



Community Development Department

RENAISSANCE ZONE AUTHORITY MEETING AGENDA October 14, 2009

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 August 12, 2009
3. **Renaissance Zone Project**
 - A. Request of SRSSM Partnership for designation of the purchase of the building at 122 East Broadway Avenue as a Renaissance Zone Project. The property is owned by Montana Dakota Utilities and is legally described as Lots 7-12, Block 60, Original Plat.
4. **CORE Incentive Programs Project**
 - A. Request of Starion Financial for assistance from the Façade and Signage grant, a CORE Incentive Program. The property is owned by Starion Financial and is legally described as Lots 17-24 Block 104, Original Plat.
 - B. Request of Dakota Building Acquisition Group for assistance from the Façade and Signage grant, a CORE Incentive Program. The property is owned by Dakota Building Acquisition Group and is legally described as Lots 13-24, Block 66, Original Plat.
5. **CORE Technical Assistance Bank Discussion**
6. **Status of Approved Renaissance Zone Projects**
7. **Status of Approved CORE Incentive Projects**
8. **Other Business**
9. **Adjourn**

Bismarck-Burleigh County Community Development Department
221 North 5th Street • PO Box 5503 • Bismarck, ND 58506-5503 • TDD: 711 • www.bismarck.org

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

The Bismarck Renaissance Zone Authority met on August 12, 2009 in the 2nd Floor Conference Room in the City-County Office Building at 221 North 5th Street. Authority members present were Dave Blackstead, Parrell Grossman, Chuck Huber, George Keiser and Kevin Magstadt. Technical Advisor Bruce Whittey was present. Staff members present were Jason Tomanek, Kimberley Gaffrey, Carl Hokenstad, Charlie Whitman, Ray Ziegler and Brenda Johnson. Guests present were Steve Schwan (SPGMC, LLC/Boardwalk on Broadway, LLC), Jerry Splonskowski (Northwest Contracting) and Dawn Kopp (Downtowners).

CALL TO ORDER

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

MINUTES

The minutes of the July 8, 2009 meeting were distributed with the agenda packet.

MOTION: A motion was made by Mr. Keiser and seconded by Mr. Magstadt to approve the minutes of the July 8, 2009 meeting as received. The motion passed unanimously, with members Blackstead, Grossman, Huber, Keiser and Magstadt voting in favor.

RENAISSANCE ZONE PROJECT APPLICATION

A. 100 West Broadway – SPGMC, LLC/Boardwalk on Broadway, LLC – Rehabilitation

Mr. Tomanek gave an overview of the rehabilitation project by SPGMC, LLC/Boardwalk on Broadway, LLC to the building at 100 West Broadway. Mr. Tomanek said that the applicant is proposing to rehabilitate the building 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. Mr. Tomanek stated that the current assessed value is \$514,200, the proposed investment value is \$706,964, and the estimated value after improvements is \$738,200. Mr. Tomanek said that the estimated property tax benefit over 5 years is \$130,356 and the estimated income tax benefit is \$176,741 over 5 years.

Mr. Tomanek provided an overview of the requests and listed the following findings for the proposed Renaissance Zone project:

1. The proposed use is consistent with the City's Renaissance Zone Development Plan.
2. The proposed exterior rehabilitation is sufficient to eliminate any and all deteriorated conditions on the exterior of the building.

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.
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.
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.

Mr. Tomanek said based on 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).

Mr. Splonskowski provided a more detailed description for the building features and parking lot.

Mr. Grossman asked if the EIFS that will be used is a high quality EIFS. Mr. Splonskowski responded by saying yes, high quality EIFS will be used on the upper portion of the building with split face masonry block on the lower section of the building.

Mr. Whittey commented that EIFS is an acceptable material for this building because the existing material on the south side of building is already an EIFS material, but felt it was appropriate for the Renaissance Zone Authority to grant a waiver to use that material because it does not meet code. Mr. Whittey added that the EIFS material would complement the surrounding buildings in that area.

Mr. Keiser asked if trees were considered for 1st Street North for landscaping. Mr. Tomanek responded by saying that typically the City Forrester requires a minimum of a four and a half or five foot boulevard to install trees.

Mr. Huber asked what the expected use of the space is. Mr. Splonskowski answered by saying professional offices.

Mr. Keiser asked if the assessed valued of the building is \$514,200, the proposed investment is \$706,964, and how can the estimated value with investment be \$738,200. Mr. Tomanek said the estimated value is based on the building as a shell, without any of the land or interior build out and the value will increase when the space is occupied.

MOTION: Based on the findings included in the staff report, a motion was made by Mr. Keiser and seconded by Mr. Grossman to recommend approval of the rehabilitation of the building at 100 West Broadway Avenue by SPGMC, LLC/Boardwalk on Broadway, LLC, with the following conditions: 1) waiver from Section 14-04-21.2 (DF - Downtown Fringe) of the City Code of Ordinances is granted 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; and 2) waiver from Section 14-03-11 (Landscaping and Screening) of the City Code of Ordinances is granted to not require the use of perimeter parking lot screening

elements such as trees & shrubs or a decorative fence in locations where the off-street parking lots are adjacent to the public right-of-way and that interior parking lot greenspace, interior parking lot trees and boulevard trees that are proposed on the site plan included with the application will be installed in conjunction with the redevelopment of the property. The motion passed unanimously, with members Blackstead, Grossman, Huber, Keiser and Magstadt voting in favor.

RENAISSANCE ZONE PROJECT RECOGNITION PLAQUES

Mr. Tomanek stated that plaques have been ordered and should be completed by August 26, 2009. Mr. Tomanek suggested that the plaques be presented to the recipients with the involvement of the Mayor and the Renaissance Zone Authority, along with City staff from various departments. It was the general consensus of the Renaissance Zone Authority to present the plaques to the recipients on site and individually with the participation of the Mayor, the Renaissance Zone Authority and City staff. Mr. Tomanek said he would make the arrangements for the special meeting to present the plaques.

STATUS OF APPROVED RENAISSANCE ZONE PROJECTS

Mr. Tomanek said the Fiesta Villa/Depot Associates project has been closed out.

STATUS OF APPROVED CORE INCENTIVE PROGRAM PROJECTS

Mr. Tomanek said the Warren's Locks & Keys, Rolf Eggers and Broadway Floral of Hearts projects have been closed out and the work is completed with the Taco John's project, however, the project has not been closed out yet. Tomanek went on to say that the request from DoCo Group/Renee Forde & Kelly Nysether has been withdrawn due to a higher cost estimate than the group anticipated for renovation and rehabilitation.

OTHER BUSINESS

Mr. Huber said he recalls that a person does not have to own the property to participate in the Technical Assistance Bank program, however, they would not receive the Technical Assistance Bank funds unless the transaction was completed. Mr. Huber then asked if deliverables provided under a Technical Assistance Bank grant would be available to the next interested party and feels it needs to be discussed.

Mr. Keiser commented that there should be some type of vested interest in the property before money would be granted through the Technical Assistance Bank.

Mr. Whitman said in the past people have approached the Renaissance Zone Authority without doing any prior investigation on the property and then some cursory investigations were completed and the result was a major issue like structural problems. Mr. Whitman went on to say his concerns with allowing the Technical Assistance Bank applications for people that do not have a vested interest in the property could lead to surveys on every building in the downtown area and the waste of time and effort if the parties walked away from the project in the early stages. Mr. Whitman said when the program was started it was intended for property owners to explore improvements options for their building, not for a purchaser to speculate about buying a building.

Mr. Tomanek said that the purpose of the Technical Assistance Bank states that “the purpose of this matching program is to support developers, owners and tenants with professional technical assistance during the preliminary phases of potential projects. The program is available to current or potential building owners, tenants, developers or other entities interested in projects that will promote or improve the downtown in accordance with the Central Business District Plan”. Mr. Tomanek said the technical assistance grant funds are limited to a total of 70 hours of professional service not to exceed \$4,900 for engineering services and 30 hours for architectural services, not to exceed \$2,100, including feasibility studies, preliminary development review assistance, preliminary building condition assessment studies (structural, mechanical, electrical, bacterial, etc.), renovation versus restoration opinions, renovation for re-use studies, site selection assistance, preliminary cost estimates, code analysis, landscape improvements and graphic design.

Mr. Huber said all that will be completed before a property is purchased.

Mr. Whitman added that the problem with that is someone who simply cannot be approved for financing can come in a use the Renaissance Zone Authority funds. Mr. Whitman asked at what level this board wants to have assurances to make sure the buyers are serious.

It was the general consensus of the Renaissance Zone Authority to have the language of the Technical Assistance Bank policy reviewed and then place this item on the agenda for further discussion at a later date.

ADJOURNMENT

There being no further business, Chair Blackstead adjourned the meeting of the Bismarck Renaissance Zone Authority at 4:55 p.m.

Respectfully Submitted,

Kimberley Gaffrey
Recording Secretary

APPROVED:

David Blackstead
Chair

**BISMARCK RENAISSANCE ZONE AUTHORITY
STAFF REPORT**

BACKGROUND:		
Title: SRSSM Partnership – Purchase with major improvements		
Status: Renaissance Zone Authority	Date: October 14, 2009	
Street Address: 122 East Broadway Avenue	Legal Description: Lots 7-12, Block 60, Original Plat	
Project Type: Purchase with Major Improvements	Renaissance Zone Block Number: Block Number 11	
Applicant: SRSSM Partnership/Randall J. Bakke et al.	Owner: Montana Dakota Utilities	
Project Description: The applicant is proposing to purchase and rehabilitate the interior of the building at 122 East Broadway Avenue for use as professional office space. Rehabilitation would include updates to the building interior, plumbing, HVAC and electrical updates. No updates to the building's exterior are proposed at this time.		
PROJECT INFORMATION:		
Parcel Size: 21,750 square feet	Building Floor Area: 10,692 square feet (1 st & 2 nd floors only)	Certificate of Good Standing: Received
Assessed Value of Building: \$427,680 (building only)	Proposed Investment: \$727,000	Estimated Value w/Investment: \$843,500
2008 Property Taxes: None-exempt utility company	Estimated Property Tax Benefit: \$54,080 over 5 years (100%)	Estimated Income Tax Benefit: \$278,000 over 5 years
PROJECT REVIEW GUIDELINES:		
High Priority Land Use: Yes – professional offices	Targeted Area: Yes – vacant building	Public Space/Design: No – no changes to exterior
Capital Investment: Yes - significant	New/Expanding Business: Yes – expanding business	Historic Property: No – not contributing
FINDINGS:		
<ol style="list-style-type: none"> The proposed use is consistent with the City's Renaissance Zone Development Plan. The proposed exterior rehabilitation will be forthcoming at a later date as part of a separate CORE Incentive Program application. At this time there are no immediate plans to modify or rehabilitate the exterior of the building. There are approximately 40-50 off-street parking spaces currently available for this property. Using the 2009 assessed value of the building (\$427,680) and the total investment of \$727,000, the level of re-investment is approximately 170 percent. The minimum level of investment for rehabilitation projects is 50 % of the assessed building value made through capital improvements. The applicant anticipates that the building will be occupied and open for business by April 1, 2010. Currently there are no street trees on any block face adjacent to 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 2 to 3 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. 		

7. 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 modified. Currently there are no screening elements proposed for the parking areas and the language in the Landscaping and Screening ordinance is worded in such a way that the requirements to screen the parking area(s) is triggered by the addition of five (5) off-street spaces.

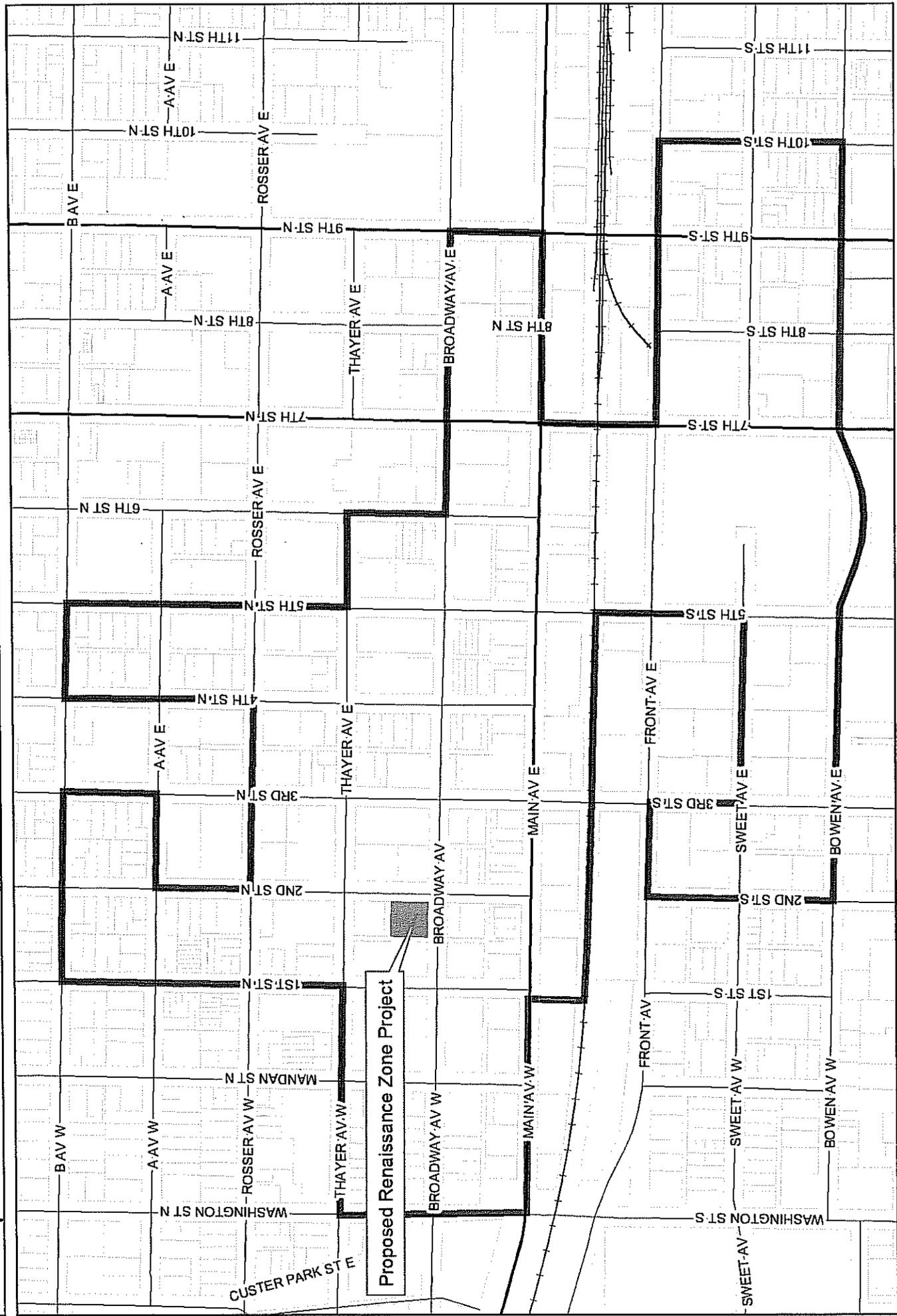
RECOMMENDATION:

Based on the above findings staff recommends approval of the designation of the purchase with major improvements to the building at 122 East Broadway Avenue by SRSSM Partnership a Renaissance Zone project, a 100% property tax exemption on the building and improvements for five years beginning with the date of completion, and an exemption from state tax on income derived from the business/investment location for five years beginning with the date of completion with the following condition:

1. The Renaissance Zone Authority consider the inclusion of street trees and parking lot screening per City ordinance along Broadway Avenue and 2nd Street North as part of the overall project requirements.

PROJECT INFORMATION:			
Title: SRSSM Partnership – Purchase w/ Major Improvements		Project Type: Purchase with Major Improvements	
Current Valuation: \$427,680 (building only)		Proposed Investment: \$727,000	
MINIMUM CRITERIA:		Possible Points	Staff Rating
Proposals Involving a Purchase with Improvements:			
1	Use consistent with the Renaissance Zone Development Plan Specific goals: A1, A3, B2, C1, D1, D2, & D3	20	20
2	Significant level of re-investment based on guidelines for purchase projects Proposed re-investment total: 170%	20	20
Subtotal		40	40
PROJECT REVIEW GUIDELINES - REQUIRED:			
1	High Priority Land Use <ul style="list-style-type: none"> Primary sector business Active commercial, specialty retail and/or destination commercial Mixed use development Residential units, including single or multi-family units 	15	15
2	Capital Investment <ul style="list-style-type: none"> Consideration for level of capital investment 	15	15
3	Targeted Area <ul style="list-style-type: none"> Parcels that have been vacant or underutilized for an extended period Parcels specifically targeted for clearance 	15	15
4	Relocation (vs. New or Expanding Business) <ul style="list-style-type: none"> Relocation from within the downtown area (may not be eligible) Relocation from a community outside Bismarck area (may not be eligible) Maintaining existing business in the downtown area or expanding business 	15	15
Subtotal		60	60
TOTAL		100	100
PROJECT REVIEW GUIDELINES – OPTIONAL:			
1	Public Space/Design <ul style="list-style-type: none"> Incorporation of civic or public spaces Demonstrated commitment to strengthen pedestrian connections Attention to streetscape amenities and landscaping Attention to design and visual appearance 	10	0
2	Historic Preservation and Renovation <ul style="list-style-type: none"> Within the downtown historic district Contributing or non-contributing Historic preservation component 	10	0
Additional Optional Points		20	0
TOTAL		120	100

Proposed Renaissance Zone Project - 122 East Broadway - Purchase with Improvements



City of Bismarck - Community Development Department - Planning Division



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

September 2009

SEP 21 2009



September 21, 2009

116 North 2nd Street
Bismarck, ND 58501

HAND DELIVERY

P.O. Box 460
Bismarck, ND 58502-0460
Phone (701) 258-0630
Fax (701) 258-6498

Renaissance Zone Authorities
c/o Bismarck Planning Department
221 N. 5th Street
Bismarck, ND 58501

RE: **116 N. 2nd Street, Bismarck, Former MDU Building**

Dear Renaissance Zone Authorities:

SRSSM, a general partnership, is pleased to provide the following information in support of our application for Renaissance Zone consideration. The original application is attached with this letter.

We are in the process of obtaining cost estimates and those will be provided no later than September 28, 2009. We do not believe the project will have any impact on any historic properties. The building involved is not to our knowledge historic property. The current building will be used as a law office for Smith Bakke Porsborg & Schweigert. The current building valuation for the building only, as of September 10, 2009 was valued by the State at \$200,700. The building was not previously valued by the city as it was occupied by a utility company, namely MDU. We are uncertain of the estimated building valuation upon completion of the project, but expect that the city assessor will examine the building following completion of the project to assign a building valuation.

Renaissance Zone Goals and Objectives

We believe that the project meets or exceeds the following goals and objectives established by the Bismarck Renaissance Zone Authorities:

A. Establish the Renaissance Zone as the center of business/cultural life . . .

The project is located in a very recognizable and developing downtown area. Buildings have either been renovated and/or new buildings constructed nearby. The proposed renovation of the

Sheldon A. Smith*

Randall J. Bakke***

Scott K. Porsborg**

Suzanne M. Schweigert*

Shawn A. Grinolds**

Mitchell D. Armstrong**

David R. Phillips*

* Licensed in North Dakota

** Licensed in Minnesota

*** Licensed in South Dakota

* Board Certified Civil Trial Specialist by National Board of Trial Advocacy

MDU building would be consistent with the development of the surrounding area.

B. Promote the Renaissance Zone as the preferred location for Class A office . . .

The project will further enhance the viability of the building for office tenants. The improvements will provide a more conducive environment for office tenants and will enhance the value of surrounding properties and beautify the downtown area.

C. Maximize the accessibility of the Renaissance Zone . . .

The building has in excess of 50 parking spots surrounding the building both on the north and west side of the property. Further, there is ample on street parking nearby. There is adequate and convenient parking and pedestrian circulation in and around the project.

D. Arrange compatible land uses in compact and orderly ways . . .

The project is in the heart of the Renaissance Zone and is an existing building. It will reinforce the emerging office and service district surrounding it with a compatible use.

E. Encourage the zone that upholds Bismarck Heritage . . .

The project will help keep the property economically viable and make the building more accessible, inviting and available.

F. Achieve high quality and the design appearance of the Renaissance Zone

The renovation project is being professionally designed by an architect to ensure a high quality finished product. It is anticipated that high quality workmanship and materials will be used to complete the project.

G. Proposed building elevations with exterior building material and color clearly indicated

No change to the exterior building elevation or exterior building material is anticipated. The exterior of the building is brick which is in very good condition and no changes or repairs are anticipated.

H. Projected time table

We anticipate that work will begin on the renovation project on or about November 16, 2009, which a projected completion date of April 1, 2010. The building will be unoccupied during the renovation.

I. Estimated Tax Benefits

The estimated real estate tax benefits to SRSSM, a general partnership, is estimated to be \$10,816 per year for 5 years, or \$54,080 total. The state income tax benefits to SRSSM, a general partnership, and its related law firm entities are difficult to forecast as their income fluctuates from year to year. However, North Dakota Income Tax Benefits for SRSSM and related legal entities are estimated to be \$55,000 for 5 years or \$275,000 total. This estimate is based upon the average state tax payment for related legal entities for 2007 and 2008.

- J.** An architectural rendering of the proposed renovations to the exterior of the building is attached. A copy of the Certificate of Good Standing from the office of State Tax Commission was sent to you separately by email as were numerous photographs of the exterior and interior of the building.

K. Conclusion

The project will make needed improvements to the existing building and ensure the future viability of a prominent downtown building. An attractive, functional renovation to the building and upgrades to the exterior landscaping and parking will be a benefit to adjacent property owners, as well as to downtown Bismarck.

We appreciate your consideration of the proposed project and ask for your approval.

Very Truly Yours,



Randall J. Bakke

On behalf of SRSSM, a general partnership

Enclosure

Jason Tomanek

From: Randall Bakke [REDACTED]
Sent: Wednesday, September 23, 2009 9:59 AM
To: [REDACTED]
Subject: MDU building renovation cost estimate

Jason;

Below is the cost estimate for the MDU building renovation from our architect Jeff Ubl. With this estimate I believe we have provided all the information required for our Renaissance zone application. Could you kindly please confirm this is correct. If you need any further information please do not hesitate to contact me. Thanks for your assistance.

Randall J. Bakke
Attorney at Law
Smith Bakke Porsborg Schweigert
P.O. Box 460
Bismarck, ND 58502-0460
[REDACTED]

CONFIDENTIALITY NOTE

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From: [REDACTED]
Sent: Monday, September 21, 2009 5:33 PM
To: [REDACTED]
Subject: FW: New Office - Estimates

From: Jeff Ubl [REDACTED]
Sent: Mon 9/21/2009 5:20 PM
To: [REDACTED]
Subject: New Office - Estimates

Scott,

In light of the review and discussion with the mechanical and electrical contractors I have prepared a revised estimate:

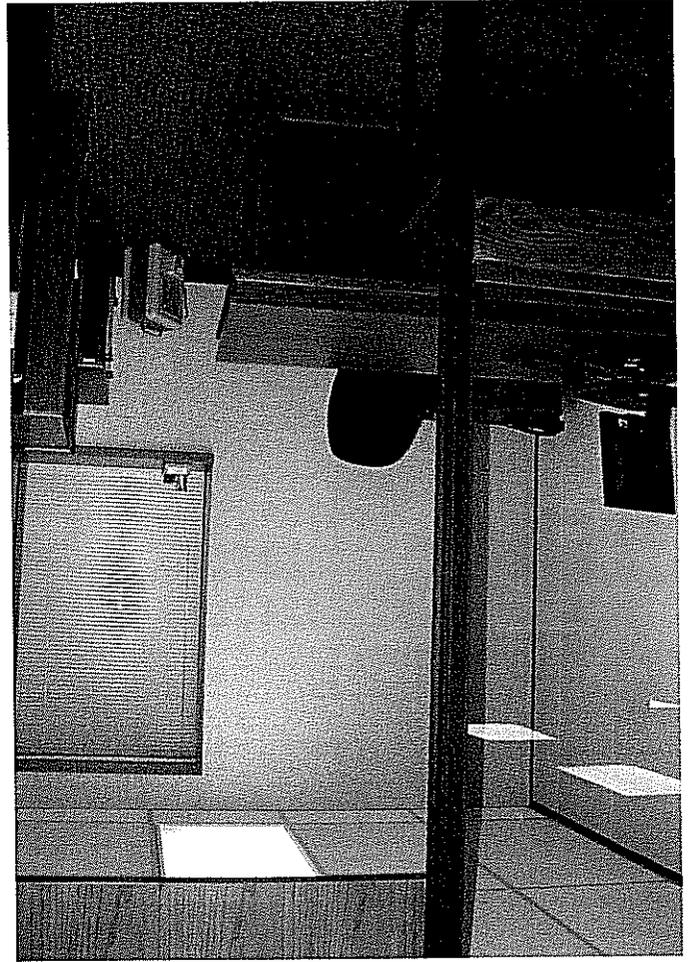
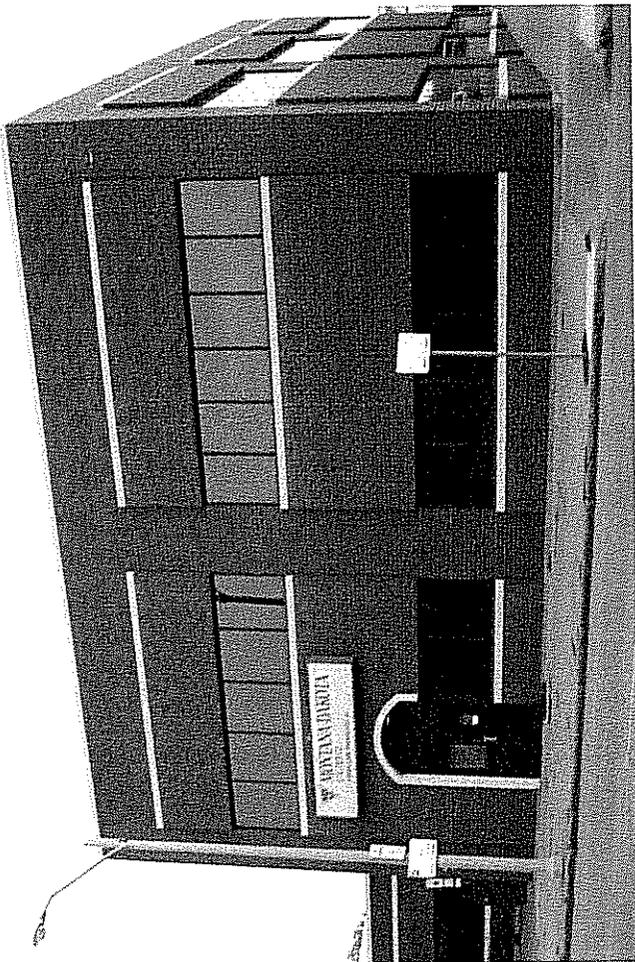
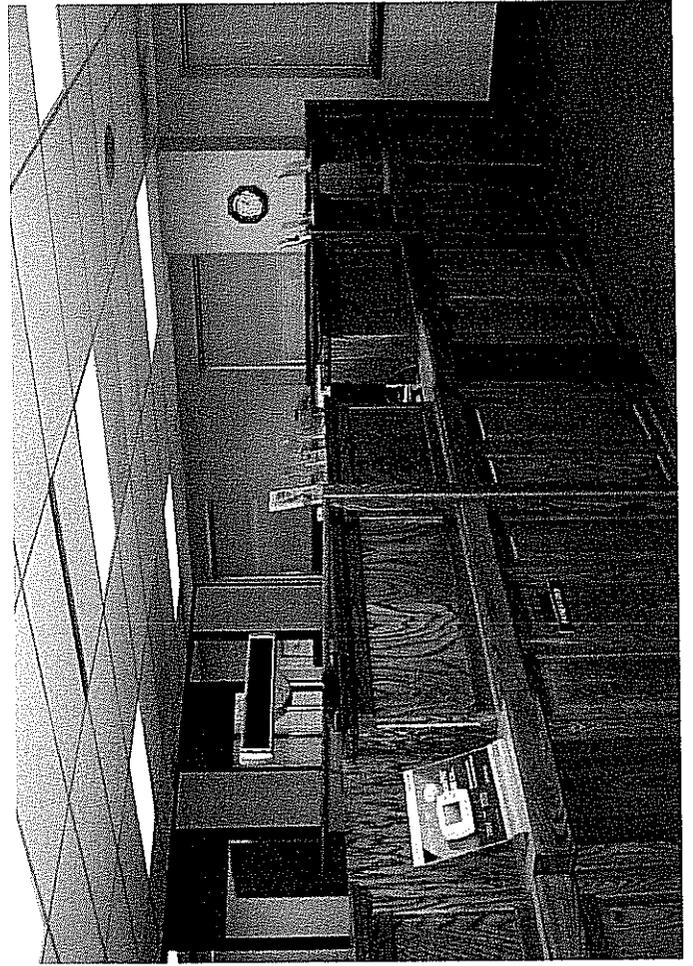
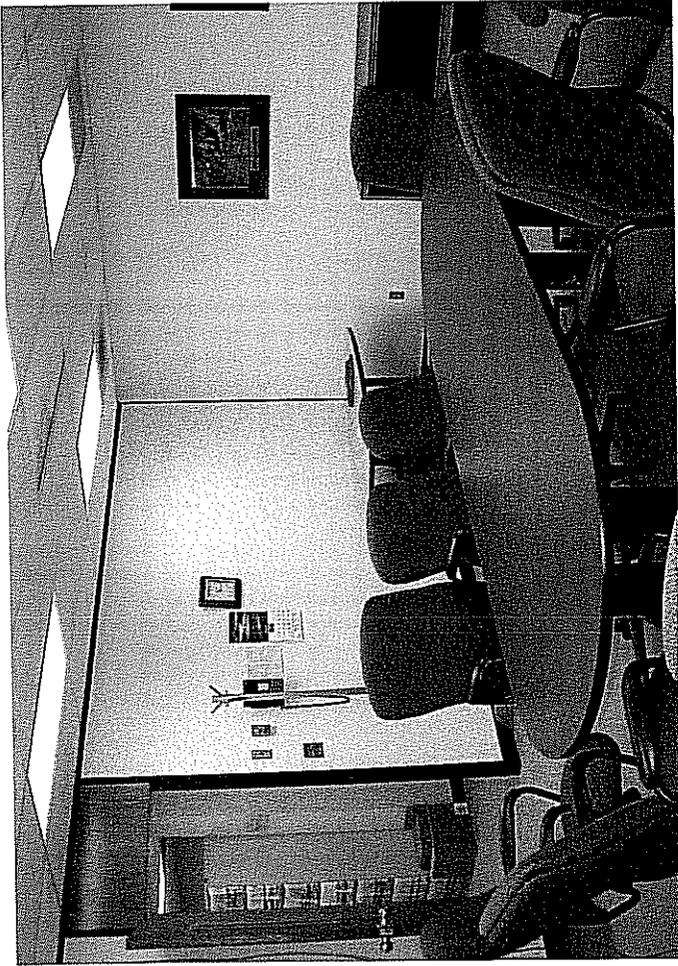
Actual Building Square Footage is 13,800 SF (Including the Basement)

General Construction:	\$377,000.00
Mechanical Construction:	
- Plumbing	\$25,000.00
- HVAC	\$174,000.00
Electrical Construction:	\$151,000.00
Total Construction Cost:	\$727,000.00

• RENOVATION EXPENSES BASED ON ARCHITECT'S ESTIMATES.

The prices above include all overhead and profit.

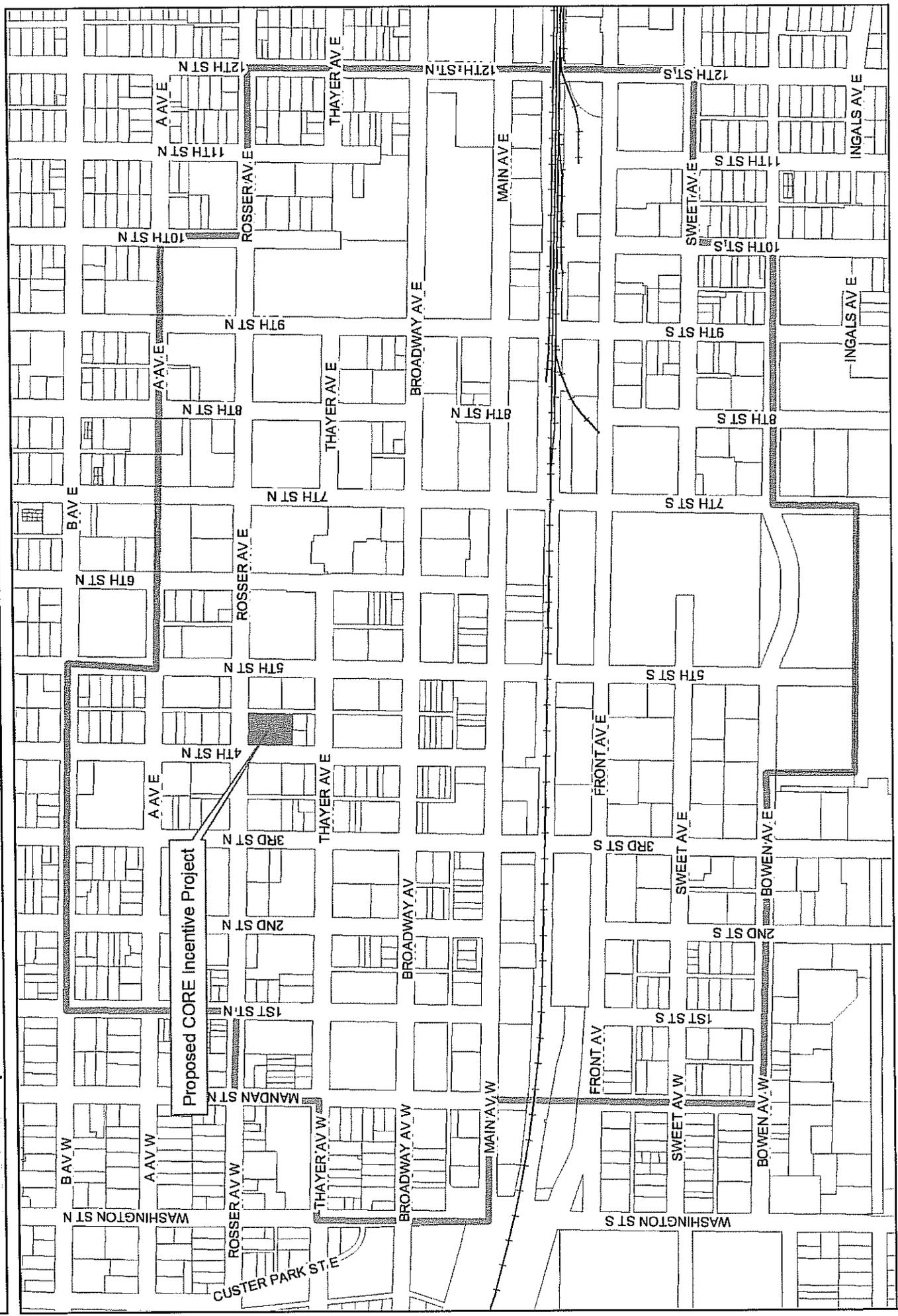
Call me if you have questions



**BISMARCK RENAISSANCE ZONE AUTHORITY
STAFF REPORT**

BACKGROUND:		
Title: Starion Financial - CORE Façade and Signage Grant (Signage)		
Status: Renaissance Zone Authority	Date: October 14, 2009	
Street Address: 333 North 4 th Street	Legal Description: Lots 17-20 & Lots 21-24 less the East 10 feet, Block 52, Original Plat	
Project Type: CORE Incentive Program	CORE Program: Façade and Signage Grant	
Applicant: Starion Financial	Owner: Starion Financial	
Project Description: Starion Financial is proposing to add four new Starion logo signs. Two of the signs are non-illuminated and would be located on the east and south-facing corners of the building. The two illuminated signs would be located on the west and north-facing sides of the building.		
PROJECT INFORMATION:		
Parcel Size: 28,000 square feet	Building Floor Area: N/A	Lease Area: N/A
Total Project Cost: \$14,380.00	Contractor: Mann Signs, Inc.	Incentive Grant Requested: \$3,000 (maximum allowed)
FINDINGS:		
<ol style="list-style-type: none"> 1. The building is located within the Downtown Tax Increment Financing District. 2. The purpose of the Façade and Signage Incentive Grant Program is to promote and stimulate exterior maintenance of commercial buildings in order to enhance the overall appearance, quality and vitality of downtown. 3. The property is not subject to the Special Provisions for the Central Business District in the sign code because it is outside of the boundaries of that area. The proposed sign meets the requirements of Chapter 4-04 of the City Code of Ordinance (Signs and Outdoor Display Structures) and has been approved through the Downtown Design Review process. 4. The applicant received three bids for the labor and materials. The low bid was received from Mann Signs, Inc. in the amount of \$14,380 for the proposed signs. The two non-illuminated signs would cost \$3,520 (combined) and the two illuminated signs would cost \$10,860 (combined). 5. Under the Façade and Signage Grant guidelines the maximum dollar amount is \$3,000 for signage projects. Each project requires a 50% matching contribution by the applicant. The grant amount requested for this project is \$3,000. 		
RECOMMENDATION:		
Based on the above findings staff recommends approval of the CORE Façade and Signage grant request to reimburse Starion Financial \$3,000 toward the design, purchase, and installation of new signage at 333 North 4 th Street.		

Proposed CORE Incentive Programs Project - 333 North 4th Street



City of Bismarck - Community Development Department - Planning Division



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

September 2009



PROPOSAL
 1401 S 12th St, Suite 3
 Bismarck, ND 58504

RECEIVED
 SEP 28 2009
 Derwin Mann

Phone: 355-1111
 Fax: 355-1112

PROPOSAL SUBMITTED TO Starion Financial	DATE September 23, 2009
ADDRESS	JOB NAME Exterior Sign Package
CITY, STATE, ZIP CODE Bismarck, ND	JOB LOCATION

We hereby submit specifications and estimates for

Fabricate two non-illuminated Starion logos installed on dryvit, one on the northeast corner of the building and one on the southwest corner of the building. Individual letters to read Starion Financial and star will be painted with an automotive blue and red finish.
 Price: \$3,520.00

ew Fabricate three 13" high flat cut aluminum logos and Starion lettering with stud mount and satin brite finish installed above the northwest and south entrances.
 Price: \$2,250.00

Provide two sets of illuminated channel letter/logo signs with blue sides and trimcap, white lenses, blue translucent vinyl, and illuminated with white sloan LEDs.
 Price: \$10,860.00

***Price does not include sales tax or city permit.**

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:
 Sixteen thousand six hundred thirty and no/100's

ew
 Dollars 14,380.00

Payment to be made as follows:

50% down payment, balance due upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Cont Walth

Note: This proposal may be withdrawn by us if not accepted within 30 days.

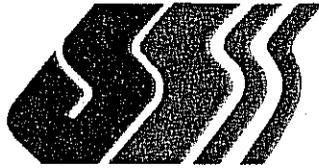
ACCEPTANCE OF PROPOSAL: The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined on page 1.

Signature Cont Walth

Date of Acceptance 9/23/09

Signature

SEP 28 2009



BACON SIGNS

• S I N C E 1 9 0 1 •

PROPOSAL

DATE 09-18-09
STARION FINANCIAL
333 NORTH 4TH STREET
BISMARCK, ND 58502
CURT WALTH

BACON SIGNS INC. HEREBY PROPOSES TO FURNISH MATERIALS AND LABOR NECESSARY FOR THE COMPLETION OF:

MFG AND INSTALL (2) SETS OF 34" "STARION" (2) SETS OF 9.5" "FINANCIAL" S/F ILLUMINATED LED CHANNEL LETTERS AND (2) STAR LOGOS \$9,998.00

MFG AND INSTALL (2) SETS OF 34" "STARION" (2) SETS OF 9.5" "FINANCIAL" S/F FLAT CUT ALUMINUM LETTERS AND (2) STAR LOGOS \$4960.00

ELECTRIC BY OTHERS, PERMITS NOT INCLUDED

MATERIAL IS GUARANTEED TO BE AS SPECIFIED, AND THE ABOVE TO BE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS SUBMITTED.

DOLLARS \$14,958.00

TERMS:

(INTEREST OF 1.5% WILL BE ADDED TO PAST DUE ACCOUNTS.)

RESPECTFULLY SUBMITTED
Neal Schmidt

NEAL SCHMIDT
701 471 7202

NOTE: THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS. WORK WILL NOT BEGIN UNTIL DOWNPAYMENT AND WRITTEN ACCEPTANCE ARE RECEIVED.

Any alterations from the above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate to be paid by the purchaser. In the event of a breach of contract by purchaser, Bacon Signs, Inc. will be entitled to attorney's fees in a court proceeding. All agreements contingent upon strikes, accidents or delays beyond our control. Purchaser to carry fire, tornado and other necessary insurance upon above work. Worker's Compensations and public liability insurance on above work to be taken out by Bacon Signs, Inc.

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTOY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

ACCEPTED BY: _____

TITLE: _____

SIGNATURE: _____

DATE: _____

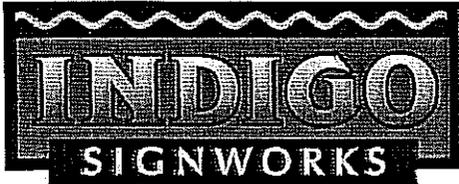


P.O. BOX 3
629 - 20TH AVENUE SE
MINOT, ND 58702-0003

BACON SIGNS, INC.

PHONE: (701) 852-0331
TOLL FREE: 1-800-437-2058
FAX: (701) 852-2261





PH: 701-250-9696 ♦ FAX: 701-250-8686
 www.bradn@indigosignworks.com
 735 Airport Road
 Bismarck, ND 58504

RECEIVED
 SEP 28 2009

Date: 9-21-09

Quote #'s
 1035, 1037, 1038

Proposal Submitted to Starion Financial	Telephone (701) 250-1405	Fax 391-4894
Address PO Box 571 601 Main Ave	Job Starion Financial Downtown Bismarck Signage	
City Oakes, State ND Zip 58474	Job Location 333 North 4 th Street Bismarck, ND	
Client Contact: Curt Walth	PO#	

Indigo Signworks, Inc. proposes to furnish to the above named customer all the materials and perform all the labor necessary to complete the project as described, delivery of signage is based on Client's advanced authorization of project specifications and fulfillment of credit policy.

PROJECT DESCRIPTION:

1035 -

Manufacture and install (qty-2) 2'11" Starion & 10" Financial, sets of channel letters to read "Starion Financial" with a red star burst over the words Starion Financial. Blue "Starion" with 1/2" white outer border. Blue "FINANCIAL" with a 3/16" white outer border. Red "Starburst" with a 3/16" white outer border. Letters are to have Blue Trim Cap with Blue painted returns. Letters are to be installed on the upper new addition at the Downtown Bismarck, 4th Street location of Starion Financial. (West & North Elevations)

(\$ 8350.00 per set) \$16,700.00

1037 -

Manufacture and install (qty-2) 2'11" Starion & 10" Financial, sets of Routed & Painted 1/2" thick PVC letters to read "Starion Financial" with a red star burst over the word Starion. These letter sets are to be installed on the Downtown Bismarck, 4th Street location of Starion Financial. (South & East Elevations)

\$ 7338.00

1038

Manufacture and install (qty-2) Sets of 12" "Starion" & 10" "333" 3/8" routed aluminum letters. Letters will have a painted or clear coat finish and be stud mounted above the 4th Street entrance doors and the Rosser front entrance doors. (West & North elevations)

~~\$3420.00~~

ELECTRICAL TO SIGNAGE IS NOT INCLUDED IN THIS QUOTE. FINAL ELECTRICAL HOOK UP PROVIDED BY OTHERS.
 ALL SIGNS WIRED TO UL SPECIFICATIONS
 DELIVERY OF SIGNAGE IS BASED ON 6 TO 8 WEEKS FROM CLIENT AUTHORIZATION OF PROJECT SPECIFICATIONS.
 CREDIT POLICY AND RECEIPT OF DEPOSIT
 ANY APPLICABLE SALES TAXES WILL BE ADDED TO FINAL BILLING
 If permit is to be obtained by Indigo Signworks, Inc. the permit cost and a service charge of \$150.00 will be assessed to the project.
 If site maps and engineered drawings are required cost will be added to final billing.
 Note: This proposal may be withdrawn by Indigo Signworks Inc. if not accepted within 30 days.

24,038.00
 \$ 27,458.00

Terms: 50% Down payment with order- Balance due upon completion of project.
 We reserve the rights to progressive billing.

Indigo Signworks, Inc. Representative
Bradley K Nissley

Purchase Order

Acceptance By Seller

The above proposal is accepted this ____ day
 Of _____, 2009.

This order accepted at Bismarck, ND on ____ day
 Of _____, 2009.

Buyer _____

Indigo Signworks, Inc.

By _____
 Signature Title

By _____
 Signature Title



DUE TO VARIATIONS IN OUTPUT
 DEVICES, THE COLORS SHOWN
 HERE MAY NOT REFLECT
 ACTUAL COLORS.
 THE CONCEPTS REPRESENTED IN
 THIS ADVERTISING ARE THE PROPERTY
 OF MANN SIGNS, INC. AND
 MAY NOT BE USED IN WHOLE
 OR PART WITHOUT WRITTEN
 CONSENT FROM MANN SIGNS, INC.

**Starion NW Corner
 Internal Lit Letters**



**mann
 SIGNS, INC.**
 1401 S 12th St, suite 3
 Bismarck, ND 58504
701-355-1111
www.mannsigns.com



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 OR PART WITHOUT WRITTEN
 CONSENT FROM MANN SIGNS, INC.

**Starion SW Corner
 non-illuminated**



**mann
 SIGNS, INC.**
 1401 S 12th St, suite 3
 Bismarck, ND 58504
701-355-1111
www.mannsigns.com

Starion

FINANCIAL



mann
SIGNS, INC

1401 s 12th st, suite 3
bismarck, nd 58504
701-355-1111
www.mannsignsinc.com

CLIENT:

Starion East
Non-Illuminated

APPROVAL:

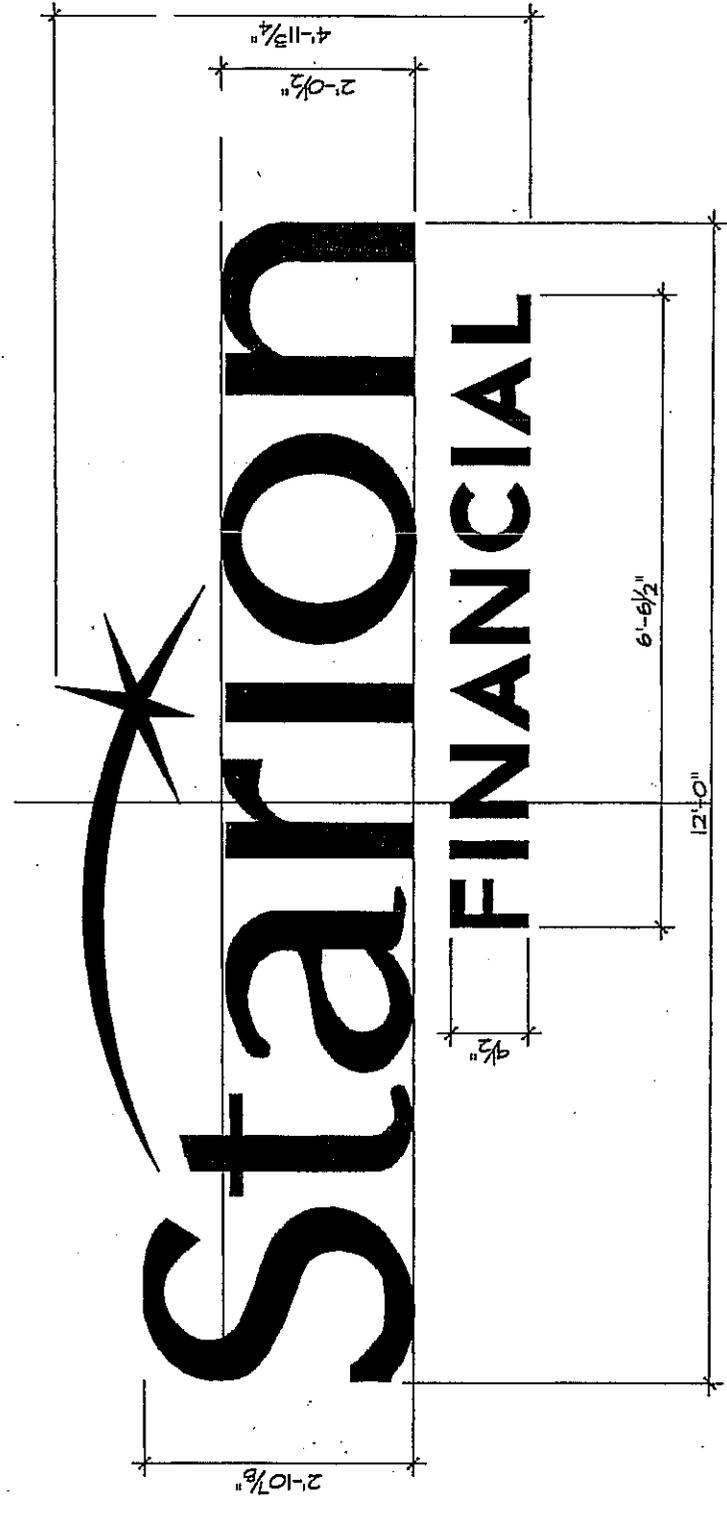
X

DUE TO VARIATIONS IN OUTPUT
DEVICES, THE COLORS SHOWN
HERE MAY NOT REFLECT
ACTUAL COLORS.

THE CONCEPTS REPRESENTED IN
THIS ARTWORK ARE THE PROPERTY
OF MANN SIGNS, INC. AND
MAY NOT BE USED IN WHOLE
OR PART WITHOUT WRITTEN
CONSENT FROM MANN SIGNS, INC.

LETTER SIZES

©



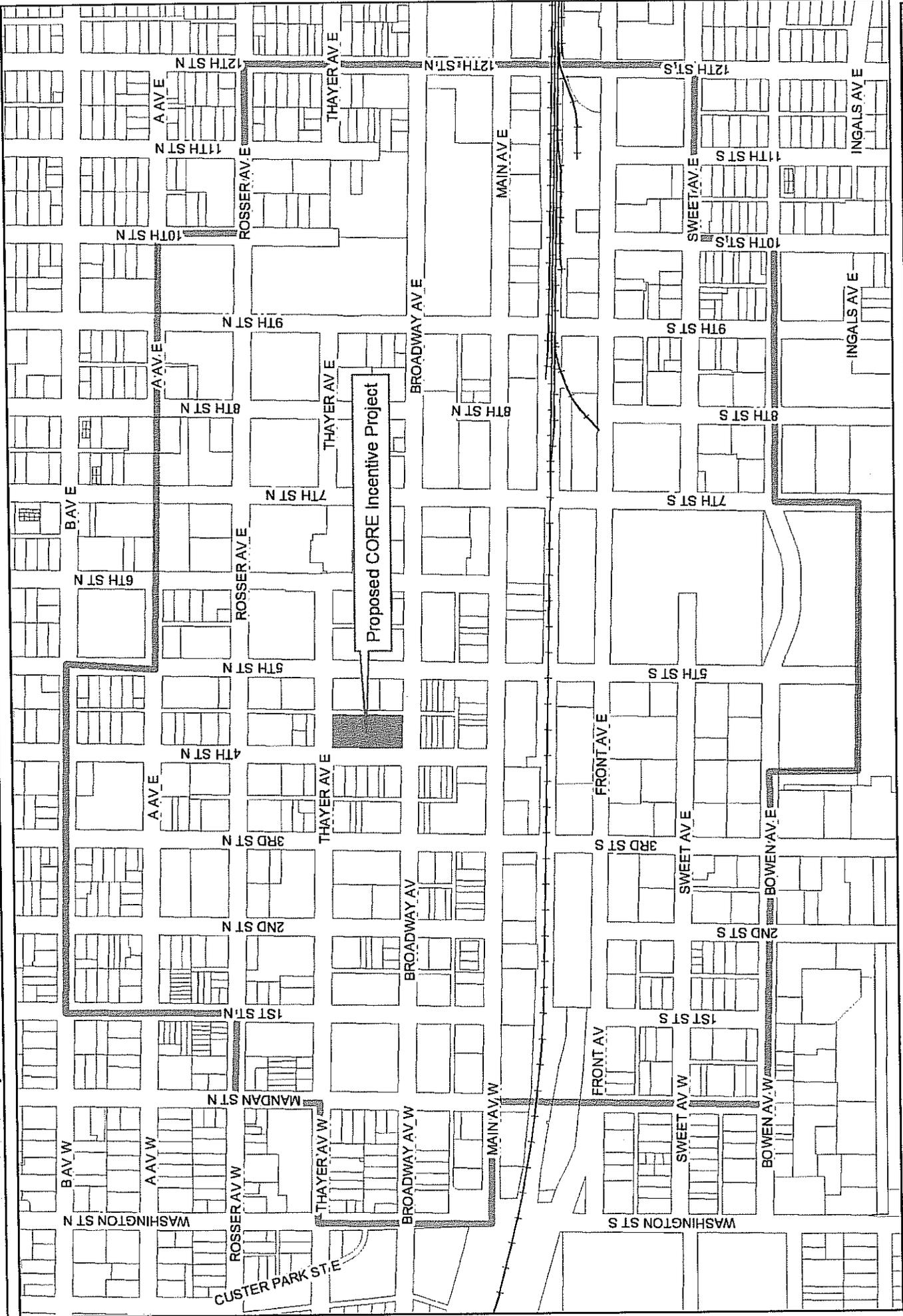
**BISMARCK RENAISSANCE ZONE AUTHORITY
STAFF REPORT**

BACKGROUND:		
Title: 400 East Broadway – CORE Façade and Signage Grant		
Status: Renaissance Zone Authority	Date: October 14, 2009	
Street Address: 400 East Broadway Avenue	Legal Description: Lots 13-24, Block 66, Original Plat	
Project Type: CORE Incentive Program	CORE Program: Façade and Signage Grant	
Applicant: Dakota Building Acquisition Corporation Paula Baker, President	Owner: Dakota Building Acquisition Corporation	
Project Description: The applicant is requesting assistance from the CORE Façade and Signage Grant to help cover the costs of re-caulking the perimeter of aluminum windows and doors and re-caulking the sealant at joints in the precast walls panels.		
PROJECT INFORMATION:		
Parcel Size: 42,000 square feet	Building Floor Area: 99,213 square feet	Lease Area: N/A
Total Project Cost: \$41,800	Contractor: Dakota Caulking, Inc.	Incentive Grant Requested: Up to \$20,900 (50% based on the project bid)
FINDINGS:		
<ol style="list-style-type: none"> 1. The building is located within the Downtown Tax Increment Financing District. 2. The purpose of the Façade and Signage Incentive Grant Program is to promote and stimulate exterior maintenance of commercial buildings in order to enhance the overall appearance, quality and vitality of downtown. 3. Façade and Signage grant funds may be used make improvements to walls, windows, doors, cornices, stairs, porches, railings, and other elements of a building façade. The grant amount is limited to \$25,000 with a 50% match supplied by the applicant. At this time the project bid amount is for \$41,800, which would result in a grant of \$20,900. The bid from Dakota Caulking, Inc. also states that “random hairline cracks are evident in the precast wall panels. These joints are only visible when positioned directly in front of the cracking. These cracks should be routed out and caulked to reduce water infiltration. They can only be bid on a ‘per linear foot’ price. Digital photos will be used to validate repairs. Work can be completed at a rate of \$3.25 per linear foot.” The exact amount of the repair work is undeterminable at this time due to the overall height of the building and the contractor’s inability to adequately assess the deterioration from the street level. The bid provided by Dakota Caulking Inc delineates the east building elevation (adjacent to the alley) from the north, south and west elevations which are adjacent to the streets. 4. Based on discussions with the applicant much of the repairs necessary are on the upper floors of the east, alley-facing exterior wall. The estimates provided do not delineate which exterior walls will receive repairs or what portion of the overall project cost is attributed to each exterior wall. 		
<i>Findings continued...</i>		

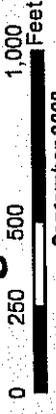
RECOMMENDATION:

Based on the information above staff recommends approval of the CORE Façade and Signage grant request which would reimburse the applicant up to \$20,900 toward the façade improvements at 400 East Broadway Avenue.

Proposed CORE Incentive Programs Project - 400 East Broadway Avenue



City of Bismarck - Community Development Department - Planning Division



September 2009

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.

DAKOTA CAULKING, INC.

Advanced Weatherproofing Systems



~ Proposal ~



~ P.O. Box 993 ~ 810 First Street Southeast ~ Mandan, North Dakota 58554 ~
~ 701.663.8815 ~ fax 701.663.8838 ~ www.DakotaCaulking.com ~

To: Attn Paula Baker Office 952.210.5082
Wells Fargo Bank Fax 952.

Project Name: **Recaulk Building Complex**
Project Location: 5th & Broadway
Bismarck, north Dakota 58501

Please consider my bid on the above referenced project as described below.

Exterior work to include the following:

- Recaulk perimeter of Aluminum Windows and Doors
- Recaulk sealant at joints in Precast wall Panels

East Building elevation -----\$8,000.00
North, South, & West Building elevations ----- \$33,800.00

Note: Random hairline cracks are evident in the precast wall panels. These joints are only visible when positioned directly in front of the cracking. These cracks should be routed out and caulked to reduce water infiltration. They can only be on a 'per linear foot' price. Digital photos will be used to validate repairs. Work can be completed at a rate of \$3.25 per linear foot.

Material shall be a field Tintable, High Performance Silicone as manufactured by Tremco Corporation

Warranty

Dakota Caulking, Inc. warrants all Materials and Workmanship against defects for a period of 1(one) Year from date on project completion. Sealants exhibiting failure after being subjected to excessive amounts of movement, vandalism or acts of God are not covered under this warranty.

Base Bid:

Forty-One Thousand, Eight Hundred Dollars-----*\$41,800.00*****

Proposal valid for 30 days

October 6, 2009

Date

Paul Bender
Estimator

Randy Monzelowsky
President

Sign, Date and Return for Acceptance

Date

Authorized Signature



Restoration Specialists for Concrete and Masonry

RECEIVED

OCT 08 2009

1605 Old Audubon Rd.
Chaska, MN 55318
T 952-368-0463
F 952-368-0469

Proposal

Paula Baker
LaSalle Properties
2001 Killebrew Drive, Suite 309
Bloomington, MN 55425-1864

From: Steve Dronen, Restoration Systems Inc.

Date: July 14, 2009

Re: Wells Fargo Bank, Bismarck, ND – Exterior Façade Re-Caulking

Dear Paula:

The following is our proposal for the exterior re-caulking of the Wells Fargo Building:

1. Seal all cracks in the stucco with low modulus urethane sealant.
2. Remove and replace all control joints and window perimeter sealant.

The cost to complete this work will be \$47,800.

TERMS OF PAYMENT: Progress payment to be made on monthly basis equal to the percentage of completion of the work. All such payments to be received by Restoration Systems, Inc. prior to the 20th day of the month following the month for which work has been invoiced.

BY ACCEPTING THIS PROPOSAL, PURCHASER AGREES TO THE TERMS AND CONDITIONS SET FORTH ON THE PROPOSAL HEREOF, ANY DIFFERENT OR ADDITIONAL TERMS IN YOUR ACCEPTANCE OR ELSEWHERE WRITTEN OR OTHERWISE, SHALL VOID SAID PROPOSAL.

Date Accepted: _____

LaSalle Properties

By: _____
Duly Authorized Officer or Agent



Restoration Systems, Inc.
Phone: 952-368-0463, Fax: 952-368-0469

Jason Tomanek

From: Paula Baker [redacted]
Sent: Thursday, October 08, 2009 4:28 PM
To: jtomanek@nd.gov
Subject: Other Bid detail

Hi Jason -

I spoke to the other vendor and his detail is this:

North and East side: \$10,157.50

South and West side: \$13,742.50

The logic is that the stone/siding comes down lower on those 2 sides.

Let me know if you need anything else.

Thank you.

Paula Baker
952.210.5082

Sent via BlackBerry by AT&T

RENAISSANCE ZONE AUTHORITY
PROJECT STATUS

Project	Applicant	Street Address	Project Type	RZA Hearing	Commission Approval	State Approval	Beginning Building Market Value	Proposed Investment	Estimated Property Value without grant	Estimated Property Tax Benefit	Estimated Income Tax Benefit	Completion Date	Actual Investment	2008 Building Market Value	Jobs Credited FTE
01-B	George T. Duemmel Revocable Trust	301 East Thayer Avenue	Purchase w/Major	12/10/02	12/17/02	01/02/03	\$77,000	\$44,388	\$150,000	\$19,095	\$5,950	12/01/03	\$68,397	\$184,100	0
02-B	Danah Building Partnership	501 East Main Avenue	Purchase - Land	01/08/03	01/07/03	02/26/03	\$444,200	\$300,000	\$540,000	\$32,023	\$7,500	01/31/07	\$284,165	\$648,800	0
03-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/Major	02/07/03	02/11/03	04/21/03	\$5,500	\$600,000	\$500,000	\$81,000	\$2,500	12/31/07	\$818,111	\$736,300	0
04-B	Duanelands Commercial LLP	301 East Thayer Avenue	Lease	07/14/03	07/22/03	09/25/03	N/A	N/A	N/A	N/A	\$809	12/01/03	N/A	N/A	2
05-B	John & Barbara Grieshaber	209 North Mandan 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	\$108,700	2
06-B	Woodmansboro	114 North 4th Street	Rehab/hold	10/30/03	11/15/03	11/21/03	\$48,800	\$125,000	\$125,000	\$19,500	\$25,000	01/28/05	\$129,333	\$120,800	1
07-B	Berlich Properties LLC	207 East Front Avenue	Rehab	11/19/03	11/26/03	12/03/03	\$371,200	\$801,600	\$1,455,000	\$188,375	\$6,200	01/18/05	\$734,707	\$2,577,600	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	\$118,000	09/18/04	N/A	N/A	14.25
09-B	Berlich Properties LLC	218 South 3rd Street	Rehab	11/19/03	11/25/03	12/03/03	\$142,300	\$28,150	\$940,000	\$107,800	\$3,000	01/20/05	\$378,013	\$681,100	20
10-B	Leo Enterprises Inc.	707 East Front Avenue	Rehab	12/15/03	12/18/03	12/28/03	\$2,508,200	\$2,258,824	\$4,408,200	\$550,000	\$1,248,000	10/28/05	\$2,400,778	\$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	\$200,840	\$420,000	\$52,795	\$2,700	06/30/05	\$409,849	\$525,700	3
12-B	Mark Garner	302 East Thayer Avenue	Rehab	05/25/04	05/25/04	06/04/04	\$48,800	\$85,000	\$125,000	\$15,716	\$4,700	12/08/05	\$103,455	\$135,800	2.5
13-B	AW Enterprises	218 North 2nd Street	Rehab	09/10/04	09/10/04	09/18/04	\$173,500	\$208,814	\$275,000	\$34,573	\$12,500	08/22/05	\$263,473	\$310,500	1
14-B	Danyl Rosemull & Clarence Snyder	225 West Broadway Avenue	Purchase	02/07/05	02/08/05	02/16/05	\$178,000	\$68,590	\$189,500	\$21,470	\$1,750	12/28/07	\$70,002	\$238,700	0
15-B	J & L Development, Inc.	324 North 3rd Street	Rehab	11/15/04	12/14/04	02/18/05	\$500,000	\$750,000	\$900,000	\$113,500	\$15,000	09/15/06	\$699,368	\$628,800	8
16-B	Plogue Grills, Inc.	121 North 4th Street	Lease	03/09/05	03/22/05	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 6th Street	New Construction	09/28/04	03/08/05	03/22/05	\$20,100	\$200,000	\$200,000	\$25,000	\$4,000	07/20/05	\$181,898	\$188,700	6
18-B	Susan & Ed Stambakis & More	122 East Rosser Avenue	Rehab	09/25/05	09/13/05	09/21/05	\$120,300	\$64,875	\$130,000	\$18,900	\$5,800				
19-B	CCC Properties, LLP	310 South 5th Street	Purchase	08/25/05	08/13/05	09/21/05	\$410,400	\$185,000	\$450,000	\$55,500	\$10,500	07/01/06	\$288,372	\$453,300	0
20-B	Bank Center First	320 North 4th Street	Rehab	09/21/05	09/27/05	10/04/05	\$809,500	\$3,100,000	\$2,000,000	\$258,780	\$250,000	08/01/09	\$2,301,477.86		
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	Smymos, Inc. (Bakke & Roloff)	310 South 5th Street	Lease	01/12/06	01/24/06	02/03/06	N/A	N/A	N/A	N/A	\$10,500	03/13/06	N/A	N/A	12
23-B	Duanelands Properties, LLP	302 South 3rd Street	Purchase	01/12/06	02/14/06	02/18/06	\$312,700	\$160,800	\$345,000	\$44,840	\$4,500	12/01/06	\$227,285	\$184,800	0
24-B	Duanelands Properties, LLP	312 South 3rd Street	New Construction	01/12/06	02/14/06	02/18/06	N/A	\$215,223	\$250,000	\$32,500	\$4,100	12/01/09	\$233,855	\$383,900	0
25-B	Makoché Media, LLC	209 North 4th Street	Purchase	01/12/06	02/14/06	02/18/06	\$247,000	\$71,812	\$320,000	\$41,800	\$1,000	12/27/07	\$91,872	\$274,800	0
26-B	River O, 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	Green Group LLC	412 East Main Avenue	Rehab	05/23/06	05/23/06	05/30/06	\$47,800	\$40,000	\$75,000	\$5,990	\$8,500	10/20/08	\$50,292	\$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	07/01/06	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	10/08/06	10/10/06	12/05/06	N/A	\$3,020,500	\$3,200,000	\$370,000	\$15,000	12/17/07	\$2,370,152	\$2,287,800	0
31-B	Deloitte 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	\$80,000	\$25,000	01/30/08	\$407,003	\$1,184,200	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	08/01/07	N/A	N/A	5
33-B	Internet Design & Consulting	521 East Main Avenue	Lease	04/02/07	04/10/07	04/24/07	N/A	N/A	N/A	N/A	\$10,000	08/01/07	N/A	N/A	1
34-B	Lenson Latham Houde LLP	521 East Main Avenue	Lease	05/14/07	05/22/07	06/08/07	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	06/08/07	N/A	N/A	N/A	N/A	\$12,500	07/01/07	N/A	N/A	2
36-B	Jason McInnes & Associates	501 East Main Avenue	Lease	06/20/07	06/26/07	07/11/07	N/A	N/A	N/A	N/A	\$30,000	09/01/07	N/A	N/A	1

CORE INCENTIVE PROGRAMS
PROJECT STATUS

CORE Project	Applicant	Street Address	Project Type	RZA Hearing	Commission Approval	Total Project Cost	Approved Grant Amount	Completion Date	Sidewalk Subsurface Infill	Technical Assistant Bank	Façade & Signage Incentive	Housing Incentive	Total Payments To Date
01-07	Red Wing Shoes	529 East Broadway Avenue	Signage	05/14/07	05/22/07	\$8,199.34	\$3,000.00	11/19/07			\$3,000.00		\$3,000.00
02-07	LeRoy Walker	118 North 4th 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 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	Janel Plinks	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	\$13,657.63	02/28/08				\$13,657.63	\$13,657.63
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	\$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		\$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	\$8,742.34	\$3,000.00	12/22/08			\$3,000.00		\$3,000.00
21-08	Tyre Mart	704 East Bowen Avenue	Signage	08/10/08	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	ACHIND 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
26-09	Gossett Enterprises/Taco John's	320 South 3rd Street	Façade	02/11/09	03/24/09	\$51,828.53	\$25,000.00	08/20/09			\$3,000.00		\$3,000.00
27-09	Gossett Enterprises/Taco John's	320 South 3rd Street	Signage	02/11/09	03/24/09	\$6,840.00	\$25,000.00	08/20/09			\$25,000.00		\$25,000.00
28-09	Roll Eggers	214 & 216 East Main Avenue	Façade	02/11/08	03/24/08	\$7,150.00	\$3,575.00	06/18/08			\$7,150.00		\$7,150.00

CORE INCENTIVE PROGRAMS
PROJECT STATUS

29-09	ADLOC Inc./Warrent'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 Pizze 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	5/28/2009	\$4,845.49	\$2,422.95	07/09/09	\$2,422.95	\$2,422.95
32-09	Magi-Touch Carpet & Furniture, Inc.	600 East Sweet Avenue	Facade	5/13/2009	5/28/2009		\$25,000.00			
33-09	DoCo Group	114 North 3rd Street	Technical Assistance	7/8/2009	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
34-09	Sierion Financial	333 North 4th Street	Signage	10/14/2009						
35-09	Dakota Building Acquisition Group	400 East Broadway	Facade	10/14/2009			\$2,800.00	\$8,662.00	\$142,127.18	\$29,628.34
	Totals					\$531,580.17	\$286,627.87			\$182,582.52