



*Community Development Department*

**RENAISSANCE ZONE AUTHORITY  
MEETING AGENDA  
August 12, 2009**

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City-County Office Building	4:00 p.m.	Second Floor Conference Room
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1. **Call to Order and Introductions**
2. **Approval of Minutes – Meeting of July 8, 2009**
3. **Renaissance Zone Project**
  - A. Request of SPGMC, LLC/Boardwalk on Broadway, LLC for designation of the rehabilitation of the building at 100 West Broadway Avenue as a Renaissance Zone Project. The property is owned by SPGMC, LLC and is legally described as Lots 1-24, Block 58, Original Plat.
4. **Renaissance Zone Project Recognition Plaques**
5. **Status of Approved Renaissance Zone Projects**
6. **Status of Approved CORE Incentive Projects**
7. **Other Business**
8. **Adjourn**

*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  
July 8, 2009**

The Bismarck Renaissance Zone Authority met on July 8, 2009 in the Tom Baker Meeting Room in the City-County Office Building at 221 North 5<sup>th</sup> Street. Authority members present were Dave Blackstead, Parrell Grossman, Chuck Huber, Kevin Magstadt, Carol Vondrachek and Curt Walth. Technical Advisor Bruce Whittey was present. Staff members present were Jason Tomanek, Kimberley Gaffrey, Carl Hokenstad, Kim Lee, Charlie Whitman and Brenda Johnson. Guests present were Jim Christianson, Maria Arceo (KFYR-TV), Lorna Meidinger (SHSND), Kelly Nysether (DoCo Group), Loran Galpin and Dawn Kopp (Downtowners).

**CALL TO ORDER**

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

**MINUTES**

The minutes of the June 10, 2009 meeting were distributed with the agenda packet.

**MOTION:** A motion was made by Mr. Magstadt and seconded by Mr. Walth to approve the minutes of the June 10, 2009 meeting as received. The motion passed unanimously, with members Blackstead, Grossman, Huber, Magstadt, Vondrachek and Walth voting in favor.

**CORE INCENTIVE PROGRAM PROJECT APPLICATION**

A. 114 North 3<sup>rd</sup> Street – DoCo Group/Renee Forde & Kelly Nysether – CORE Technical Assistance Bank

1. Mr. Tomanek stated that DoCo Group/Renee Forde & Kelly Nysether are requesting assistance from the CORE Technical Assistance Bank to secure the services of both an architect and a structural engineer for a total rehabilitation of the building. Mr. Tomanek said the applicant wishes to renovate the property into a mixed-use space with the first floor proposed as a combination of professional offices and a restaurant and the second through fourth floors to be a combination of rental and for sale residential spaces.

Mr. Tomanek explained that the Technical Assistance Bank grant funds may be used to secure professional services to assist with the preliminary review and design of improvements to a building façade as well as feasibility studies, renovation vs. restoration options, and preliminary cost estimates. Mr. Tomanek continued by saying that the grant amount is limited to 30 hours of architectural work with a rate of \$70.00 per hour, and a total dollar amount not to exceed \$2,100 and 70 hours of engineering work with a rate of \$70.00 per hour and a dollar amount not to exceed \$4,900. The applicants will be responsible for a 25% matching contribution. Mr. Tomanek added that at this time the finite dollar amount has not been established due to the fact that design work will not commence until the final approval from the Board of City Commissioners has been received.

Mr. Tomanek said that Renee Forde and Kelly Nysether have requested to work with Joseph P. Larrivee Architects PC and CW Structural Engineers, Inc., both of which are part of the Technical Assistance Bank.

**MOTION:** A motion was made by Mr. Walth and seconded by Ms. Vondrachek to recommend approval of the request for DoCo Group/Renee Forde & Kelly Nysether for a Technical Assistance Bank grant which would allow the applicant to procure the services of a licensed architect from the Technical Assistance Bank for façade improvement design work, up to an amount of \$1,575 which is based on an hourly rate of \$70.00 for a maximum of 30 hours and a 25% match provided by the applicant. The grant would also allow the applicant to procure the services of a licensed engineer from the Technical Assistance Bank for structural engineering services, up to an amount of \$4,900 with a matching contribution of 25% or \$1,225 by the applicant. The motion passed unanimously, with members Blackstead, Grossman, Magstadt, Vondrachek and Walth voting in favor. Mr. Huber abstained from voting because he is the listing agent for the sale of the building.

*(Secretary's note: The project was withdrawn by the applicant on July 28, 2009 citing that the preliminary rehabilitation costs provided by a local contractor were 33% higher than the budget would have allowed).*

## **ROSSER AVENUE STREETScape**

Mr. Tomanek explained that at the June 10, 2009 Renaissance Zone Authority meeting, there was a motion to review the current Streetscape Guidelines to work with the American Bank Center project. Mr. Tomanek went on to say that Planning, Engineering and Administration staff met and discussed the proposals regarding the streetscape enhancements, seating, bollards and lighting. Mr. Tomanek said that Planning staff then met with the technical advisors, Bruce Whittey and Warren Tvenge, a series of recommendations and suggestions were compiled to discuss with Mr. Galpin and Mr. Vetter, American Bank Center President, regarding the streetscape enhancements. Mr. Tomanek continued by saying a list of items (attached as Exhibit A) that the City is willing to consider and offer were composed and sent to Mr. Galpin along with Mr. Vetter and the Renaissance Zone Authority committee members. Mr. Tomanek concluded by saying the staff is recommending a onetime waiver for this project alone, rather than redeveloping the entire Streetscape Guidelines and Streetscape Handbook, which would have taken a considerable amount of time to complete and would have delayed the American Bank Center project.

Mr. Whittey said it was a general consensus that the Streetscape Guidelines could not be revised in such a short amount of time with regard to the American Bank Center project. Mr. Whittey added that the Streetscape Guidelines does need to be updated, but the small group that met is not capable of making the updates and needs to be completed on a professional basis.

Mr. Hokenstad stated that staff has been discussing requesting a formal update to the Streetscape Guidelines and will submit the request for City approval in 2010 to hire a consultant to review and properly update the plan which typically takes nine to twelve months.

Mr. Huber asked if approval for this project under a variance would not affect the Streetscape Guidelines. Mr. Whittey responded by saying that the committee is not suggesting a change to the current Streetscape Guidelines at this time, rather a variance would be granted for the American Bank Center project relating to the colored concrete.

Ms. Vondrachek asked if the colored concrete would be the only thing included in the waiver and not the stainless steel base on the sitting pods. Mr. Whittey answered by saying that those were just recommendations of the committee and more information was requested for the sitting pods/benches and bollards. Mr. Whittey continued by saying the only thing that would be required that was not submitted are trees to be planted on Rosser Avenue and when the first project proposal was shown, trees were included and the technical advisors and staff would like to continue with trees on Rosser Avenue.

Chairman Blackstead asked if this project will have to go back to the Board of City Commissioners. Mr. Tomanek responded by saying yes, because the project has been modified.

Mr. Galpin said he and Mr. Vetter appreciate the feedback received from staff and the technical advisors, however, they would have liked to been included in the meetings and recommendations. Mr. Galpin went on to say that that concrete is a big part of the project and they were not trying to change the Streetscape Guidelines, just trying to improve the look to downtown and went beyond the Streetscape Guidelines. Mr. Galpin stated that American Bank Center will not put trees on Rosser Avenue because the stateliness of the building needs to be seen like the Provident and MDU buildings and is the only issue with the recommendations that is non-negotiable. Mr. Galpin continued by saying the original concept of the plan has changed immensely as the project evolved and feels that trees on Rosser Avenue would hide the building. Mr. Galpin said that there is not room for trees on Rosser because of the driveway, the pedestrian lighting and streets signs. Mr. Galpin went on to say that he has visited with the Forestry Department and they have agreed on Honey Locust and Kentucky Coffee trees on the parking lot side of the building and widen the planters to allow for those trees on 4<sup>th</sup> Street. Mr. Galpin stated that he does not see a need for trees on Rosser Avenue, however, will follow staff's lead if they were directed to. Mr. Galpin added that the concrete they would like to use would not only be in color, but also include a pattern and it costs about two times as much as regular concrete and will be spending approximately \$20,000 for the colored concrete versus \$10,000 for regular concrete. Mr. Galpin said all the requirements the committee is asking for can be met and they will comply with all of them, with the exception to the trees on Rosser Avenue. Mr. Galpin indicated that the base on the sitting pods and benches are not stainless steel, they are concrete. The stainless steel is off of the paving surface. Mr. Galpin concluded by saying the bank appreciates the committee and their recommendations and would like to thank the Renaissance Zone Authority.

Mr. Walth asked that other than the trees on Rosser Avenue, Mr. Galpin is fine with the recommendations made by staff and the technical advisors. Mr. Galpin said yes. Mr. Walth then asked if trees are important. Mr. Whittey responded by saying there has always been a requirement for trees, but now since the scope of the project has changed the requirement is for two trees on Rosser Avenue in front of the building and Forestry is in agreement with this.

Mr. Huber asked if there are any requirements for trees on North 4<sup>th</sup> Street. Mr. Whittey replied by saying no, but there are trees that will be by the parking lot.

Mr. Galpin asked why Provident life was not required to install trees on Rosser when they did their project. Mr. Whittey responded by saying it was a 5<sup>th</sup> Street project and they had to extend the paving onto Rosser Avenue because of their vault. Mr. Galpin said they are asking for consideration to not have to install trees on Rosser because they are an impediment to the architecture of the building.

Mr. Walth asked if there are trees on the south side of the building by the parking lot. Mr. Whittey responded by saying yes, there is landscaping on the south side of the building and North 4<sup>th</sup> Street is not an issue.

Chairman Blackstead asked how many trees are planned for Rosser Avenue. Mr. Whittey stated that two trees are being requested on Rosser Avenue. Mr. Tomanek said he was with Jackson Bird and Beth Peske from Forestry and the area was measured and two trees will fit and the preference is to have large canopy trees spaced at 30 feet on center to keep in configuration with the trees on Rosser Avenue by Starion Financial. Mr. Tomanek added that the sidewalk is a City right-of-way and if the City chose to, they could put in trees on Rosser Avenue at any time and at the same time there have been discussions about having themed streets wherein each corridor would have a particular species of trees.

Mr. Grossman said he would like to thank the committee for taking the time to review the Streetscape Standards and the American Bank Center project. Mr. Grossman went on to say he likes trees, but is persuaded by the argument from the bank in that trees are not included in the architectural look they want and they have invested a lot of time and money into this project and the improvements made do benefit the downtown. Mr. Grossman stated he would like to see the bank include the trees in this project, however, in this case thinks the Renaissance Zone Authority should let the bank decide if the trees should be installed if they are willing to agree to all the other provisions.

Ms. Vondrachek asked if the Renaissance Zone Authority is actually deciding on the waiver for the trees or if there is anything else that will be included. Mr. Hokenstad said there are many other items that need to be addressed, other than the trees, before staff can make a decision regarding this project. Mr. Hokenstad said that all staff has seen is a concept and there are several questions that need to be answered before anything is forwarded to Board of City Commissioners. Mr. Hokenstad concluded by saying all staff is asking for are some answers to the questions and some addition information to be provided before it can be forwarded to the Board of City Commissioners.

**MOTION:** A motion was made by Mr. Grossman and seconded by Mr. Magstadt to approve the variance excluding the trees, subject to approval by city staff on all remaining items requested before it is forwarded to Board of City Commissioners for the American Bank Center project in conjunction with closing out the project, with members Blackstead, Grossman, Huber, Magstadt and Vondrachek voting in favor voting of the motion and member Walth voting against. The motion passed 5 to 1.

## **OTHER BUSINESS**

Mr. Whittey said the Quiet Rail Zone Action Committee is still collecting signatures and is making progress. Mr. Whittey added that since the Fraine Barracks crossing is listed as a private crossing with the Federal Railroad Administration and Burlington Northern Santa Fe, it cannot be included with the overall Quiet Rail Zone crossings. Mr. Whittey concluded by saying the decision to blow the horn at a private crossing is regulated by the state and not the Federal Railroad Administration but would have to have a crossing sign installed to meet the regulations.

## **ADJOURNMENT**

There being no further business, Chair Blackstead adjourned the meeting of the Bismarck Renaissance Zone Authority at 5:11 p.m.

Respectfully Submitted,

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Kimberley Gaffrey  
Recording Secretary

APPROVED:

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David Blackstead  
Chair

Regarding the proposal for the streetscape elements along Rosser Avenue and 4th Street, in particular the American Bank Center property, the following information is provided.

- The information below will be presented to the Renaissance Zone Authority at the next regularly scheduled meeting as a recommendation from the Downtown Design Review Committee and the Technical Advisors to the Renaissance Zone Authority. The Renaissance Zone Authority will meet on Wednesday, July 8, 2009 at 4:00 in the second floor conference room.
- The current streetscape guidelines will not be amended at this time, a waiver from the guidelines will be in order to allow for the implementation of streetscape elements at the American Bank Center property only.
- A revised site-specific plan is necessary.
- This plan should only encompass the property owned by American Bank Center and shall contain the following information:
  1. Colored images and detailed drawings of the proposed sitting pods/benches and bollards. There is a concern with the stainless base of the sitting pods and bollards that the material may be discolored or tarnished as a result of the use of snow/ice melt materials.
  2. A sample of the colored concrete that is proposed.
  3. The emblem that is referred to should be elaborated upon. The committee would prefer to see the use of the wheat emblem that has been previously used in other streetscape elements throughout downtown.
  4. Exact locations of the seating elements and bollards shall be shown on the plan with dimensioning.
  5. More information regarding the seating- the polished concrete, is there a color? A neutral color for the seating and bollards is acceptable.
- The trash receptacles used on-site shall conform to the current streetscape guidelines, no deviation from the current receptacles will be allowed.
- Street trees with cast iron tree grates shall be installed along Rosser Avenue at the appropriate locations determined by the City Forestry Division. Each tree must also have a tree grate installed in conjunction with the tree. The grates must be pre-approved by Planning and Forestry. A list of specific grates is available.
- The tree species must also be approved by City Forestry prior to implementation and shall conform to the current guidelines for quantities and size.
- The street lighting will match the existing lighting pattern found along Main Avenue, 5th Street and other portions of downtown streets in both style and spacing. The quantity of pedestrian scale lights will be determined by the necessary light output set by safety standards.

**BISMARCK RENAISSANCE ZONE AUTHORITY  
STAFF REPORT**

<b>BACKGROUND:</b>		
<b>Title:</b> SPGMC, LLC/Boardwalk on Broadway, LLC – Rehabilitation		
<b>Status:</b> Renaissance Zone Authority	<b>Date:</b> August 12, 2009	
<b>Street Address:</b> 100 West Broadway	<b>Legal Description:</b> Lots 1-18, Block 58, Original Plat	
<b>Project Type:</b> Rehabilitation	<b>Renaissance Zone Block Number:</b> Block Number 2B	
<b>Applicant:</b> Boardwalk on Broadway – Steve Schwan & Jerry Splonskowski	<b>Owner:</b> SPGMC, LLC/Steve Schwan	
<b>Project Description:</b> The applicant is proposing to rehabilitate the building at 100 West Broadway for use as new office and commercial space. The proposed building renovation includes the removal of all interior partitions, ceilings, flooring, HVAC, electrical and incidental plumbing. Exterior walls will have new windows installed in new and existing openings. Exterior walls will also receive a new veneer consisting of brick, split-face masonry block, and synthetic exterior insulation finish system (EIFS) above the masonry. An aluminum canopy is proposed for 2/3 of the south elevation. There will be two separate off-street parking lots providing a total of 108 spaces.		
<b>PROJECT INFORMATION:</b>		
<b>Parcel Size:</b> 67,500 square feet	<b>Building Floor Area:</b> 22,223 square feet	<b>Certificate of Good Standing:</b> Pending
<b>Assessed Value of Building:</b> \$514,200	<b>Proposed Investment:</b> \$706,964	<b>Estimated Value w/Investment:</b> \$738,200 (City Assessing)
<b>2009 Property Taxes:</b> \$10,902 (building only)	<b>Estimated Property Tax Benefit:</b> \$130,356 over 5 years (100%)	<b>Estimated Income Tax Benefit:</b> \$176,741 over 5 years
<b>PROJECT REVIEW GUIDELINES:</b>		
<b>High Priority Land Use:</b> Yes – professional office	<b>Targeted Area:</b> Yes –vacant building	<b>Public Space/Design:</b> Yes – increased landscaping
<b>Capital Investment:</b> Yes - significant	<b>New/Expanding Business:</b> Yes – new businesses proposed	<b>Historic Property:</b> No – not in Downtown District
<b>FINDINGS:</b>		
<ol style="list-style-type: none"> <li>1. The proposed use is consistent with the City’s Renaissance Zone Development Plan.</li> <li>2. The proposed exterior rehabilitation is sufficient to eliminate any and all deteriorated conditions on the exterior of the building.</li> <li>3. The northwest quadrant of the block will be separated from the parcel and sold. This area is not proposed to be included in this Renaissance Zone project.</li> <li>4. Using the 2008 assessed value of the building (\$514,200) and the total investment of \$706,964, the level of re-investment is approximately 72.7 percent. The minimum level of investment for rehabilitation projects is 50 % of the assessed building value made through capital improvements.</li> </ol>		
<i>Findings continued....</i>		

5. The property is located within the DF - Downtown Fringe zoning district, which states that “all walls visible from the street shall be primarily faced with brick, stone architectural concrete or pre-cast concrete, or an equivalent or better.” Currently the south-facing façade is clad with EIFS, the west, north and east-facing exterior walls are brick with the west and north-facing brick having been painted white. The proposal includes the use of brick, split-face masonry block, and EIFS as the primary exterior materials on each side of the building. EIFS is not typically considered acceptable as the primary building exterior finish in the downtown zoning districts. Previously EIFS was deemed appropriate by the Renaissance Zone Authority for the new construction project at 122 East Main Avenue, citing that the material chosen was a higher quality EIFS than typical EIFS and that the project was a new building that would keep with the intent of the established guidelines for the DC - Downtown Core zoning district.
6. The project will consist of site renovations that include planting areas for new landscaping in conjunction with parking lot maintenance, new city sidewalks on the west and north sides and removal of an existing chain link fence on the north side of the building.
7. Currently there are no street trees on any block face adjacent to the property. Street trees are proposed for the west, south and north sides of the property. The landscaping and screening ordinance requires 3 trees per 100 linear feet of street; with the block length of 300 feet it would be possible to provide 7 to 9 trees per block face depending on the species selected and driveway locations. The Forestry Division will work with the property owner to determine the most appropriate quantities and locations for any trees within the public right-of-way.
8. The landscaping and screening ordinance also requires perimeter parking lot screening when adjacent to the public right-of-way through the use of trees and shrubs or with a decorative fence. The areas proposed for parking are currently asphalt or concrete and will not be completely removed. Currently there are no screening elements proposed for the parking areas.
9. The landscaping and screening ordinance also requires that parking lots with 50 or more parking spaces provide appropriately-sized interior parking lot islands with trees and/or shrubs included. The purpose of the islands is to help delineate parking areas, increase pervious surfaces to aid in stormwater runoff and to help break up the large expanses of asphalt and concrete. The interior parking lot requirements for islands and vegetation will be satisfied if installed as shown on the proposed site plan.

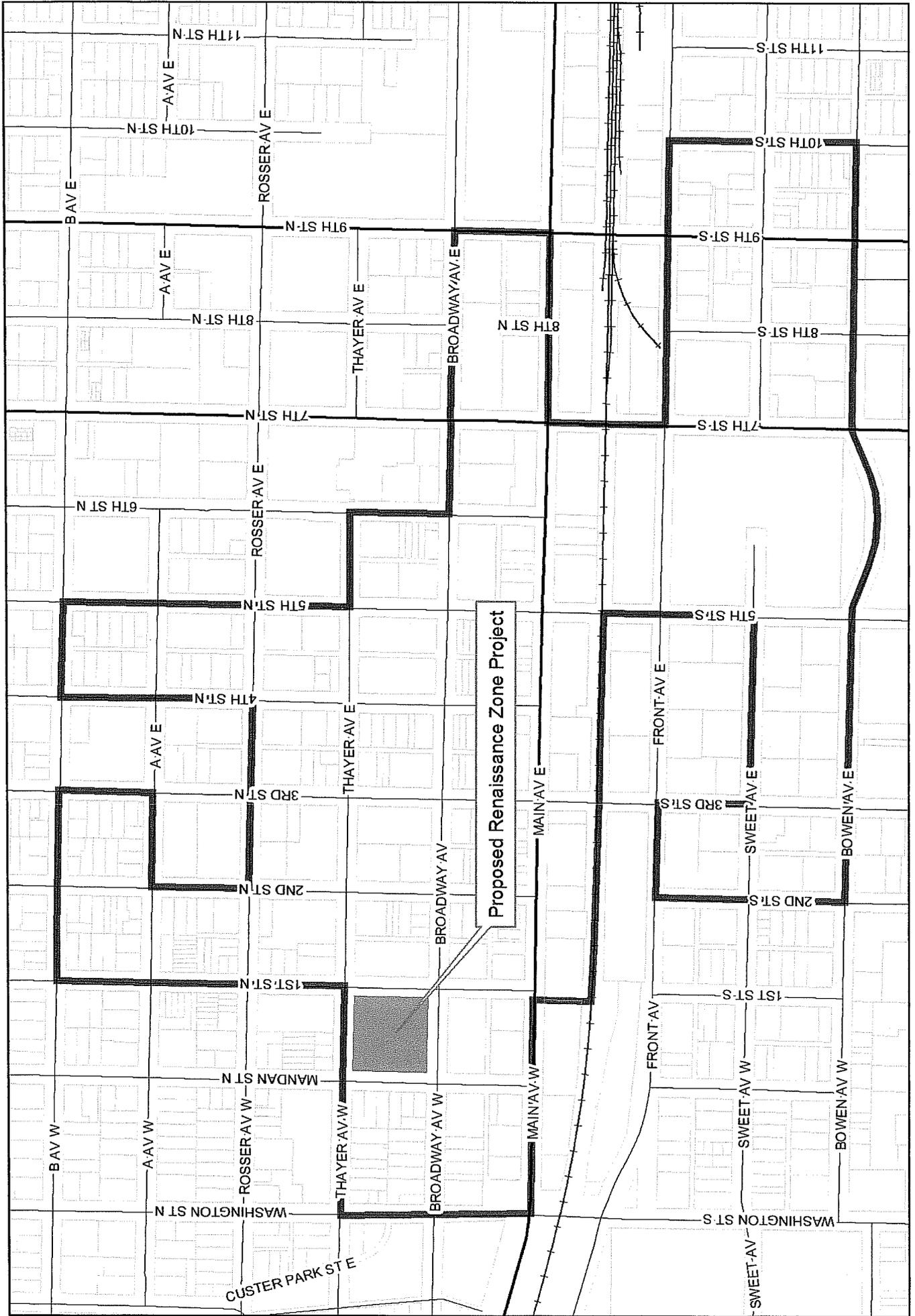
#### **RECOMMENDATION:**

Based on the above findings staff recommends approval of the designation of the rehabilitation of the building at 100 West Broadway Avenue by SPCMC, LLC/Boardwalk on Broadway, LLC as a Renaissance Zone project, a 100% property tax exemption on the building and improvements for five years beginning with the date of completion, and an exemption from state tax on income derived from the business/investment location for five years beginning with the date of completion with the following conditions:

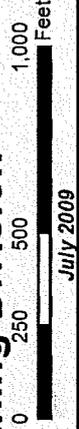
1. The Renaissance Zone Authority consider a waiver from Section 14-04-21.2 (DF - Downtown Fringe) of the City Code of Ordinances to allow the use of EIFS/Dry-Vit material as an exterior building material in lieu of the use of brick, stone architectural concrete or pre-cast concrete, or an equivalent or better.
2. The landscaping and screening requirements shall be provided in accordance with the Section 14-03-11 (Landscaping and Screening) of the City Code of Ordinances through the use of perimeter parking lot screening elements such as trees & shrubs or a decorative fence in locations where the off-street parking lot(s) are adjacent to the public right-of-way and street/boulevard trees as determined to be appropriate by the City Forester. If a decorative fence is preferred, it shall conform to the criteria set forth in the adopted Streetscape Guidelines for Downtown Bismarck study (May 1995).

<b>PROJECT INFORMATION:</b>			
<b>Title:</b> Boardwalk on Broadway – Rehabilitation		<b>Project Type:</b> Rehabilitation	
<b>Current Valuation:</b> \$514,200		<b>Proposed Investment:</b> \$706,964	
<b>MINIMUM CRITERIA:</b>		Possible Points	Staff Rating
<b>Proposals Involving a Purchase with Improvements:</b>			
1	Use consistent with the Renaissance Zone Development Plan Specific goals: A1, A3, C1, C2, and C4	20	20
2	Significant level of re-investment based on guidelines for purchase projects Proposed re-investment total: 72.7%	20	20
<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</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 - 100 West Broadway - Rehabilitation



## 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.

July 2009

## Renaissance Zone Application Attachments

SPGMC, L.L.C. (Wilhelm Building)

July 27, 2009

### **Project description.....**

The Project is located at 100 West Broadway Avenue. The building was constructed in the mid 50's and has been the site of automobile dealerships since its beginning. Originally housing Fleck Chevrolet, Nastro-Peterson and most recently Wilhelm Motors until 2007. The building has been vacant since then. The building also housed commercial office tenants in the north east corner of the second floor for most of those years.

The proposed project shall consist of site renovation that includes several planting areas for new landscaping. Asphalt and concrete parking lots shall be patched and replaced. The northwest quadrant of the site shall be separated from this site and is not part of this renaissance submittal. New 6' city sidewalks shall be constructed on the west and north side of the site. Existing chain link fence and above ground liquid storage vessel shall be removed. The proposed building renovation includes removal of all interior partitions, ceilings, flooring, HVAC, electrical and incidental plumbing. Building walls and roof structure shall be thoroughly cleaned to rid building of the "shop" odors. Existing steel windows shall be replaced with new thermally broken aluminum windows with 1" insulated glass installed in new and existing openings. All exterior walls shall receive a new veneer consisting of masonry at lower portion and exterior insulation finish system (EFIS) above masonry. Also the interior side of the exterior wall shall receive metal studs with batt insulation. Interior partitions and interior build-out shall take place as tenants are selected. A canopy shall be constructed for 2/3 of the south elevation. The canopy shall be clad in Aluminum Clad Material (ACM). All new building construction shall conform to ADA and IBC 2006.

Project Cost Estimate (Building Only): \$706,964.00

The Project should not have an impact on any historic properties.

The anticipated tenant mix will be office, fitness center and/or specialty retail.

Current building valuation: \$514,200.00

Estimated Building Valuation after Project Completion: \$1,221,164.00

### **Participation Reasoning:**

SPGMC, L.L.C.'s desire is to improve and develop property purchased in 2007. Although the building is very sound structurally, the form of the building as an auto dealership requires a substantial amount of renovation to transition into the desired use(s). The Renaissance Zone Program would allow this participant incentives that help alleviate some of the higher costs for making this renovation investment, thus, making this Project more feasible.

### **Meeting Renaissance Zone Goals and Objectives:**

The Project is located on the skirts of downtown where adjacent businesses are a long established parts store (east and south) and residential (north and west). The existing parking lot serving this building is a sterile expanse of paving which is mostly unused. Plans propose to

provide trees and landscaping to soften this condition and create a subtle transition between the commercial and residential properties to the north and west. The parking area serving the building is more than adequate for the building and should have very limited impact on street parking.

- Adequate and convenient parking both on and off the street will be provided.
- The use of this site is uniform with Renaissance Zone objective to encourage expansion and investment in existing properties.
- The Project will maintain a high quality of design and quality of construction.
- The Project is wholly compatible with the land use.
- The investment proposed for this Project significantly exceeds the minimum criteria required to to be designated a Renaissance Zone Project.

Estimated Property Tax Benefit:	\$ 130,356.00
Estimated State Income Tax Benefit:	\$176,741.00

See Attached for Certificate of Good Standing from the State Tax Commissioners office dated June 16, 2009.

Current Photos were Previously Submitted to Mr. Tomanek on July 23, 2009.

Proposed Building Elevations showing materials and colors are attached.

Proposed Site Plan showing building location and streetscape/landscaping is attached.

Project is scheduled to begin the first part of September 2009 and completed the late spring of 2010.

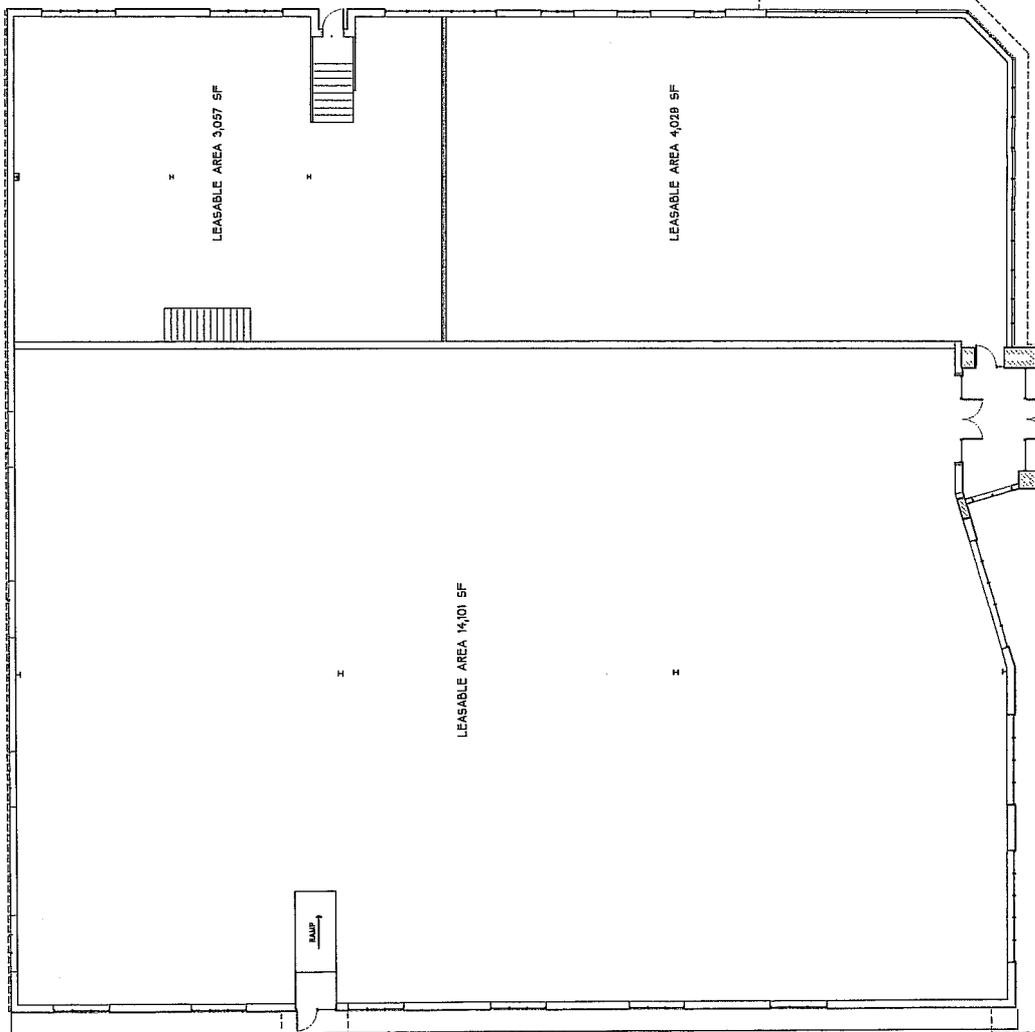
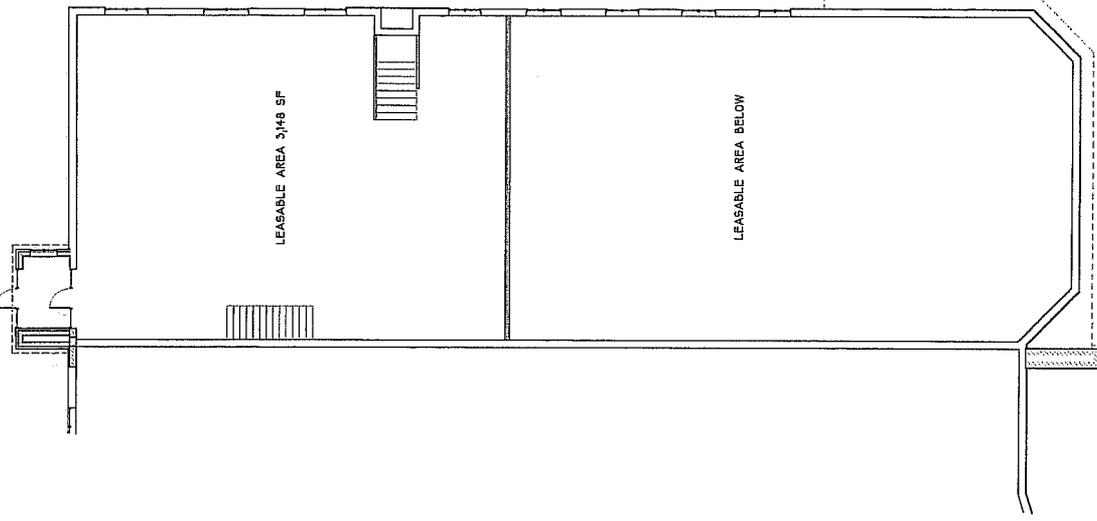
### **For Rehabilitation Projects**

The estimated renovations costs of \$706,964 will exceed the re-investment requirement of no less than 50% of the current true and full value of the building and the \$25 per square foot for commercial projects as required for being a Renaissance Zone Project.



JUL 27 2009

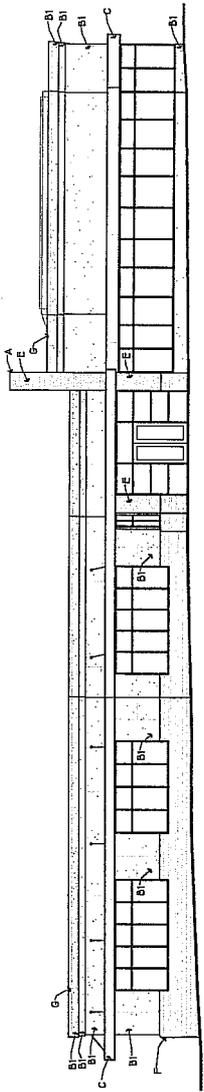
20885 OH "NICHOLSON" BLDG 100W BROADWAY AVE. BISMARCK, ND 58502 <b>SPGMC, L.L.C.</b> <b>(WILHELM BUILDING)</b>	REMODELED FLOOR PLAN (SHELL)	PROJECT NO: DRAWN BY: ISSUED TO / DATE: DATE PLOTTED:	<b>ORTHWEST CONTRACTING INC.</b> 443 E CENTURY AVENUE BISMARCK, NORTH DAKOTA 58501 TEL: 701-251-7727 FAX: 701-251-2525	SHEET NUMBER <b>A1</b>
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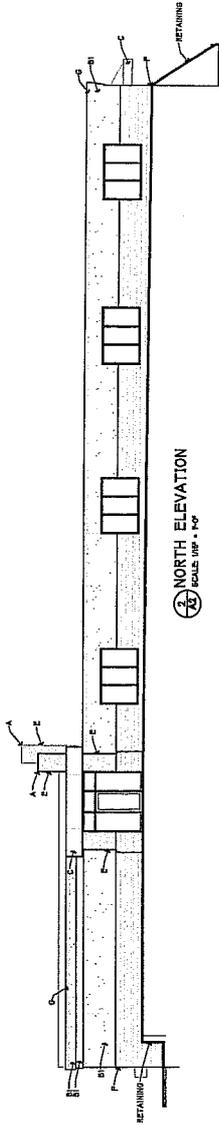
JUL 27 2009

- A - CONCRETE CAP
- B1 - 2" EIFS
- B2 - 2" EIFS
- C - ACK PANEL
- E - BRICK FACE MASONRY
- F - BRICK FACE MASONRY
- G - PREFINISHED METAL FASCIA

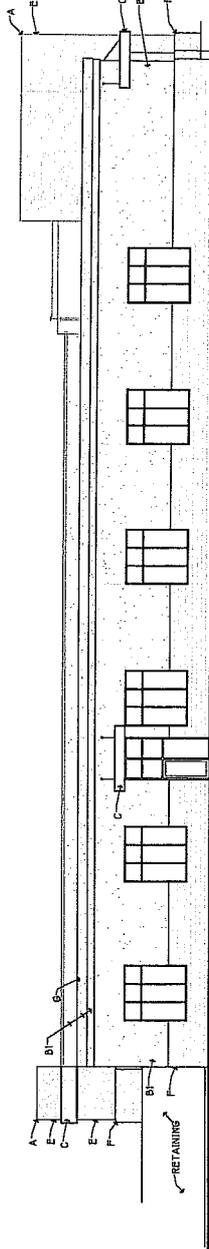
ALL NEW THERMALLY BROKEN ALUMINUM WINDOWS AND ENTRANCES WITH P-LOVE INSULATED GLASS



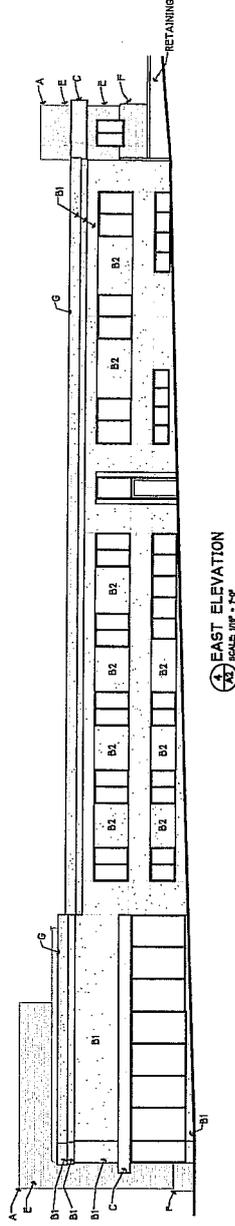
**SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE 1/8" = 1'-0"

SPGMC, L.L.C.  
100 WEST BROADWAY AVE.  
BISMARCK, ND 58502

BUILDING ELEVATIONS

PROJECT NO.  
DRAWN BY:  
ISSUED TO / DATE:  
DATE PLOTTED:

**ORTHWEST CONTRACTING INC.**  
3443 E CENTURY AVENUE  
BISMARCK, NORTH DAKOTA 58501  
TEL: 701-259-7737 FAX: 701-259-4833

SHEET NUMBER  
**A2**

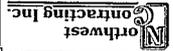
JUL 27 2008

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.  
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.  
7. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.  
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.  
9. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.  
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

SPGMC, L.L.C.  
(MEMBER BUILDERS)  
100 WEST BROADWAY AVE.  
BISMARCK, ND

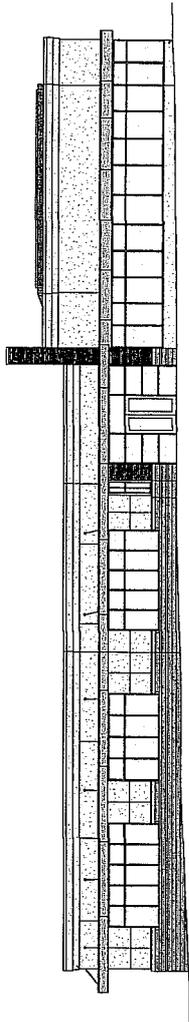
BUILDING ELEVATIONS

PROJECT NO:  
ISSUED TO / DATE:  
DATE PLOTTED:

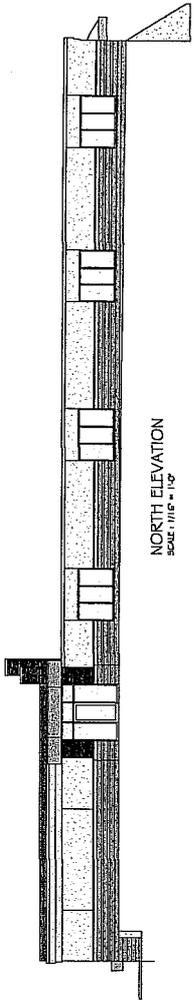


Northwest Contracting Inc.  
1000 WEST BROADWAY AVE.  
BISMARCK, ND 58101-1000  
TEL: (701) 326-7777  
FAX: (701) 326-2828

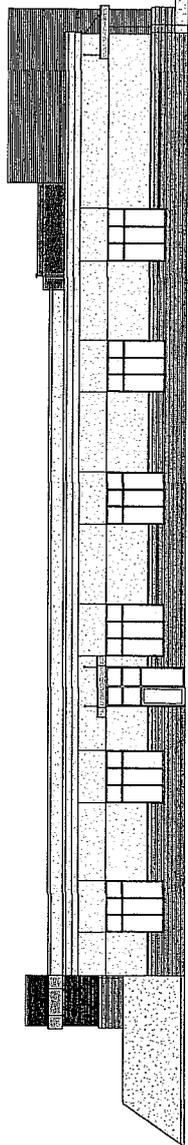
SHEET NUMBER  
A2



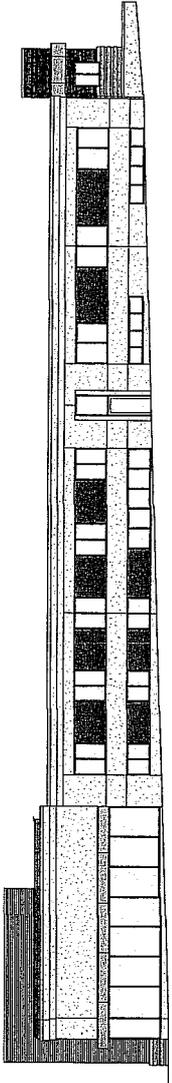
SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



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



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



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

DATE PLOTTED: 7/27/08

RENAISSANCE ZONE AUTHORITY  
PROJECT STATUS

Project	Applicant	Street Address	Project Type	RZA Hearing	Commission Approval	State Approval	Assigning Building Market Value	Proposed Investment	Estimated Building Value/Investment	Estimated Property Tax Benefit	Estimated State Income Tax Benefit	Completion Date	Actual Investment	2008 Building Market Value	Jobs Credited FTE
01-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/Major	12/10/02	12/17/02	01/02/03	\$77,000	\$44,366	\$150,000	\$18,095	\$5,850	12/01/03	\$66,397	\$184,100	0
02-B	Dakota Building Partnership	501 East Main Avenue	Purchase - Land	01/09/03	01/07/03	02/28/03	\$444,200	\$300,000	\$540,000	\$32,023	\$7,500	01/13/07	\$284,195	\$646,800	0
03-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/Major	02/07/03	02/11/03	04/21/03	\$500	\$600,000	\$500,000	\$81,000	\$2,500	12/31/07	\$618,111	\$736,300	0
04-B	Duemelands Commercial LLLP	301 East Thayer Avenue	Lease	07/14/03	07/22/03	09/25/03	N/A	N/A	N/A	N/A	\$609	12/01/03	N/A	N/A	2
05-B	John & Barbara Grinstainer	200 North Maundan 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	\$106,700	2
06-B	Woodmansee's	114 North 4th Street	Rehab/Historic	10/30/03	11/15/03	11/21/03	\$49,900	\$125,000	\$120,000	\$15,500	\$25,000	01/28/05	\$129,333	\$120,900	1
07-B	Bertsch Properties LLC	207 East Front Avenue	Rehab	11/18/03	11/25/03	12/03/03	\$371,200	\$601,600	\$1,455,000	\$186,375	\$8,200	01/19/05	\$734,707	\$2,577,800	0
08-B	Northland Financial	207 East Front Avenue	Lease	11/18/03	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	Bertsch Properties LLC	218 South 3rd Street	Rehab	11/18/03	11/25/03	12/03/03	\$142,300	\$329,150	\$840,000	\$107,600	\$3,000	01/20/05	\$378,013	\$681,100	20
10-B	Leo Enterprises Inc.	707 East Front Avenue	Rehab	12/15/03	12/16/03	12/28/03	\$2,508,200	\$2,256,824	\$4,408,200	\$550,000	\$1,248,000	10/26/05	\$2,400,776	\$4,788,500	7.5
11-B	PJCM Partners, LLP	901/907 East Front Avenue	Rehab	03/03/04	03/23/04	03/28/04	\$151,300	\$268,840	\$420,000	\$52,785	\$2,700	06/30/05	\$409,846	\$593,700	3
12-B	Mark Gartner	302 East Thayer Avenue	Rehab	05/25/04	05/25/04	06/04/04	\$49,900	\$85,000	\$125,000	\$15,715	\$4,700	12/09/05	\$103,455	\$195,600	2.5
13-B	AW Enterprises	216 North 2nd Street	Rehab	08/10/04	08/10/04	08/18/04	\$173,500	\$208,814	\$275,000	\$34,673	\$12,500	09/22/05	\$263,473	\$310,500	1
14-B	Daryl Rosseau & Clarence Saylor	225 West Broadway Avenue	Purchase	02/07/05	02/08/05	02/16/05	\$178,000	\$69,550	\$182,500	\$21,470	\$1,750	12/28/07	\$70,002	\$236,700	0
15-B	J & L Development, Inc.	324 North 3rd Street	Rehab	11/15/04	12/14/04	02/16/05	\$500,000	\$750,000	\$800,000	\$113,500	\$15,000	09/15/06	\$686,396	\$626,800	6
16-B	Plogue Gillis, 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	8
17-B	Zorella 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	\$191,898	\$198,700	8
18-B	Susan & Ed Stroh/Petals & More	122 East Rosser Avenue	Rehab	08/25/05	09/19/05	09/21/05	\$120,300	\$94,675	\$130,000	\$16,800	\$5,600				
19-B	CCC Properties, LLLP	310 South 5th Street	Purchase	08/25/05	09/13/05	09/21/05	\$410,400	\$188,000	\$450,000	\$58,500	\$10,500	07/07/08	\$266,372	\$453,300	0
20-B	Bank Center First	320 North 4th Street	Rehab	09/21/05	09/27/05	10/04/05	\$809,800	\$3,100,000	\$2,000,000	\$288,780	\$260,000				
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	04/07/06	N/A	N/A	3.5
22-B	Dentyne, 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	\$10,500	03/13/08	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	\$190,800	\$345,000	\$44,940	\$4,500	12/07/06	\$227,295	\$184,900	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	\$260,000	\$32,500	\$4,100	12/07/08	\$233,655	\$383,800	0
25-B	Makoché Media, LLC	208 North 4th Street	Purchase	01/12/06	02/14/06	02/16/06	\$247,000	\$71,612	\$320,000	\$41,800	\$1,000	12/27/07	\$97,672	\$274,800	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	Glem Group LLC	412 East Main Avenue	Rehab	05/23/06	05/23/06	05/30/06	\$47,800	\$40,000	\$75,000	\$5,990	\$6,500	10/20/06	\$50,282	\$67,800	0
28-B	Heartland Mortgage Company	412 East Main Avenue	Lease	05/23/06	05/23/06	05/30/06	N/A	N/A	N/A	N/A	\$10,500	07/07/06	N/A	N/A	4
29-B	Bismarck MSA dba Verizon Wireless	302 South 3rd Street	Lease	07/24/06	07/25/06	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	10/10/06	12/05/06	N/A	\$3,020,590	\$3,200,000	\$370,000	\$15,000	12/17/07	\$2,370,152	\$2,287,800	0
31-B	Dakota Office Building, LLC	300 North 4th Street	Purchase	02/05/07	02/13/07	02/20/07	\$1,095,900	\$250,000	\$1,400,000	\$60,000	\$25,000	01/30/08	\$407,003	\$1,194,200	0
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	08/07/07	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	08/07/07	N/A	N/A	1
34-B	Larson Latham Heutle LLP	521 East Main Avenue	Lease	05/14/07	05/22/07	06/08/07	N/A	N/A	N/A	N/A	\$80,000	07/07/07	N/A	N/A	9

RENAISSANCE ZONE AUTHORITY  
PROJECT STATUS

35-B	Retirement Consulting LLC	521 East Main Avenue	Lease	05/11/07	05/22/07	06/09/07	N/A	N/A	N/A	\$12,500	07/01/07	N/A	2	
36-B	Jason Kirchmeyer & Associates	501 East Main Avenue	Lease	06/20/07	06/26/07	07/11/07	N/A	N/A	N/A	\$30,000	08/01/07	N/A	1	
37-B	Roger Koski & Associates	501 East Main Avenue	Lease	06/20/07	06/26/07	07/11/07	N/A	N/A	N/A	\$30,000	08/01/07	N/A	1	
38-B	Melvie Financial Planning	501 East Main Avenue	Lease	06/20/07	06/26/07	07/11/07	N/A	N/A	N/A	\$35,000	08/01/07	N/A	2	
39-B	Westgard Financial Services	501 East Main Avenue	Lease	06/20/07	06/26/07	07/11/07	N/A	N/A	N/A	\$30,000	08/01/07	N/A	1	
40-B	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Purchase w/Major	09/04/07	09/11/07	10/30/07	\$166,900	\$137,500	\$300,000	\$21,000	05/21/08	\$142,050	4	
41-B	The Rainmaker Group, Inc.	116 North 5th Street	Lease	11/14/07	12/18/07	12/27/07	N/A	N/A	N/A	\$530,000	08/12/08	N/A	4	
42-B	Capital Holdings, LLC/Roger Zink	402 East Main Avenue	Rehab	12/05/07	12/18/07	12/27/07	\$270,000	\$360,110	\$500,000	\$5,000				
43-B	Kinselo, Inc.	402 East Main Avenue	Lease	12/05/07	12/18/07	12/27/07	N/A	N/A	N/A	\$50,000				
44-B	Rick & Theresa Kelmle	413 East Broadway	Rehab	11/14/07	12/18/07	01/11/08	\$184,400	\$136,836	\$263,500	\$28,000	10/01/08	\$ 176,955	1	
45-B	Centennial Plaza, LLC	116 North 4th Street	Purchase	12/05/07	12/18/07	01/22/08	\$603,100	\$238,000	\$1,047,600	\$25,000	01/29/08	\$187,894		
46-B	Wesley's Inc.	423 East Broadway	Lease	02/21/08	03/11/08	03/19/08	N/A	N/A	N/A	\$28,000	07/14/08	N/A	1	
47-B	Depot Associates	401 East Main Avenue	Rehab	04/18/08	05/13/08	05/28/08	\$372,300	\$200,000	\$500,000	\$5,000				
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	\$150,000	06/27/08	N/A		
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	\$5,000	12/15/08	\$ 23,375.41	0	
50-B	Starion Financial	333 North 4th Street	Rehab	05/12/08	05/27/08	06/12/08	\$1,154,600	\$2,500,000	\$2,664,800	\$270,000				
51-B	David Bliss, LLC	521 East Main Avenue	Lease	10/09/08	10/22/08	WITHDRAWN	N/A	N/A	N/A	\$30,000	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	\$15,000	04/01/09	N/A		
53-B	CIG Investments, LLP	408 East Main Avenue	Rehab	03/11/09	03/24/09	04/21/09	\$80,700	\$256,720	\$420,000	\$22,030				
54-B	Maggi Touch Carpet & Furniture Inc.	800 East Sweet Avenue	Rehab/New Const.	05/13/09	05/26/09	06/03/09	\$576,100	\$2,145,500	\$1,900,000	\$68,000				
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	\$30,000				
56-B	Cavalier Homes, Inc.	408 East Main Avenue	Lease	06/10/09	06/23/09	07/07/09	N/A	N/A	N/A	\$153,665				
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	\$50,000				
58-B	TFRE, LLC	1207/24 North 4th Street	Purchase w/ Major	06/10/09	06/23/09	06/25/09	\$231,100	\$245,284	\$350,000	\$30,000				
59-B	Boardwalk on Broadway	100 West Broadway	Rehabilitation	08/12/09										
XX-B	Don Braunagel Jr.	401 North 4th Street	Purchase	04/08/09										
							<b>TOTALS</b>	<b>\$11,693,200</b>	<b>\$19,486,894</b>	<b>\$28,528,900</b>	<b>\$2,702,316</b>	<b>\$4,402,348</b>	<b>\$10,027,243</b>	<b>\$16,732,600</b>

CONTRACT INCENTIVE PROGRAMS  
PROJECT STATUS

CORE Project	Applicant	Street Address	Project Type	RZA Hearing	Commission Approval	Total Project Cost	Approved Grant Amount	Completion Date	Sidewalk Subsurface Infill	Technical Assistant Bank	Façade & Signage Incentive	Housing Incentive	Total Payments To Date
01-07	Red Wing Shoes	529 East Broadway Avenue	Signage	05/14/07	05/22/07	\$8,199.34	\$3,000.00	11/19/07			\$3,000.00		\$3,000.00
02-07	LeRoy Walker	118 North 4th Street	Subsurface Infill	05/14/07	05/22/07	\$3,300.00	\$2,800.00	05/30/07	\$2,800				\$2,800.00
03-07	LeRoy Walker	118 North 4th Street	Technical Assistance	07/17/07	08/14/07	\$2,100.00	\$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	\$2,100.00	\$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, Mantz & 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	\$25,000.00	\$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	\$71,500.00	\$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	\$63,500.00	\$12,700.00	01/20/09				\$11,430.91	\$11,430.91
14-08	Turitto's Dry Cleaners	1131 East Main Avenue	Façade	04/18/08	05/13/08	\$5,256.00	\$2,628.00	10/01/08			\$2,628.00		\$2,628.00
15-08	Magic Photo Art	120 North 5th Street	Signage	05/12/08	05/27/08	\$5,170.15	\$2,735.08	09/30/08			\$2,735.08		\$2,735.08
16-08	Fowler Photography	120 North 5th Street	Signage	05/12/08	05/27/08	\$1,344.02	\$672.01	07/30/08			\$672.01		\$672.01
17-08	Mr. Delicious/Aaron Bank	307 North 3rd Street	Signage	08/23/08	07/08/08	\$10,415.00	\$3,000.00	01/30/09			\$3,000.00		\$3,000.00
18-08	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Technical Assistance	08/23/08	07/22/08	TBD	\$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	\$6,098.16	\$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	TBD	\$25,000.00						
23-08	Robert Knutson Photography	405 East Sweet Avenue	Signage	11/12/08	11/25/08	TBD	\$3,000.00						
24-08	ACI/ND Bankers Association	122 East Main Avenue	Signage	11/12/08	11/25/08	TBD	\$3,000.00						
25-09	Magi-Toch Carpet & Furniture Inc.	800 East Sweet Avenue	Technical Assistance	02/11/09	02/24/09	TBD	\$1,575.00						
26-09	Gossett Enterprises/Taco John's	320 South 3rd Street	Façade	02/11/09	03/24/09	TBD	\$25,000.00						
27-09	Gossett Enterprises/Taco John's	320 South 3rd Street	Signage	02/11/09	03/24/09	TBD	\$25,000.00						
28-09	Rolf Eggers	214 & 218 East Main Avenue	Façade	02/11/09	03/24/09	TBD	\$3,575.00	08/18/09			\$7,150.00		\$7,150.00

CORE INCENTIVE PROGRAMS  
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	TBD	\$1,575.00						
31-09	Broadway Floral of Hearts	411 East Broadway Avenue	Signage	5/13/2009	5/26/2009	TBD	\$2,422.95	07/09/09			\$2,422.95		\$2,422.95
32-09	Magl-Touch Carpet & Furniture, Inc.	800 East Sweet Avenue	Facade	5/13/2009	5/26/2009	TBD	\$25,000.00						
33-09	DoCo Group	114 North 3rd Street	Technical Assistance	7/8/2009	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
	<b>Totals</b>					\$456,721.15	\$266,627.87		\$2,800.00	\$6,552.00	\$114,127.18	\$29,528.34	\$153,007.52