>th</sup> Street as a Renaissance Zone project, a 100% property tax exemption on the building and improvements for five years beginning with the date of completion and first occupancy, and an exemption from state tax on income derived from the business/investment location for five years beginning with the date of completion and first occupancy, and with the understanding that:

1. The exterior design of the proposed building will 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% non-transparent glass;
2. Appropriate landscaping and streetscape elements are included with the project.
3. The above-mentioned conditions would be reviewed and approved by the Downtown Design Review Committee prior to obtaining a building permit for construction.

The Board of City Commissioners acted on the recommendation and upheld the aforementioned conditions on October 26, 2010.

*Bismarck-Burleigh County Community Development Department*

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Previously the Renaissance Zone Authority considered a similar situation regarding proposed building materials. On October 9, 2006 the Renaissance Zone Authority passed a motion allowing the use of EIFS as a primary exterior building material on the building at 122 East Main Avenue (Project 30-B). Excerpts from the minutes of that meeting include:

*“Discussion followed the presentation. There were some general concerns with the chosen exterior material for the building. Mr. Bohrer stated the material chosen is a higher grade of EIFS than typically used. Mr. Bohrer also mentioned that the application techniques have a factor in the wear and overall sustainability of the Dryvit brand EIFS material. There was also discussion expressing the concerns that this project will set precedence for future projects allowing various EIFS applications throughout the downtown area. The concern is that EIFS material will be used to cover higher quality surfaces such as limestone and brick. Mr. Walth asked that minutes reflect that this building is new construction and not a refinishing of a previously constructed building façade. The general consensus of the Renaissance Zone Authority members was that the building is a nice design and it has an overall a favorable appearance.”*

The approved motion states:

*“A motion was made by Mr. Keiser and seconded by Mr. Walth to recommended designation of the construction of a new building at 122 East Main Avenue as a Renaissance Zone project, a 100% property tax exemption on the building and improvements for five years beginning with the date of completion and first occupancy, and an exemption from state tax on income derived from the business/investment location for five years beginning with the date of completion and first occupancy, with the understanding that the project will include landscaping as shown on the proposed site plan and in accordance with the City’s landscaping and screening requirements and be constructed as shown on the building elevations with the materials presented. The motion also included a statement that the materials were appropriate given the fact that this building is new construction and the materials would be in keeping with the intent of the guidelines for building materials already established for the Downtown Core district. With members Blackstead, Huber, Keiser, Magstadt, and Walth voting in favor, the motion passed unanimously.”*

In order for 613 Development Corporation to proceed with the project at 401 North 4<sup>th</sup> Street, the Renaissance Zone Authority must act to finalize the request. In particular, the Renaissance Zone Authority must decide on one of the following elements:

1. To allow the project to proceed as proposed recognizing that the proposed building materials are an equivalent or better material than brick, stone, architectural concrete or pre-cast concrete.

**OR**

2. To require the proposed building walls visible from the street to be primarily faced with brick, stone, architectural concrete or pre-cast concrete.



D.O. Box 2567  
Bismarck, ND 58502  
701-258-6663

Oct 29, 2010

Jason Tomanek .  
Bismarck City Planning  
221 N 5<sup>th</sup> st  
Bismarck ,ND 58501

Re: Town Centre Exterior glass selections

Dear Jason,

On Friday Oct 29<sup>th</sup> Jeff ,Kim, and yourself met with me to look at the glass samples that I had assembled out side the theater building. These samples were provided by Empirehouse Inc. in Minneapolis . See the attached Viracon glass description sheets on the glass samples that were viewed .

We examined 5 samples in the colors that are complimentary to those used by American Bank Center , Starion, and MDU. With the glass samples set up we were able to view the glass and see the transparency characteristics of each panel. Samples ranged from a transparency level of 8 to 40

It was agreed that samples of transparency level 14 or above were acceptable.

Of the 5 samples it was agreed that samples 1, 2 ,4 and 5 all were acceptable .

Sample 1: transparency rating .....Level 30

Sample 2: Transparency rating .....Level 14

Sample 3 : Transparency rating .....**Level 8 rejected**

Sample 4; Transparency rating .....Level 40

Sample 5: Transparency rating .....Level 20

Based on this meeting we will proceed to select our final glass samples

In the site visit we also visited about a follow up meeting with the Renaissance Zone Authority at its Nov 10th meeting. In that meeting the findings of our meeting on the glass will be shared . In addition staff, at this meeting , will seek clarification that our total material package is in keeping with the Core District design guidelines.

Staff expressed to me that they are concerned that our project, while proposing materials that are desired in the district , may need verifying with the Committee . It appears that the thought is that more stone or masonry was intended in the guidelines that we are following. Some in the meeting felt the intent of the design guidelines was that there was to be no more than 40 % glass and the rest to be masonry .

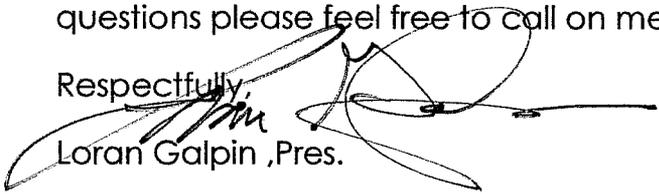
I do not agree or see this anywhere in these Core guidelines but I am Ok with this being shared with the Committee. I do not feel that there ever should ever be preset percentage guidelines of any materials dictated in buildings designed for the CORE District . Instead I believe it is more appropriate to do as other Downtowns have done and state the types of materials that are acceptable and then allow the developer and architect to share their vision of how the building fits in the neighborhood fabric .

There will always be some debate on who likes what , what materials would be more acceptable than others and this dialogue is healthy . But, within this dialogue, there has to be creative freedom to use the materials, that are deemed acceptable by the Core District , and to create projects that are not just generically safe . Materials need to relate to the neighborhood but they can stand out and they can be different and in some cases controversial . This is healthy too.

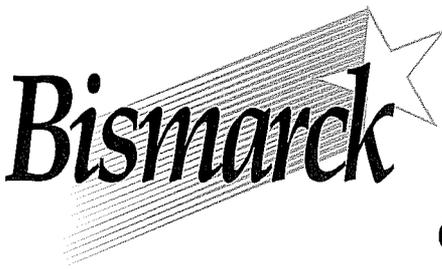
I look forward to meeting on NOV 10th the Renaissance Zone Authority. I do not see us making any presentation but rather attending to tie down loose ends and answer any questions.

Please let me know if there is anything else I need to address. Any questions please feel free to call on me.

Respectfully

  
Loran Galpin ,Pres.

Galpin Company Inc



## Community Development Department

### MEMORANDUM

**TO:** Chair Blackstead and Renaissance Zone Authority

**FROM:** Jason Tomanek, Planner *JT.*

**DATE:** November 3, 2010

**RE:** Downtown Core Zoning Regulations Vs Design Guidelines  
Intent of the DC-Downtown Core and DF-Downtown Fringe regulations

The purpose of the Downtown Core District (DC) is to preserve and enhance the mixed-use, pedestrian-oriented nature of the City's downtown area. The district allows a wide range of mutually supportive uses in order to enhance downtown Bismarck's role as a commercial, cultural, governmental, health/ medical, entertainment and residential center. The district standards also facilitate the creation of a strong and distinctive sense of place through the inclusion of open space and public plazas. The use of design standards will maintain the historical integrity, enhance the quality of design, and preserve the human-scale development of downtown.

The purpose of the Downtown Fringe District (DF) is to strengthen and complement the City's downtown area by allowing uses not normally allowed in the Downtown Core District. The Downtown Fringe District also serves to provide a transitional area between the Downtown Core District and adjacent commercial and residential zoning districts. The uses allowed in this district usually require larger parcels and a greater emphasis on automobile access and parking

Both the DC and DF districts address many elements including allowable uses, building setbacks, building materials, the height of buildings, alignment, width, horizontal rhythms, entrances, display windows, rooftop equipment and exposed common walls. Appended to this memo you will find the regulations pertaining to both districts.

The purpose of this memo is to generate discussion on whether the language pertaining to the visual appearance of buildings within the DC and DF should continue to be requirements, if the language should be omitted from the DC and DF zoning districts and treated as guidelines and recommendations, or if other changes to the regulations should be considered.

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Essential Services	that need to be located in or near the area where the service is provided.			
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(Ord. 5422, 05-24-05; Ord. 5719, 05-12-09)

**14-04-21.1 DC Downtown Core District.**

BEGIN

**1. Purpose.** The purpose of the Downtown Core District is to preserve and enhance the mixed-use, pedestrian-oriented nature of the City's downtown area. The district allows a wide range of mutually supportive uses in order to enhance downtown Bismarck's role as a commercial, cultural, governmental, health/ medical, entertainment and residential center. The district standards also facilitate the creation of a strong and distinctive sense of place through the inclusion of open space and public plazas. The use of design standards will maintain the historical integrity, enhance the quality of design, and preserve the human-scale development of downtown.

**2. Uses.** Uses are allowed in the Downtown Core District in accordance with the Use Table of Section 14-04-21.

**3. Dimensional Standards.** Development within the Downtown Core District is subject to the following dimensional standards:

**a. Lot Area.** The minimum lot area is 7,000 square feet. For lots platted prior to 1953, the minimum lot area is 5,000 square feet.

**b. Lot Width.** The minimum lot width is 25 feet.

**c. Lot Depth.** There is no lot depth requirement.

**d. Front Yard Setback.** There is no minimum front yard setback. If the development site is between two existing buildings which are both setback from the front property line, the front yard setback may not exceed the average setback of the adjoining buildings. In no case shall a setback greater than 15 feet be allowed, and this area must be landscaped and/or incorporate streetscape elements.

**e. Side Yard Setback.** There is no minimum side yard setback, unless the side property line abuts residentially-zoned property, in which case the minimum side yard setback shall be 6 feet.

**f. Rear Yard Setback.** There is no minimum rear yard setback, unless the rear property line abuts residentially-zoned property, in which case the minimum rear yard setback shall be 10 feet.

**g. Height.** The maximum height is 130 feet, unless a special use permit to exceed this height is granted in accordance with the provisions of Section 14-08-03. The minimum height is two stories or 20 feet.

**h. Lot Coverage.** The maximum lot coverage is 100%.

**4. Design Standards.** All development within the Downtown Core District is subject to the following design standards:

**a. Intent.** The intent of the design standards is to create and maintain a high visual quality and appearance for the Downtown Core District. The regulations are also intended to stimulate and protect investment through the establishment of high standards with respect to materials, details, and appearance.

**b. Review and Approval.** Compliance with these design standards shall be carried out in conjunction with the City's site plan review procedures. An administrative decision by City staff regarding the design standards may be appealed to the City's Planning and Zoning Commission and will be subject to the Commission's standard public hearing procedures.

**c. Building Materials.** All walls visible from the street shall be primarily faced with brick, stone, architectural concrete or pre-cast concrete, or an equivalent or better. The use of plain surface concrete block shall be prohibited (i.e. the surface must be dimensional). Non-transparent glass shall be prohibited from covering more than 40 percent of the exterior walls.

All subsequent renovations, additions and related structures constructed after the construction of an original building shall be constructed of materials comparable to those used in the original construction and shall be designed in a manner conforming to the original architectural design and general appearance.

In order to maintain a sense of harmony within the area, the colors and materials used should generally be compatible with or complementary to those used for buildings on adjoining parcels.

**d. Height.** The height of a new mid-block building shall be within one story/15 feet of any adjoining building. If a proposed mid-block development is between two existing buildings that vary more than three stories in height, the new building shall be within one story/15 feet in height of either the taller or shorter building. The height of a new corner building may be higher than buildings on adjoining parcels, but should generally be within the average height of the buildings occupying the three adjacent corners of the intersection. It is not the intent of this provision to regulate the height of a building which occupies one-quarter of a block or more as it relates to adjacent or adjoining buildings.

**e. Alignment.** New infill development in the Downtown District shall maintain the zero setback and the alignment of adjoining facades at the property line.

**f. Width.** New buildings shall reflect the existing characteristic rhythm of facades along the street. New construction, including parking ramps that require two or more lots, should respect this pattern by designing the pattern of adjacent façade widths into the new facade.

**g. Horizontal Rhythms.** New development shall maintain the alignment of building windows, cornices, and rooflines that dominate the block on which it will be constructed. Character and scale shall be compatible with surrounding structures through the use of materials, detailing and window placement. A clear visual division between the street level and upper floors shall also be maintained. Canopies and awnings consistent with the architectural style of the building are encouraged to accentuate the street level.

relationship between the building and streetscape and to provide protection of pedestrians.

**h. Entrances.** Main entrances to buildings shall face and be clearly visible from the street, and be recessed to maintain a coherent pattern along the sidewalk and to define the entry point.

**i. Historic Preservation.** Rehabilitation of existing historically significant buildings shall be in accordance with the Secretary of the Interior's Standards for Rehabilitation to the greatest degree practicable.

**j. Display Windows.** The original size and shape of display windows on existing buildings shall be preserved. For non-residential buildings, a minimum of 50% of first floor facades fronting the street shall be windows, doors and other transparent elements.

**k. Rooftop Equipment.** Rooftop equipment shall be screened from ground level views with parapet walls or enclosures similar in form, material and detail to the primary structure.

**l. Vacant Buildings.** Vacant and abandoned buildings shall be made to appear inhabited. Boarding up windows in vacant or abandoned buildings shall be prohibited.

**m. Demolition and Vacant Lots.** Any demolition shall be in accordance with the provisions of Section 4-05-03 of the City Code of Ordinances. Any lots left vacant after demolition shall be treated to control fugitive dust. If the lot is to remain vacant for more than 180 days, said lot shall be landscaped. The lot shall be maintained and kept free of debris and litter.

**n. Exposed Common Walls.** If common walls are exposed due to demolition of adjoining buildings, the walls shall be treated to ensure that the walls do not become a visual eyesore. The treatment may be temporary or permanent depending on the potential for redevelopment of adjoining parcels. Temporary alternative treatments include masonry paint or vines. Permanent alternative treatments include architectural treatment that is similar to the front façade of the building or stucco. The wall treatment shall be in

place within 90 days of the date of demolition, unless a longer period is authorized at the time of approval of the demolition plans, and shall be the financial responsibility of the owner of the property upon which the demolished building was located.

**o. Work in Public Right-of-Way.** Any work within the public right-of-way that relates to an identified streetscape element, as identified in the Streetscape Guidelines for Downtown Bismarck, dated May 1995, shall be in accordance with the design elements identified by those guidelines and shall comply with the standards established by the City Engineer.

**5. Off-street Parking and Loading.** Off-street parking and loading shall be provided in accordance with the provisions of Section 14-04-21. Off-street parking shall not be required for properties within the Downtown Parking District.

**6. Landscaping and Screening.** Development within the Downtown Core District, including the development of parking areas, shall be subject to the requirements of Section 14-03-11. If decorative fencing or any other streetscape elements are used, they shall be consistent with or complementary to the designated downtown streetscape elements

**7. Signage.** All signage in the Downtown Core District shall be installed and maintained in accordance with the provisions of Chapter 4-04 of the City Code of Ordinances. Canopies used for signage shall be consistent with the architectural style of the building.

(Ord. 5422, 05-24-05)

**14-04-21.2 DF Downtown Fringe District.**

**1. Purpose.** The purpose of the Downtown Fringe District is to strengthen and complement the City's downtown area by allowing uses not normally allowed in the Downtown Core District. The Downtown Fringe District also serves to provide a transitional area between the Downtown Core District and adjacent commercial and residential zoning districts. The uses allowed in this district usually require larger parcels and a greater emphasis on automobile access and parking

**2. Uses.** Uses are allowed in the Downtown Fringe District in accordance with the Use Table of Section 14-04-21.

**3. Dimensional Standards.** Development within the Downtown Fringe District is subject to the following dimensional standards:

**a. Lot Area.** The minimum lot area is 7,000 square feet. For lots platted prior to 1953, the minimum lot area is 5,000 square feet.

**b. Lot Width.** The minimum lot width is 60 feet. For lots platted prior to 1953, the minimum lot width is 50 feet.

**c. Lot Depth.** There is no lot depth requirement.

**d. Front Yard Setback.** There is no minimum front yard setback, unless the property is immediately adjacent to a residentially-zoned property, in which case the minimum front yard setback shall be 15 feet. In no case shall a setback greater than 25 feet be allowed, and this area must be landscaped and/or incorporate streetscape elements.

**e. Side Yard Setback.** There is no minimum side yard setback, unless the property is immediately adjacent to a residentially-zoned property, in which case the minimum side yard setback shall be 6 feet.

**f. Rear Yard Setback.** There is no minimum rear yard setback, unless the property is immediately adjacent to a residentially-zoned property, in which case the minimum rear yard setback shall be 10 feet.

**g. Height.** The maximum height is 75 feet, unless the property is immediately adjacent to a residentially-zoned property, in which case the maximum height is 50 feet.

**h. Lot Coverage.** The maximum lot coverage is 100%, unless the property is immediately adjacent to a residentially zoned parcel, in which case the maximum lot coverage shall be 70%.

**4. Design Standards.** All development within the Downtown Fringe District is subject to the following design standards:

**a. Intent.** The intent of the design standards is to create and maintain a high visual quality and appearance for the Downtown Fringe District. The regulations are also intended to stimulate and protect investment through the establishment of high standards with respect to materials, details, and appearance.

**b. Review and Approval.** Compliance with these design standards shall be carried out in conjunction with the City's site plan review procedures. An administrative decision by City staff regarding the design standards may be appealed to the City's Planning and Zoning Commission and will be subject to the Commission's standard public hearing procedures.

**c. Building Materials.** For non-residential and multi-family residential buildings containing more than 8 units, all walls visible from the street shall be primarily faced with brick, stone, architectural concrete or pre-cast concrete, or an equivalent or better. The use of plain surface concrete block shall be prohibited (i.e. the surface must be dimensional). Non-transparent glass shall be prohibited from covering more than 40 percent of the exterior walls.

For residential buildings containing 8 or fewer units, traditional residential building materials may be used.

All subsequent additions and related structures constructed after the construction of an original building shall be constructed of materials comparable to those used in the original construction and shall be designed in a manner conforming to the original architectural design and general appearance.

**d. Height.** The height of a new building should be within one story/15 feet of any buildings on adjoining parcels. It is not the intent of this provision to regulate the height of a building which occupies one-quarter of a block or more as it relates to buildings on adjoining parcels.

**e. Alignment.** The setbacks and alignment of a new building should be similar to any buildings on adjoining parcels.

**f. Entrances.** Main entrances to buildings shall face and be clearly visible from the street.

**g. Historic Preservation.** Rehabilitation of existing historically significant buildings shall be in accordance with the Secretary of the Interior's Standards for Rehabilitation to the greatest degree practicable.

**h. Rooftop Equipment.** Rooftop equipment shall be screened from ground level views with parapet walls or enclosures similar in form, material and detail to the primary structure.

**i. Vacant Buildings.** Vacant and abandoned buildings shall be made to appear inhabited. Boarding up windows in vacant or abandoned buildings shall be prohibited.

**j. Demolition and Vacant Lots.** Any demolition shall be in accordance with the provisions of Section 4-05-03 of the City Code of Ordinances. Any lots left vacant after demolition shall be treated to ensure to control fugitive dust. If the lot is to remain vacant for more than 180 days, said lot shall be landscaped. The lot shall be maintained and kept free of debris and litter.

**k. Exposed Common Walls.** If common walls are exposed due to demolition of adjoining buildings, the walls shall be treated to ensure that the walls do not become a visual eyesore. The treatment may be temporary or permanent depending on the potential for redevelopment of adjoining parcels. Temporary alternative treatments include masonry paint or vines. Permanent alternative treatments include architectural treatment that is similar to the front façade of the building or stucco. The wall treatment shall be in place within 90 days of the date of demolition, unless a longer period is authorized at the time of approval of the demolition plans, and shall be the financial responsibility of the owner of the property upon which the demolished building was located.

**1. Work in Public Right-of-Way.** Any work within the public right-of-way that relates to an identified streetscape element, as identified in the Streetscape Guidelines for Downtown Bismarck, dated May 1995, shall be in accordance with the design elements identified by those guidelines and shall comply with the standards established by the City Engineer.

**5. Off-street Parking and Loading.** Off-street parking and loading shall be provided in accordance with the provisions of Section 14-03-10. Off-street parking shall not be required for properties within the Downtown Parking District.

**6. Landscaping and Screening.** Development within the Downtown Fringe District, including the development of parking areas, shall be subject to the requirements of Section 14-03-11. If decorative fencing or any other streetscape elements are used, they shall be consistent with or complementary to the designated downtown streetscape elements.

**7. Signage.** All signage in the Downtown Fringe District shall be installed and maintained in accordance with the provisions of Chapter 4-04 of the City Code of Ordinances. Canopies used for signage shall be consistent with the architectural style of the building.

(Ord. 5422, 05-24-05)

END

**14-04-21.3 Use Categories.**

**1. Residential Use Categories.**

**a. Group Living.** Group living is characterized by the residential occupancy of a structure by a group of people who do not meet the definition of a household on a monthly or longer basis. Uses where tenancy may be for a shorter period of time are considered to be transient lodging, rather than residential (see sales and service). The size of the group may be larger than the average size of a household and cooking facilities are shared by all members of the group. The residents may receive care, training, or treatment, as long as the care giver also resides at the site. Examples include rooming houses, dormitories, fraternities and sororities, monasteries and convents, nursing and convalescent homes, group homes, residential programs for drug and alcohol

RENAISSANCE ZONE AUTHORITY  
PROJECT STATUS

Project	Applicant	Street Address	Project Type	RZA Hearing	Commission Approval	State Approval	Beginning Building Market Value	Proposed Investment	Estimated Building Value w/investment	Estimated Property Tax Benefit	Estimated State Income Tax Benefit	Completion Date	Actual Investment	2010 Building Market Value	Jobs Created FTE
01-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/Lease	12/10/02	12/17/02	01/02/03	\$77,000	\$44,366	\$150,000	\$18,065	\$5,650	12/01/03	\$66,397	\$192,600	0
02-B	Dakota Building Partnership	501 East Main Avenue	Purchase - Land	01/06/03	01/07/03	02/28/03	\$444,200	\$300,000	\$540,000	\$32,023	\$7,500	01/31/07	\$284,185	\$871,600	0
03-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/Lease	02/07/03	02/11/03	04/21/03	\$550	\$600,000	\$500,000	\$81,000	\$2,600	12/31/07	\$918,111	\$1,037,300	0
04-B	Duemelands Commercial LLLP	301 East Thayer Avenue	Lease	07/14/03	07/22/03	08/26/03	N/A	N/A	N/A	N/A	\$609	12/01/03	N/A	N/A	2
05-B	John & Barbara Grinstelner	200 North Mandan Street	Purchase	10/07/03	10/14/03	10/19/03	\$43,300	\$5,000	\$77,800	\$5,550	\$2,000	10/17/03	N/A	\$110,600	2
06-B	Woodmansee's	114 North 4th Street	Rehab/Historic	10/30/03	11/16/03	11/21/03	\$49,900	\$125,000	\$120,000	\$15,500	\$25,000	01/28/05	\$128,333	\$125,500	1
07-B	Bertech Properties LLC	207 East Front Avenue	Rehab	11/19/03	11/25/03	12/03/03	\$371,200	\$501,600	\$1,455,000	\$168,375	\$8,200	01/19/05	\$794,707	\$2,673,100	0
08-B	Northland Financial	207 East Front Avenue	Lease	11/19/03	11/25/03	12/03/03	N/A	N/A	N/A	N/A	\$116,000	09/16/04	N/A	N/A	14.25
09-B	Bertech Properties LLC	218 South 3rd Street	Rehab	11/18/03	11/25/03	12/03/03	\$142,300	\$228,150	\$840,000	\$107,600	\$3,000	01/20/05	\$376,015	\$696,000	20
10-B	Lee Enterprises, Inc.	707 East Front Avenue	Rehab	12/15/03	12/18/03	12/29/03	\$2,508,200	\$2,258,024	\$4,408,200	\$550,000	\$1,248,000	10/28/05	\$2,400,776	\$4,943,800	7.5
11-B	P.L.C.M Partners, LLP	601/607 East Front Avenue	Rehab	03/03/04	03/23/04	03/29/04	\$151,300	\$298,840	\$420,000	\$52,795	\$2,700	06/30/05	\$409,846	\$541,400	3
12-B	Mark Garner	302 East Thayer Avenue	Rehab	05/25/04	05/29/04	06/04/04	\$49,800	\$85,000	\$125,000	\$15,715	\$4,700	12/09/05	\$103,455	\$141,000	2.5
13-B	AVF Enterprises	218 North 2nd Street	Rehab	08/10/04	08/10/04	08/19/04	\$173,500	\$208,814	\$275,000	\$34,573	\$12,600	06/22/05	\$263,473	\$324,100	1
14-B	Daryl Roenau & Clarence Saylor	225 West Broadway Avenue	Purchase	02/07/05	02/09/05	02/18/05	\$176,000	\$69,550	\$182,500	\$21,470	\$1,750	12/26/07	\$70,002	\$244,800	0
15-B	J & L Development, Inc.	324 North 3rd Street	Rehab	11/15/04	12/14/04	02/19/05	\$600,000	\$750,000	\$900,000	\$113,500	\$15,000	09/15/08	\$698,396	\$728,600	6
16-B	Piquette Grille, Inc.	121 North 4th Street	Lease	03/02/05	03/09/05	03/22/05	N/A	\$128,000	N/A	N/A	\$3,500	08/24/05	N/A	N/A	8
17-B	Zorells Jewelry Inc.	221 South 9th Street	New Construction	08/20/04	09/09/05	03/22/05	\$20,100	\$200,000	\$200,000	\$25,000	\$4,000	07/30/05	\$181,698	\$205,800	6
18-B	Susan & Ed Strohpelate & More	122 East Rosser Avenue	Rehab	08/25/05	09/13/05	08/27/05	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
19-B	CCC Properties, LLLP	310 South 5th Street	Purchase	08/25/05	09/13/05	08/27/05	\$410,400	\$166,000	\$450,000	\$68,500	\$10,500	07/01/06	\$298,372	\$470,700	0
20-B	Bank Center First	320 North 4th Street	Rehab	08/21/05	08/27/05	10/04/05	\$699,500	\$3,100,000	\$2,000,000	\$258,760	\$250,000	06/01/09	\$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	Dentyns, Inc. (Bakke & Roller)	310 South 5th Street	Lease	01/12/06	01/24/06	02/03/06	N/A	N/A	N/A	N/A	\$10,600	03/13/06	N/A	N/A	12
23-B	Duemelands Properties, LLLP	302 South 3rd Street	Purchase	01/12/06	02/14/06	02/18/06	\$312,700	\$190,900	\$345,000	\$44,840	\$4,500	12/01/06	\$227,295	\$192,400	0
24-B	Duemelands Properties, LLLP	312 South 3rd Street	New Construction	01/12/06	02/14/06	02/18/06	N/A	\$215,223	\$260,000	\$32,500	\$4,100	12/01/06	\$233,955	\$398,700	0
25-B	Makoché Media, LLC	208 North 4th Street	Purchase	01/12/06	02/14/06	02/18/06	\$247,000	\$71,612	\$320,000	\$41,600	\$1,000	12/27/07	\$61,672	\$278,300	0
26-B	River Q, LLC	312 South 3rd Street	Lease	04/13/06	04/25/06	05/05/06	N/A	N/A	N/A	N/A	\$25,000	12/04/06	N/A	N/A	21
27-B	Geni Group LLC	412 East Main Avenue	Rehab	05/23/06	05/29/06	05/30/06	\$47,800	\$40,000	\$75,000	\$5,960	\$6,500	10/20/06	\$50,292	\$71,600	0
28-B	Heartland Mortgage Company	412 East Main Avenue	Lease	05/23/06	05/29/06	05/30/06	N/A	N/A	N/A	N/A	\$10,500	07/01/06	N/A	N/A	4
29-B	Bismarck MSA dba Verizon Wireless	302 South 3rd Street	Lease	07/24/06	07/29/06	08/02/06	N/A	\$100,000	N/A	N/A	\$172,000	09/14/06	N/A	N/A	6
30-B	Main Avenue Properties, LLC	122 East Main Avenue	New Construction	10/09/06	10/19/06	12/05/06	N/A	\$3,020,990	\$3,200,000	\$370,000	\$15,000	12/17/07	\$2,370,152	\$2,371,400	0
31-B	Dakota Office Building, LLC	300 North 4th Street	Purchase	02/05/07	02/13/07	02/20/07	\$1,095,500	\$250,000	\$1,400,000	\$60,000	\$25,000	01/30/08	\$407,003	\$1,232,400	5
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	1
33-B	Internet Design & Consulting	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	1
34-B	Lansom Leitham Heutle LLP	521 East Main Avenue	Lease	05/14/07	05/22/07	06/09/07	N/A	N/A	N/A	N/A	\$60,000	07/01/07	N/A	N/A	9
35-B	Retirement Consulting LLC	521 East Main Avenue	Lease	05/14/07	05/22/07	06/09/07	N/A	N/A	N/A	N/A	\$12,600	07/01/07	N/A	N/A	2
37-B	Roger Koski & Associates	501 East Main Avenue	Lease	05/20/07	06/28/07	07/11/07	N/A	N/A	N/A	N/A	\$30,000	06/01/07	N/A	N/A	1
38-B	Melville Financial Planning	501 East Main Avenue	Lease	06/20/07	06/28/07	07/11/07	N/A	N/A	N/A	N/A	\$35,000	06/01/07	N/A	N/A	2
39-B	Jason Krichmeier & Associates	501 East Main Avenue	Lease	06/20/07	06/28/07	07/11/07	N/A	N/A	N/A	N/A	\$30,000	06/01/07	N/A	N/A	1

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	Wegard Financial Services	501 East Main Avenue	Lease	08/20/07	08/29/07	07/11/07	N/A	N/A	N/A	N/A	\$30,000	08/01/07	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	\$188,800	\$137,500	\$300,000	\$21,000	\$5,400	05/21/08	\$142,050	\$337,700	4					
41-B	The Rainmaker 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	Capital 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	Kinisco, 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 Kelmels	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	\$178,955	\$288,500	1					
46-B	Centennial Plaza, LLC	118 North 4th Street	Purchase	12/05/07	12/18/07	01/22/08	\$85,100	\$238,000	\$1,047,600	\$25,000	\$25,000	01/29/09	\$167,894	\$930,200	1					
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	Deprt Associates	401 East Main Avenue	Rehab	04/18/08	05/13/08	05/28/08	\$373,300	\$200,000	\$600,000	\$50,000	\$50,000	07/01/08	\$243,344	\$569,900	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	09/27/08	N/A	N/A	3					
48-B	T. Casey Cashman	523 North 1st Street	Rehab	05/12/08	05/27/08	08/12/08	\$103,100	\$25,000	\$130,000	\$10,000	\$5,000	12/15/08	\$23,375	\$116,500	0					
50-B	Starion Financial	332 North 4th Street	Rehab	05/12/08	05/27/08	08/12/08	\$1,154,600	\$2,500,000	\$2,654,600	\$270,000	\$550,000	12/01/09	\$3,193,280	\$2,338,100	0					
51-B	David Bliss, LLC	521 East Main Avenue	Lease	10/08/08	10/22/08	11/04/08	N/A	N/A	N/A	N/A	N/A	04/01/09	N/A	N/A	2					
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	N/A	10/21/09	\$189,620	\$512,100	0					
53-B	CIG Investments, LLP	408 East Main Avenue	Rehab	03/11/09	03/24/09	04/21/09	\$80,700	\$259,720	\$420,000	\$22,030	\$20,975	10/21/09	\$189,620	\$512,100	0					
54-B	RC Properties, LLP	800 East Sisseton Avenue	Rehab/New Const.	05/13/09	05/28/09	06/03/09	\$578,100	\$2,145,900	\$1,900,000	\$68,000	\$485,000	10/01/09	N/A	N/A	46					
55-B	Blaney Stone Pub, LLC	408 East Main Avenue	Lease	06/10/09	06/23/09	07/07/09	N/A	N/A	N/A	N/A	\$30,000	10/01/09	N/A	N/A	3					
55-B	Caveller Homes, Inc.	408 East Main Avenue	Lease	06/10/09	06/23/09	07/07/09	N/A	N/A	N/A	N/A	\$153,685	10/15/09	N/A	N/A	3					
57-B	Jim Poolman Consulting, Inc.	408 East Main Avenue	Lease	06/10/09	06/23/09	07/07/09	N/A	N/A	N/A	N/A	\$50,000	09/05/09	N/A	N/A	1					
59-B	TFRE, LLC	120/124 North 4th Street	Purchase w/ Major	06/10/09	06/23/09	06/25/09	\$231,100	\$245,284	\$350,000	\$30,000	\$15,000	11/01/10	\$246,603	N/A	0					
59-B	Boardwalk on Broadway	100 West Broadway	Rehabilitation	06/12/09	06/25/09	08/11/09	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN					
60-B	SRSSM Partnership	122 East Broadway	Purchase w/ Major	10/14/09	10/27/09	11/25/09	\$437,680	\$727,000	\$843,500	\$54,080	\$843,500	08/17/10	\$620,109	\$892,000	0					
61-B	Sheldon A. Smith, P.C.	122 East Broadway	Lease	11/22/09	11/24/09	12/03/09	N/A	N/A	N/A	N/A	\$192,500	06/21/10	N/A	N/A	0					
62-B	Randall J. Bekke, P.C.	122 East Broadway	Lease	11/22/09	11/24/09	12/03/09	N/A	N/A	N/A	N/A	\$192,500	06/21/10	N/A	N/A	0					
63-B	Scott K. Forsberg, P.C.	122 East Broadway	Lease	11/22/09	11/24/09	12/03/09	N/A	N/A	N/A	N/A	\$192,500	06/21/10	N/A	N/A	0					
64-B	Mitchell D. Armstrong, P.C.	122 East Broadway	Lease	11/22/09	11/24/09	12/03/09	N/A	N/A	N/A	N/A	\$192,500	06/21/10	N/A	N/A	0					
65-B	Suzanna K. Schweigert, P.C.	122 East Broadway	Lease	11/22/09	11/24/09	12/03/09	N/A	N/A	N/A	N/A	\$192,500	06/21/10	N/A	N/A	0					
66-B	Kranzier Kingsley Communications, LTD	501 East Main Avenue	Lease	12/02/09	12/22/09	01/10/10	N/A	\$180,000	N/A	N/A	\$17,000	08/21/10	N/A	N/A	0					
67-B	IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	12/02/09	12/22/09	01/10/10	\$1,251,000	\$1,195,650	\$1,816,000	\$125,287	\$0	08/21/10	N/A	N/A	0					
69-B	J & J Smith Property Management, LLC	415 North 4th Street	Purchase w/ Major	11/12/2010	01/29/10	02/12/10	\$294,400	\$120,000	\$437,000	\$25,000	\$2,500	07/13/10	\$140,000	N/A	14					
69-B	Jimmy John's	301 South 3rd Street	Lease	2/10/2010	02/23/10	03/02/10	N/A	\$75,000	N/A	N/A	\$5,000	03/11/10	N/A	N/A	1					
70-B	J2 Studio Architecture + Design	521 East Main Avenue	Lease	2/10/2010	02/23/10	03/02/10	N/A	N/A	N/A	N/A	\$5,000	03/11/10	N/A	N/A	1					
XX-B	A.L. Brent, DDS	207 East Front Avenue	Lease	10/13/2010	10/28/10	10/28/10	N/A	\$300,000	N/A	N/A	\$55,000									
XX-B	Maggi-Touch Carpet & Furniture, Inc	800 East Sisseton Avenue	Lease	10/19/2010	10/28/10	10/28/10	N/A	N/A	N/A	N/A	\$106,000									
XX-B	Toasted Frog West, LLC	124 North 4th Street	Lease	10/19/2010	10/28/10	10/28/10	N/A	N/A	N/A	N/A	\$12,000									
XX-B	613 Development Corporation	401 North 4th Street	New Construction	10/19/2010	10/28/10	10/28/10	N/A	\$3,500,000	\$3,500,000	\$15,500	\$15,000									
<b>TOTALS</b>													<b>\$15,285,980</b>	<b>\$21,583,759</b>	<b>\$28,987,400</b>	<b>\$2,855,283</b>	<b>\$5,341,249</b>	<b>\$17,481,931</b>	<b>\$25,642,700</b>	<b>22175</b>

PROJECT STATUS

CORE Project	Applicant	Street Address	Project Type	RZA Hearing	Commission Approval	Total Project Cost	Approved Grant Amount	Completion Date	Sidewalk Subsurface Infill	Technical Assistant Bank	Façade & Signage Incentive	Housing Incentive	Total Payments To Date
01-07	Red Wing Shoes	529 East Broadway Avenue	Signage	05/14/07	05/22/07	\$8,199.94	\$3,000.00	11/19/07			\$3,000.00		\$3,000.00
02-07	LeRoy Walker	118 North 5th Street	Subsurface Infill	05/14/07	05/22/07	\$3,300.00	\$2,800.00	05/30/07	\$2,800.00				\$2,800.00
03-07	LeRoy Walker	118 North 5th Street	Technical Assistance	07/17/07	08/14/07	\$1,015.00	\$1,575.00	09/17/07		\$771.38			\$771.38
04-07	Janet Pinks	207 East Avenue B	Housing Incentive	07/17/07	08/14/07	\$23,874.00	\$5,000.00					\$4,439.60	\$4,439.60
			Technical Assistance	07/17/07	08/14/07	\$2,100.00	\$1,575.00	01/29/08		\$1,055.62			\$1,055.62
			Housing Incentive	03/11/09	03/24/09	\$90,487.14	\$13,657.83	02/28/09				\$13,657.83	\$13,657.83
05-07	Kevin Horneman	408 East Main Avenue	Technical Assistance	07/17/07	08/14/07	\$2,100.00	\$1,575.00	01/23/08		\$1,575.00			\$1,575.00
06-07	Kevin Horneman	410 East Main Avenue	Technical Assistance	07/17/07	08/14/07	\$2,100.00	\$1,575.00	01/23/08		\$1,575.00			\$1,575.00
07-07	Greg Bavendick	301 East Broadway Avenue	Technical Assistance	08/27/07	09/11/07		\$1,575.00						
08-07	Pride Wilton Inc.	112 North 5th Street	Façade	08/27/07	09/11/07	\$44,197.00	\$22,098.50	11/29/07			\$22,098.50		\$22,098.50
09-07	Brady, Martz & Associates, PC	207 East Broadway Avenue	Signage	08/27/07	09/11/07	\$6,112.00	\$3,056.00	03/05/08			\$3,056.00		\$3,056.00
10-07	LeRoy Walker	118 North 5th Street	Façade	08/27/07	09/11/07	\$21,664.27	\$12,500.00	06/17/08			\$10,832.14		\$10,832.14
11-07	Kevin Horneman	408 East Main Avenue	Façade	08/27/07	09/11/07	\$50,405.00	\$25,000.00	09/17/08			\$25,000.00		\$25,000.00
12-07	Michael Woods	410 East Main Avenue	Façade	08/27/07	09/11/07	\$71,500.00	\$25,000.00	12/22/08			\$25,000.00		\$25,000.00
13-07	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Housing Incentive	08/27/07	09/11/07	\$57,154.54	\$12,700.00	01/20/09				\$11,430.91	\$11,430.91
14-08	Turitto's Dry Cleaners	1131 East Main Avenue	Façade	04/19/08	05/13/08	\$5,256.00	\$2,628.00	10/01/08			\$2,628.00		\$2,628.00
15-08	Magic Photo Art	120 North 5th Street	Signage	05/12/08	05/27/08	\$5,170.15	\$2,735.08	09/30/08			\$2,735.08		\$2,735.08
16-08	Fowler Photography	120 North 5th Street	Signage	05/12/08	05/27/08	\$1,344.02	\$672.01	07/30/08			\$672.01		\$672.01
17-08	Mr. Delicious/Aaron Bank	307 North 3rd Street	Signage	06/23/08	07/06/08	\$10,415.00	\$3,000.00	01/30/09			\$3,000.00		\$3,000.00
18-08	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Technical Assistance	06/23/08	07/22/08		\$1,575.00						
19-08	Robert Knutson Photography	405 East Sweet Avenue	Technical Assistance	07/09/08	07/22/08	\$2,310.00	\$1,575.00	12/17/08		\$1,575.00			\$1,575.00
20-08	The Window & Door Store	410 East Main Avenue	Signage	08/13/08	08/27/08	\$6,742.34	\$3,000.00	12/22/08			\$3,000.00		\$3,000.00
21-08	Tyre Mart	704 East Bowen Avenue	Signage	09/10/08	09/23/08	\$6,099.16	\$3,000.00	10/09/08			\$3,000.00		\$3,000.00
22-08	Robert Knutson Photography	405 East Sweet Avenue	Façade	11/12/08	11/25/08		\$25,000.00						
23-08	Robert Knutson Photography	405 East Sweet Avenue	Signage	11/12/08	11/25/08		\$3,000.00						
24-08	ACI/ND Bankers Association	122 East Main Avenue	Signage	11/12/08	11/25/08		\$3,000.00						
25-09	Magi-Touch Carpet & Furniture Inc.	800 East Sweet Avenue	Technical Assistance	02/11/09	02/24/09	\$4,200.00	\$1,575.00	09/22/09		\$1,575.00			\$1,575.00
26-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Façade	02/11/09	03/24/09	\$51,923.53	\$25,000.00	09/20/09			\$25,000.00		\$25,000.00
27-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Signage	02/11/09	03/24/09	\$8,640.00	\$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

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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	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	\$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	\$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	\$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	Hedahis 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	\$3,000.00		
	<b>Totals</b>					<b>\$597,153.98</b>	<b>\$278,877.87</b>		<b>\$2,800.00</b>	<b>\$8,127.00</b>	<b>\$167,552.18</b>	<b>\$29,528.34</b>	<b>\$208,007.52</b>