Bismarck

Community Development Department

RENAISSANCE ZONE AUTHORITY
MEETING AGENDA
April 15, 2014

City-County Office Building	4:00 p.m.	David J. Blackstead Meeting Room

1. **Call to Order**

2. **Approval of Minutes**

   a. March 18, 2014

3. **Renaissance Zone Projects**

   a. Request of Pure Skin, LLC for designation of the lease of space in the building at 100 West Broadway Avenue as a Renaissance Zone Project. The property is owned by Pine Properties, LLC and is legally described as Lots 1-24, Block 58, Original Plat.

   b. Request of Broadway Centre Salon & Spa, Inc. for designation of the lease of space in the building at 100 West Broadway Avenue as a Renaissance Zone Project. The property is owned by Pine Properties, LLC and is legally described as Lots 1-24, Block 58, Original Plat.

4. **CORE Incentive Grant Programs Projects**

   a. Request of Laughing Sun Brewing Company, LLC for assistance from the Technical Assistance Bank, a CORE Incentive Program, for the building at 122 North Mandan Street. The property is owned by Herman Eggers and is legally described as Lots 1-6, Lot 36 and the vacated alley adjacent, Block 30, Original Plat.

   b. Request of Electronic Building Company/Charles B. Hale et al for assistance from the Technical Assistance Bank, a CORE Incentive Program, for the building at 212 West Main Avenue. The property is owned by Charles B. Hale, et al and is legally described as Lots 12-16, Block 30, Original Plat.

5. **Renaissance Zone Technical Advisor – Discussion**

6. **Downtown Update Provided by the Downtowners Association**

7. **Other Business**

8. **Adjourn – Next regular meeting is scheduled for Tuesday, May 20, 2014.**

RENAISSANCE ZONE AUTHORITY
MEETING MINUTES

March 18, 2014

The Bismarck Renaissance Zone Authority met on March 18, 2014 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5th Street.

Authority members present were Jim Christianson, Chuck Huber, Todd Van Orman, Brenda Smith and Curt Walth.

Authority members George Keiser and Jeff Ubl were absent.

Technical advisor Bruce Whittey was present.

Staff members present were Jason Tomanek (Planning), Charlie Whitman (City Attorney), Hilary Balzum (Planning) and Brenda Johnson (Assessing).

Guests present were Kate Herzog, Reza Kamranian and April Mettler.

DRAFT

CALL TO ORDER

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

INTRODUCTION OF NEW RENAISSANCE ZONE AUTHORITY MEMBER – TODD VAN ORMAN

Chairman Walth introduced Todd Van Orman as the new member of the Renaissance Zone Authority, replacing Kevin Magstadt whose term expired in December 2013. Mr. Van Orman said he is originally from Mandan and moved to Bismarck nine years ago. He said he graduated from the University of North Dakota with a degree in financial economics and is currently an internal auditor at First Community Credit Union.

MINUTES

The minutes of the January 21, 2014 meeting were distributed with the agenda packet.

MOTION: A motion was made by Mr. Christianson and seconded by Mr. Huber to approve the minutes of the January 21, 2014 meeting as received. The motion passed unanimously with members Christianson, Huber, Van Orman, Smith and Walth voting in favor.

RENAISSANCE ZONE PROJECT

100 WEST BROADWAY AVENUE – CC'S PHYSICAL THERAPY

Mr. Tomanek said the applicant, April Mettler, owner of CC's Physical Therapy, is requesting the designation of the lease of space in the building at 100 West Broadway Avenue as a Renaissance Zone Project. The property is owned by Pine Properties, LLC and is legally described as Lots 1-24, Block 28, Original Plat. Ms. Mettler is proposing to lease 3,000 square feet of first floor space for use as a physical therapy office as well as a fitness studio. The applicant's business currently leases 1,100 square feet in a different location in downtown Bismarck. The applicant has indicated two to three new full-time equivalent positions will be added with the expanding business.

Mr. Tomanek said based on the findings in the staff report, staff recommends designation of the lease of space in the building at 100 West Broadway Avenue by CC's Physical Therapy, LLC as a Renaissance Zone project, and an exemption from state tax on income derived from the business/investment location for five years beginning with the date of occupancy.

Mr. Tomanek also said the applicant, Ms. Mettler, is present and asked her if there is anything she would like to add. Ms. Mettler said she has been operating her business in the downtown area for four years now and she only desires to be downtown. She also said she has found the cost of the renovation she wants to do to be approximately $150.00 per square foot. Ms. Mettler went on to say she is currently the only physical therapist and would like to add at least two more doctors. She added that they are not a standard fitness facility, that they are more cutting edge and their focus will be on residents in the downtown area.

Mr. Christianson asked Ms. Mettler if she knows what her projected completion date is. Ms. Mettler said the renovations will take approximately three months from the time they start and she is hoping to open in August.

MOTION: A motion was made by Mr. Christianson and seconded by Ms. Smith to recommend approval of the designation of the lease of space in the building at 100 West Broadway Avenue as a Renaissance Zone Project. The motion passed unanimously with members Christianson, Huber, Van Orman, Smith and Walth voting in favor.

RENAISSANCE ZONE TECHNICAL ADVISOR – DISCUSSION

Mr. Tomanek reminded the Authority of the open Technical Advisor position and said in the past, a professional architect has been a helpful advisor to have in place.

Mr. Whittey said it would be nice to have somebody with knowledge of design criteria, as there are some instances where the way a proposal conforms to the surrounding area needs to be looked at by an architect or a contractor.

Mr. Tomanek said he knows of two potential applicants, both of whom are architects. He said the position opening has not been officially advertised but it can be, or somebody can just be appointed by the Authority.

Mr. Christianson said the position should be advertised to see if other people are interested.

DRAFT

Mr. Huber said it would probably be a good idea to make sure whoever is selected is not from a business that is also part of the Technical Assistance Bank to avoid conflict of interest, adding that it could specify in the advertisement for the opening that an architect or architect-in-training is preferred.

Mr. Tomanek said staff will get a public notice posted right away and let everybody know how much response is received at the next meeting.

REQUEST OF REZA KAMRANIAN – RENAISSANCE ZONE BOUNDARY MODIFICATION – DISCUSSION

Mr. Kamranian started by saying he would like the Authority to consider adding the block that houses his business, Reza's Pitch, into the Renaissance Zone. He said the plans he has for remodeling his restaurant will help it move from a fast food look to a concept that is more consistent with the environment on the inside of the restaurant. He said he has hired Dave Nelson from the Technical Assistance Bank to do the remodel and that the look is going to be more pub-style so that it matches the inside. He also said he would like to keep the access he has on the west side of the property, adjacent to 3rd Street, to continue to accommodate walk-in traffic. He added that the expansion is necessary, as there are times he has to turn away business because the restaurant is already at capacity; he is also in need of more staff.

Mr. Christianson asked what he is looking at as far as costs for the different phases of the remodel. Mr. Kamranian said the first phase will be the façade work and, not including exterior furniture, it will cost around $150,000. He said the second phase will be landscaping at a cost of approximately $50,000 and phase three would be the actual remodel and addition at a cost of around $250,000. He said his business revenue increases by about 30% each year and he is fortunate and happy to be able to make these upgrades.

Mr. Kamranian then said the Renaissance Zone borders his property and he understands that there is a process to go through in order to add his block and remove another block. He said he has bids on all of the work that needs to be done at his business and that the work can start as soon as approval of being added to the Renaissance Zone is given.

Mr. Christianson asked what the process is that needs to be completed in order to capture the block that Reza's Pitch is in. Mr. Tomanek said it would take approximately three months since property owners in the Renaissance Zone blocks considered for removal from the zone would have to be mailed a questionnaire asking if they have plans for upgrading their properties and if they wish to remain in the Renaissance Zone. He said he would give them a few weeks to return the questionnaires and then approval would be given by the Renaissance Zone Authority, the City Commission and the North Dakota Department of Commerce – Division of Community Servies once a block is selected to be removed.

Mr. Whittey asked if half of a block would be allowed to be removed and added elsewhere. Mr. Tomanek said the added block would have to go from 3rd Street all the way through and over to 5th Street. Mr. Whittey said most of that area is owned by Bismarck Parks and Recreation District so it is not taxable property.

Mr. Tomanek said since this is a corner property, two façade grants could be given, each with a 50% match. Mr. Kamranian asked if that could go towards improvements made on the patio. Mr. Whittey said it could not, but it would apply to any overhangs and exterior covers.

Mr. Tomanek said the property could be eligible for a five year property tax exemption through a separate program offered by the City Assessing Division. He said if capital improvements are being made it could qualify as an applicable project. The Assessing Division 5-year Business Remodel Exemption could be used in conjunction with a CORE Façade Grant.

Mr. Kamranian said he would like to visit with Mr. Tomanek and Brenda Johnson in the Assessing Division further regarding the option of a five year property tax exemption and a CORE project application.

OTHER BUSINESS

Mr. Tomanek distributed new brochures to be reviewed and approved so they can be printed professionally. He said he indicated on the map which blocks used to be in the Renaissance Zone in the past in order to ensure they are not added back in down the road (which wouldn't be allowed by the State). A general approval was given to have the brochures printed professionally.

Ms. Smith asked if Ms. Herzog from the Downtowners Association had anything to report on. Ms. Herzog said she knows of a few new businesses looking to find space in the downtown area and she knows J & R Vacuum wants to make improvements to the exterior of their property.

Ms. Smith asked if a report could be given every month by somebody from the Downtowners Association and Ms. Herzog said she would be willing to do that. Mr. Tomanek said he would add it to the agenda as a standing item.

Mr. Whittey asked if anything had been found regarding a sunset clause on the timeline of Renaissance Zone projects being done. Mr. Tomanek said he could not find anything written in reference to that, but that he did get a letter from the Department of Commerce explaining that a letter requesting a five year extension would need to be received by their office in order to be granted that extension. He said the first Renaissance Zone project was done in November 2000, so an extension would not have to be requested for approximately another 18 months.

ADJOURNMENT

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

DRAFT

Respectfully Submitted,

_____

Hilary Balzum
Recording Secretary

_____

Curt Walth
Chairman

DRAFT

Item No. 3a

BISMARCK RENAISSANCE ZONE AUTHORITY
STAFF REPORT

BACKGROUND:

Title:
Pure Skin, LLC – Lease

Status: Renaissance Zone Authority	**Date:** April 15, 2014
Street Address: 100 West Broadway Avenue	**Legal Description:** Lots 1-24, Block 58, Original Plat
Project Type: Lease – Expanding Business	**Renaissance Zone Block Number:** Block 2B
Applicant: Pure Skin, LLC/Shelly Botsford	**Owner:** Pine Properties, LLC

Project Description:

The applicant is proposing to lease 1,982 square feet of first floor space for use as medical aesthetic and dermatology clinic specializing in botox, dermal fillers, cosmetic procedures and laser procedures. The applicant's business currently leases space 1,000 square feet of office space outside the downtown area in Bismarck. The applicant has indicated three new full-time equivalent positions will be added with the expanding business as well.

PROJECT INFORMATION:

Parcel Size: 90,000 square feet	**Building Floor Area:** 150,000 square feet +/-	**Certificate of Good Standing:** In process
Lease Area: 1,982 square feet	**Estimated Property Tax Benefit:** N/A	**Estimated Income Tax Benefit:** $15,000 over 5 years

PROJECT REVIEW GUIDELINES:

High Priority Land Use: Yes – professional service	**Targeted Area:** Yes – vacant space	**Public Space/Design:** No
Capital Investment: N/A	**New/Expanding Business:** Yes – expanding business	**Historic Property:** No-not in historic district

FINDINGS:

1. The proposed use is consistent with the City's Renaissance Zone Development Plan.
2. The lease will be for an existing business expanding and relocating to the Renaissance Zone.
3. The applicant is not required to make a financial investment in the property because the building construction has previously been approved as a Renaissance Zone project. However, the applicant has indicated the build-out cost is estimated at $248,000, which is approximately $125.00 per-square-foot.
4. The building in which the applicant would occupy space has previously been approved as a separate Renaissance Zone project.
5. The project completion date is projected for summer of 2014.

RECOMMENDATION:

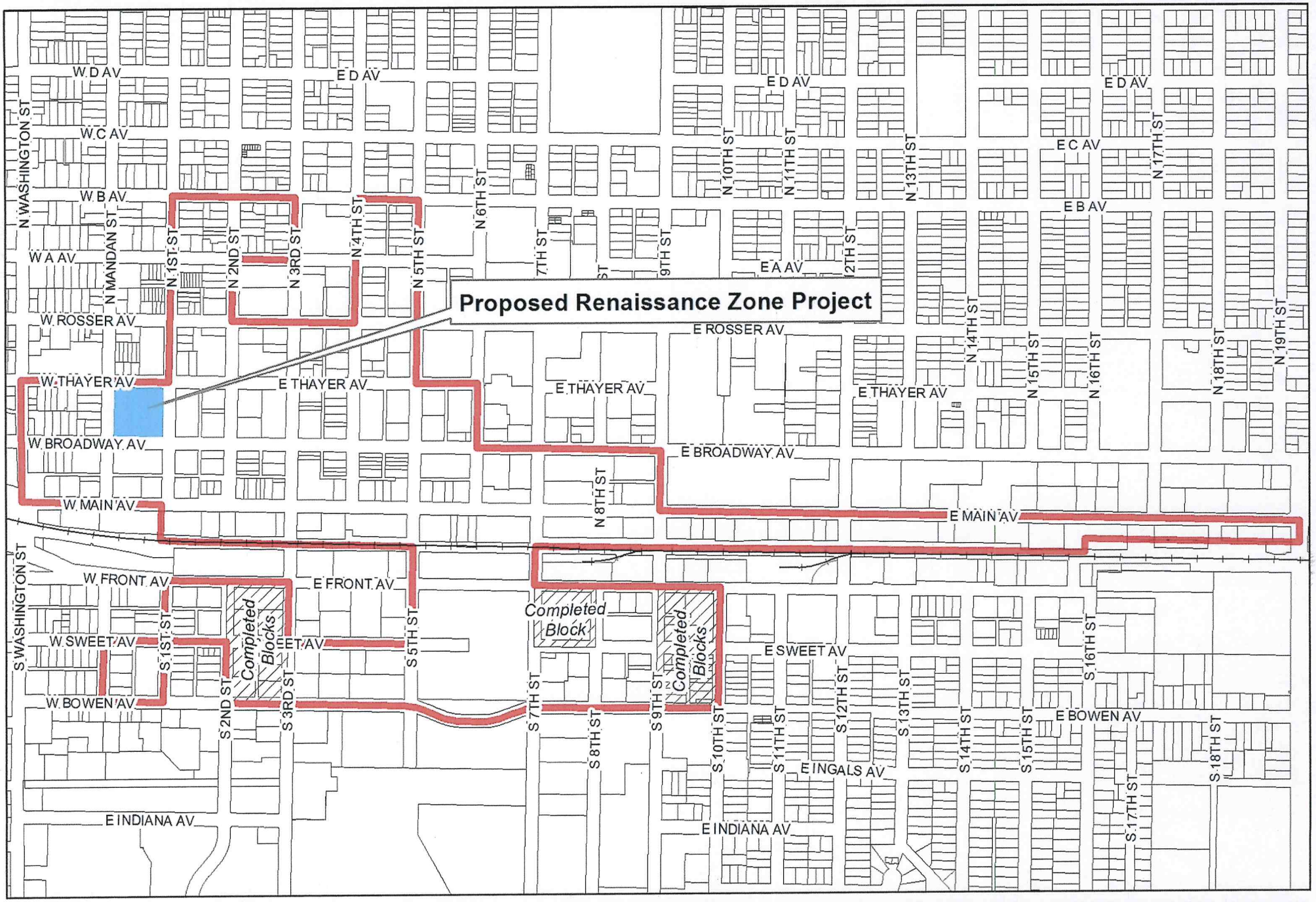
Based on the above findings, staff recommends approval of the designation of the lease of space at 100 West Broadway Avenue by Pureskin, LLC, as a Renaissance Zone project with an exemption from state tax on income derived from the business and investment location for five years beginning with the date of occupancy.

Item No. 3a

Title: Pure Skin, LLC	**Project Type:** Lease
Current Valuation: N/A	**Proposed Capital Investment:** N/A

	MINIMUM CRITERIA:	Possible Points	Staff Rating
	Proposals Involving a Commercial Lease (Tenancy, Not Ownership):		
1	Use consistent with the Renaissance Zone Development Plan Specific goals: A1, A2 A3, B2, C1, and D1	20	20
2	New business, expanding business <u>or</u> continuation of lease	10	10
3	Within building rehabilitated as an approved Zone project <u>or</u> investment of at least $15 per square foot in improvements	10	10
	Subtotal	**40**	**40**
	PROJECT REVIEW GUIDELINES - REQUIRED:		
1	High Priority Land Use • 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 • Consideration for level of capital investment (either by owner or lessee)	15	15
3	Targeted Area • 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) • 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 • 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 • Within the downtown historic district • Contributing or non-contributing • Historic preservation component	10	0
	Additional Optional Points	**20**	**10**
	TOTAL	**120**	**100**

100 West Broadway Avenue - Lease

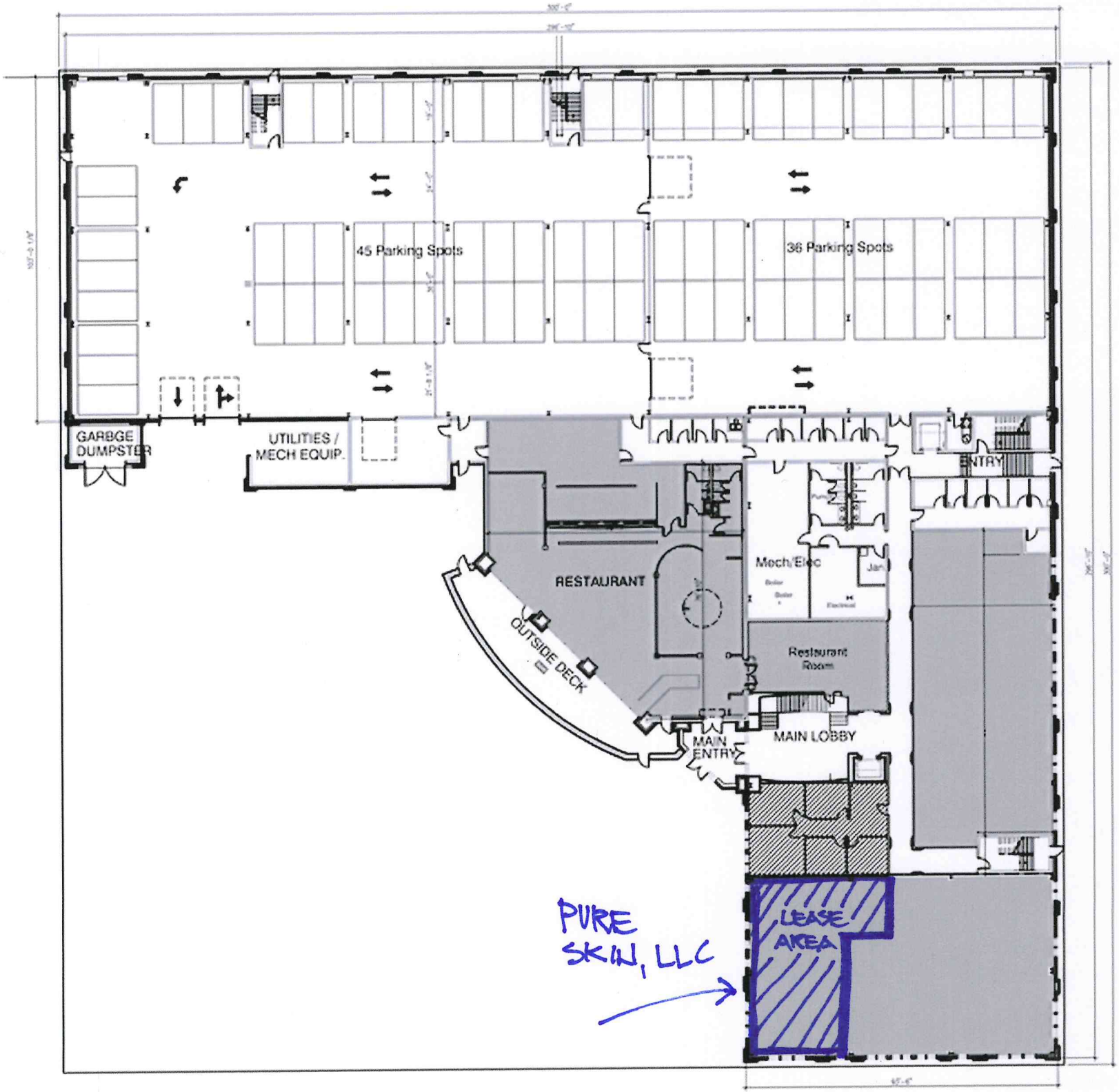


City of Bismarck - Community Development Department - Planning Division

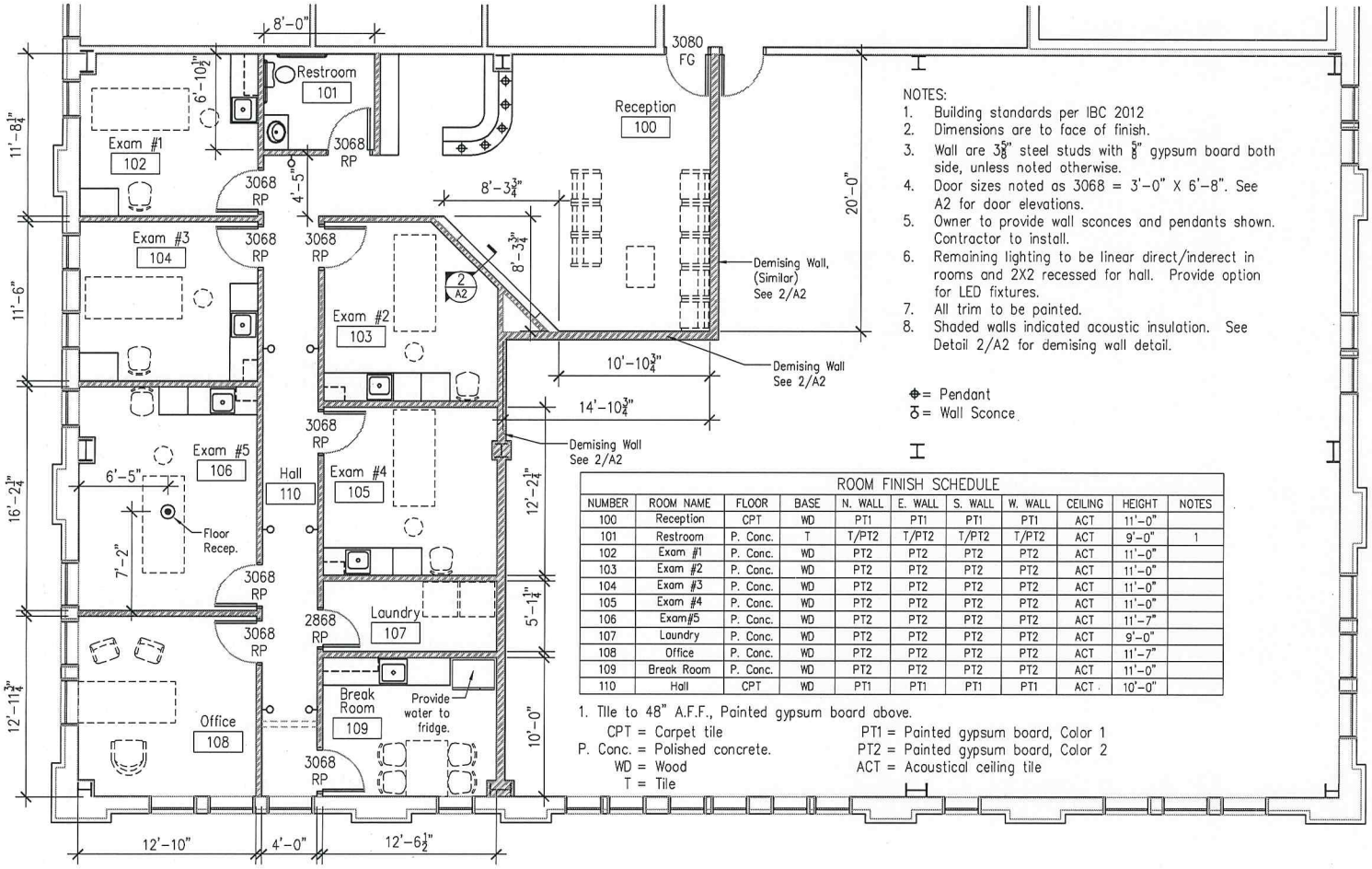
0 250 500 1,000 Feet

March 2014

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


45 Parking Spots
36 Parking Spots
GARBGE DUMPSTER
UTILITIES / MECH EQUIP.
RESTAURANT
OUTSIDE DECK
Mech/Elec
Restaurant Room
MAIN ENTRY
MAIN LOBBY
ENTRY
PURE SKIN, LLC
LEASE AREA

MAR 1 7 2014



NOTES:

1. Building standards per IBC 2012
2. Dimensions are to face of finish.
3. Wall are 3⅝" steel studs with ⅝" gypsum board both side, unless noted otherwise.
4. Door sizes noted as 3068 = 3'-0" X 6'-8". See A2 for door elevations.
5. Owner to provide wall sconces and pendants shown. Contractor to install.
6. Remaining lighting to be linear direct/inderect in rooms and 2X2 recessed for hall. Provide option for LED fixtures.
7. All trim to be painted.
8. Shaded walls indicated acoustic insulation. See Detail 2/A2 for demising wall detail.

⊕ = Pendant
♁ = Wall Sconce

ROOM FINISH SCHEDULE

NUMBER	ROOM NAME	FLOOR	BASE	N. WALL	E. WALL	S. WALL	W. WALL	CEILING	HEIGHT	NOTES
100	Reception	CPT	WD	PT1	PT1	PT1	PT1	ACT	11'-0"	
101	Restroom	P. Conc.	T	T/PT2	T/PT2	T/PT2	T/PT2	ACT	9'-0"	1
102	Exam #1	P. Conc.	WD	PT2	PT2	PT2	PT2	ACT	11'-0"	
103	Exam #2	P. Conc.	WD	PT2	PT2	PT2	PT2	ACT	11'-0"	
104	Exam #3	P. Conc.	WD	PT2	PT2	PT2	PT2	ACT	11'-0"	
105	Exam #4	P. Conc.	WD	PT2	PT2	PT2	PT2	ACT	11'-0"	
106	Exam#5	P. Conc.	WD	PT2	PT2	PT2	PT2	ACT	11'-7"	
107	Laundry	P. Conc.	WD	PT2	PT2	PT2	PT2	ACT	9'-0"	
108	Office	P. Conc.	WD	PT2	PT2	PT2	PT2	ACT	11'-7"	
109	Break Room	P. Conc.	WD	PT2	PT2	PT2	PT2	ACT	11'-0"	
110	Hall	CPT	WD	PT1	PT1	PT1	PT1	ACT	10'-0"	

1. Tile to 48" A.F.F., Painted gypsum board above.

CPT = Carpet tile
P. Conc. = Polished concrete.
WD = Wood
T = Tile

PT1 = Painted gypsum board, Color 1
PT2 = Painted gypsum board, Color 2
ACT = Acoustical ceiling tile

1 / A1 Floor Plan
Scale: 1/8" = 1'-0"

N

Sheet Number A1

Scale: As Noted
Date: Dec. 19, 2013
Proj. #: 13290
Drawn by: PAB
Revised: Feb. 19, 2014
© Matrix Design, 2013

Description: FLOOR PLAN

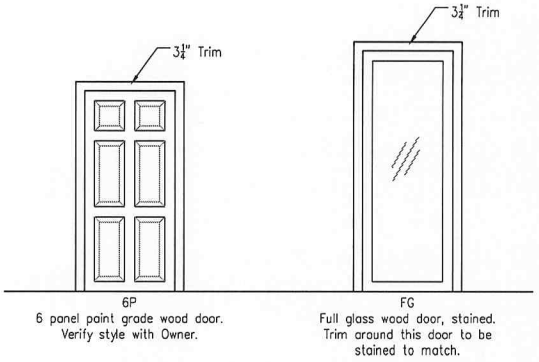
Project: PURE SKIN

MATRIX DESIGN

MAR 1 7 2014

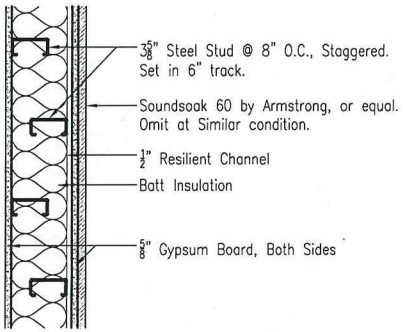
MATERIAL NOTES:

1. Doors – See 1/A2.
2. Trim – Trim to be $3\frac{1}{4}$" flat stock. Trim at entrance door and window to be stained. All remaining to be painted. Paint grade MDF is acceptable.
3. Carpet to be modular carpet tile by Interface, or equal. Color and pattern to be determined.
4. Wall texture to be knock down finish.
5. There will be two paint colors throughout the space. See Room Finish Schedule.
6. Bathroom vanity to be Pace Park Avenue Series 30"W X 21"D, Model # PAV-3021.
7. See A2 and A3 for additional information on cabinets.
8. Break Room & Exam Room faucets shall be Delta Classic Single Handle, Model# 100-DST, or approved equal. Bath room faucet shall be Delta Classic Single Handle Lavatory Faucet, Model# 521-DST-A, or approved equal.
9. Sinks to be top mount, 18 ga. stainless steel.
10. Toilet shall be an ADA compliant floor set tank flush, using 1.3 gallons per flush.Owner to provide wall sconces and pendants shown. Contractor to install.



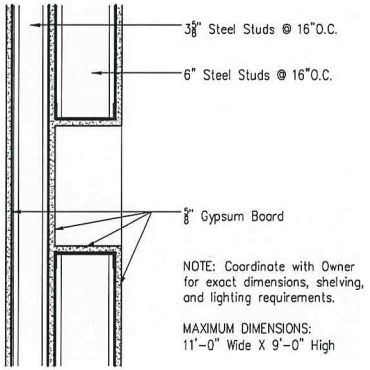
1/A2 Casework Elev. – Reception

Scale: 1/4" = 1'-0"



2/A2 Demising Wall Detail

Scale: 1" = 1'-0"



3/A2 Display Area Details

Scale: 1" = 1'-0"

Sheet Number A2

Scale:	As Noted
Date:	Dec. 19, 2013
Proj. #:	13290
Drawn by:	PAB
Revised:	Feb. 19, 2014

© Matrix Design, 2013

Description DETAILS

Project PURE SKIN

MATRIX DESIGN

BISMARCK RENAISSANCE ZONE AUTHORITY
STAFF REPORT

BACKGROUND:

Title:
Broadway Centre Salon & Spa, Inc. – Lease

Status: Renaissance Zone Authority	**Date:** April 15, 2014
Street Address: 100 West Broadway Avenue	**Legal Description:** Lots 1-24, Block 58, Original Plat
Project Type: Lease – Expanding Business	**Renaissance Zone Block Number:** Block 2B
Applicant: Broadway Centre Salon & Spa, Inc./Lillian Steiner	**Owner:** Pine Properties, LLC

Project Description:

The applicant is proposing to lease first floor space for use as salon and spa. The request is for a new business that would lease approximately 3,800 square feet. The applicant has indicated approximately twenty new full-time equivalent positions will be added with the new business as well.

PROJECT INFORMATION:

Parcel Size: 90,000 square feet	**Building Floor Area:** 150,000 square feet +/-	**Certificate of Good Standing:** Received
Lease Area: 3,800 square feet	**Estimated Property Tax Benefit:** N/A	**Estimated Income Tax Benefit:** $15,000 over 5 years

PROJECT REVIEW GUIDELINES:

High Priority Land Use: Yes – professional service	**Targeted Area:** Yes – vacant space	**Public Space/Design:** No
Capital Investment: N/A	**New/Expanding Business:** Yes – expanding business	**Historic Property:** No-not in historic district

FINDINGS:

1. The proposed use is consistent with the City's Renaissance Zone Development Plan.
2. The lease would be for a new business locating to the Renaissance Zone.
3. The applicant is not required to make a financial investment in the property because the building construction has previously been approved as a Renaissance Zone project. However, the applicant has indicated the build-out cost is estimated at $558,403, which is approximately $147.00 per-square-foot.
4. The building in which the applicant would occupy space has previously been approved as a separate Renaissance Zone project.
5. The project completion date is projected for summer of 2014.

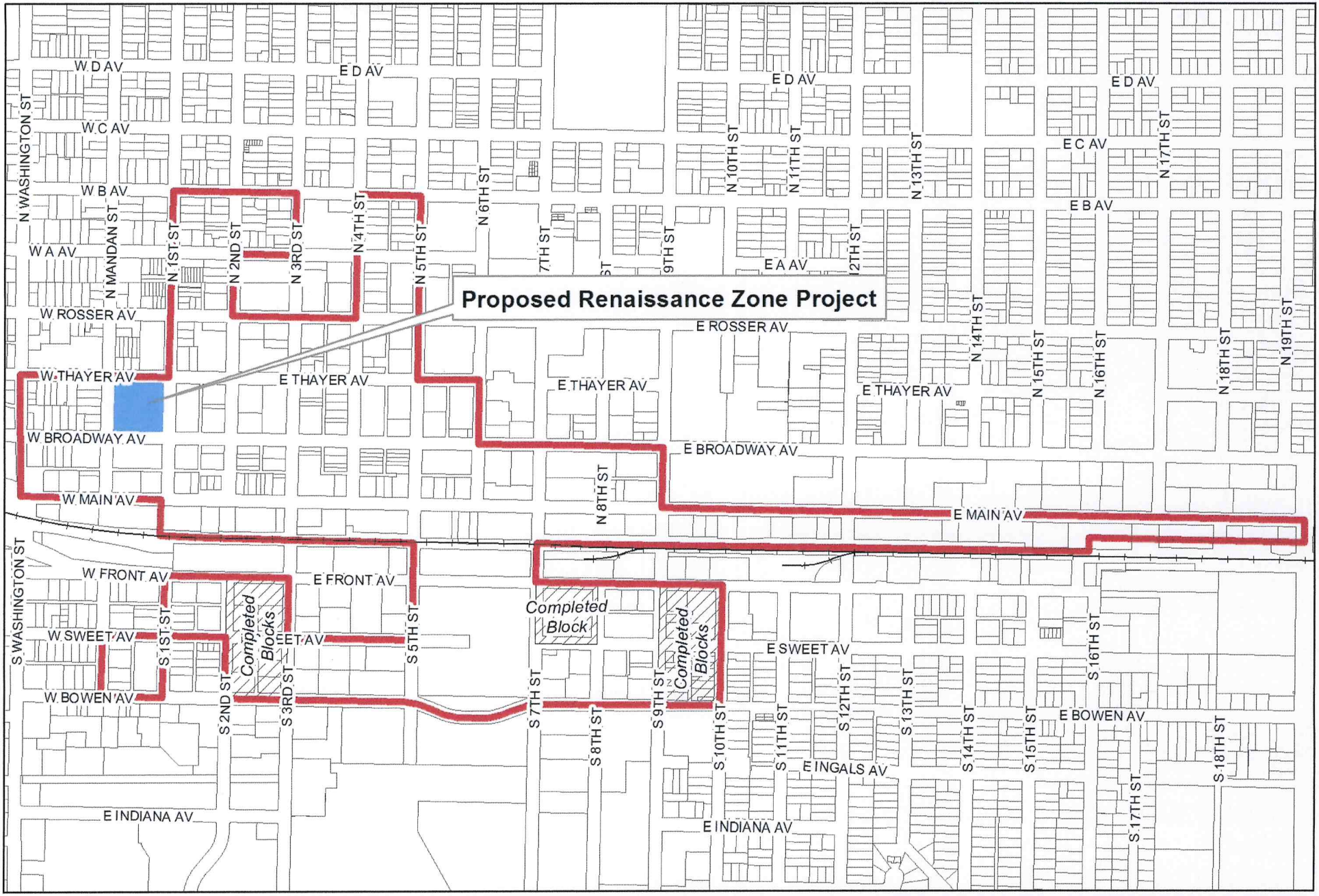
RECOMMENDATION:

Based on the above findings, staff recommends approval of the designation of the lease of space at 100 West Broadway Avenue by Broadway Centre Salon & Spa, Inc., as a Renaissance Zone project with an exemption from state tax on income derived from the business and investment location for five years beginning with the date of occupancy.

Title: Broadway Centre Salon & Spa, Inc.	**Project Type:** Lease
Current Valuation: N/A	**Proposed Capital Investment:** N/A

MINIMUM CRITERIA:		Possible Points	Staff Rating
Proposals Involving a Commercial Lease (Tenancy, Not Ownership):			
1	Use consistent with the Renaissance Zone Development Plan Specific goals: A1, A2 A3, B2, C1, and D1	20	20
2	New business, expanding business <u>or</u> continuation of lease	10	10
3	Within building rehabilitated as an approved Zone project <u>or</u> investment of at least $15 per square foot in improvements	10	10
	Subtotal	**40**	**40**
PROJECT REVIEW GUIDELINES - REQUIRED:			
1	High Priority Land Use • 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 • Consideration for level of capital investment (either by owner or lessee)	15	15
3	Targeted Area • 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) • 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 • 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 • Within the downtown historic district • Contributing or non-contributing • Historic preservation component	10	0
	Additional Optional Points	**20**	**10**
	TOTAL	**120**	**100**

100 West Broadway Avenue - Lease

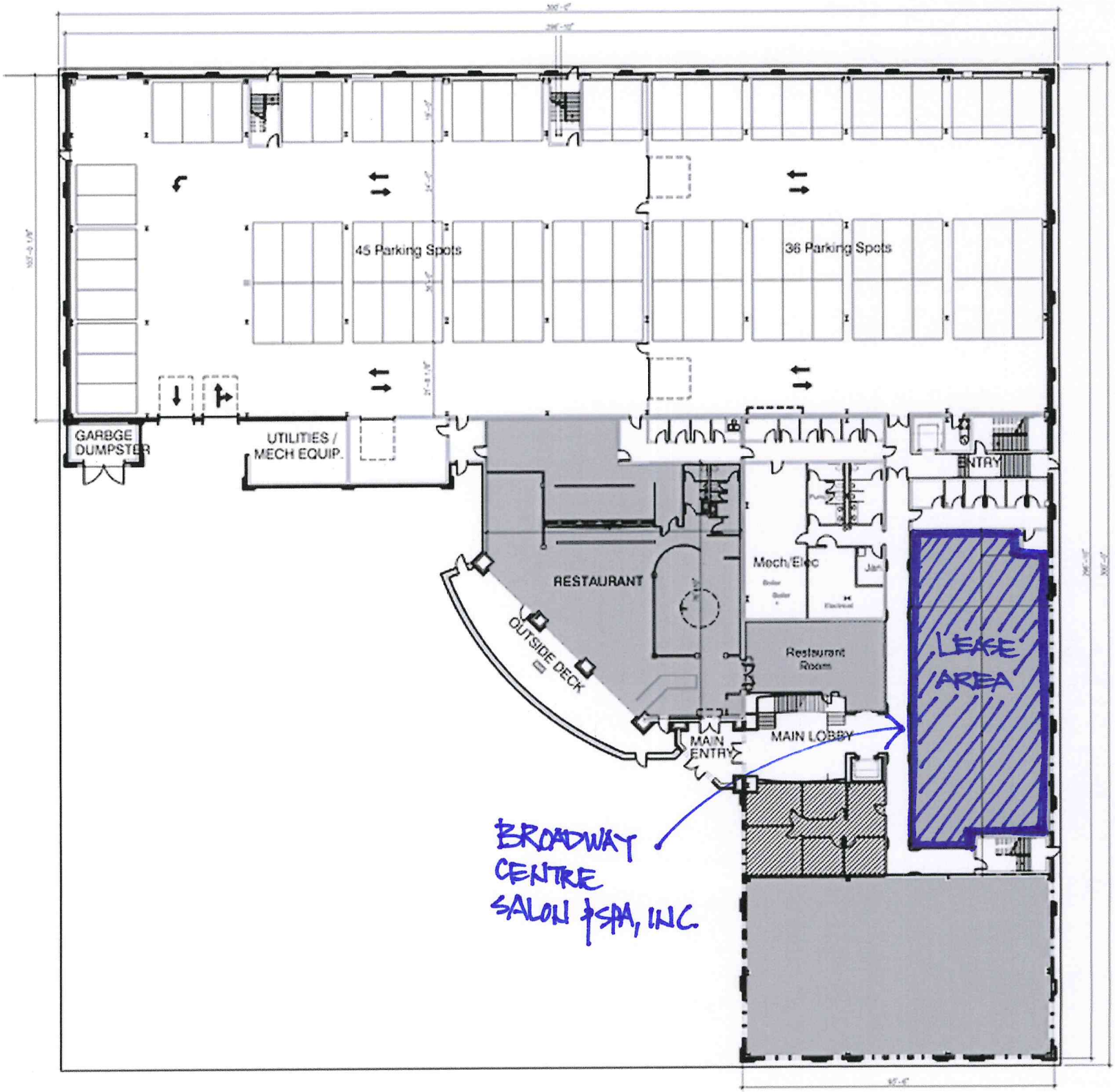


City of Bismarck - Community Development Department - Planning Division

0 250 500 1,000 Feet

March 2014

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


45 Parking Spots
36 Parking Spots
GARBGE DUMPSTER
UTILITIES / MECH EQUIP.
RESTAURANT
OUTSIDE DECK
Mech/Elec
Jan.
Restaurant Room
MAIN ENTRY
MAIN LOBBY
LEASE AREA
BROADWAY CENTRE SALON & SPA, INC.

BROADWAY SALON

	Construction Bids			
Painting				**$10,950.00**
Taping				**$5,177.20**
Mechanical				**$229,900.00**
Flooring				**$37,346.00**
Insulation				**$7,022.00**
Fire Protection				**$5,629.00**
Acoustic Ceiling				**$16,720.00**
Framing& Finish work				**$42,900.00**
Supplier/vendor				**$24,707.01**
Electrical				**$119,785.00**
laborer				**$5,925.00**
Cabinetry				**$18,261.00**
Construction				**$34,080.94**
Totals				$558,403.15

BISMARCK RENAISSANCE ZONE AUTHORITY
STAFF REPORT

BACKGROUND:

Title:
122 North Mandan Street – CORE Technical Assistance Bank

Status: Renaissance Zone Authority	**Date:** April 15, 2014
Street Address: 122 North Mandan Street	**Legal Description:** Lots 1-6, Lot 36 and the vacated alley adjacent, Block 30, Original Plat
Project Type: CORE Incentive Program	**CORE Program:** Technical Assistance Bank
Applicant: Laughing Sun Brewing Company, LLC/ Todd Sattler & Mike Frohlich	**Owner:** Herman Eggers

Project Description:
The applicant is requesting assistance from the CORE Technical Assistance Bank to secure professional architectural and engineering services for development review, a building assessment condition and cost estimates for the conversion of current warehouse space to a brewery and tap room.

PROJECT INFORMATION:

Parcel Size: 26,250 square feet	**Building Floor Area:** 12,985 square feet	**Lease Area:** N/A
Total Project Cost: N/A	**Contractor:** N/A	**Incentive Grant Requested:** Up to $2,475 (architectural) Up to $5,775 (engineering)

ADDITIONAL INFORMATION:

1. A separate request by One Source Lighting, LLC for assistance from the CORE Technical Assistance Bank for this property was approved by the Board of City Commissioners on April 23, 2013. The previous request was for a separate part of the building and the technical assistance was focused on exterior improvements and window replacement options.
2. The applicant has requested to work with Architectural Concepts, Inc. (ACI). ACI is a professional architecture and interior design office whose services are available through the Technical Assistance Bank.

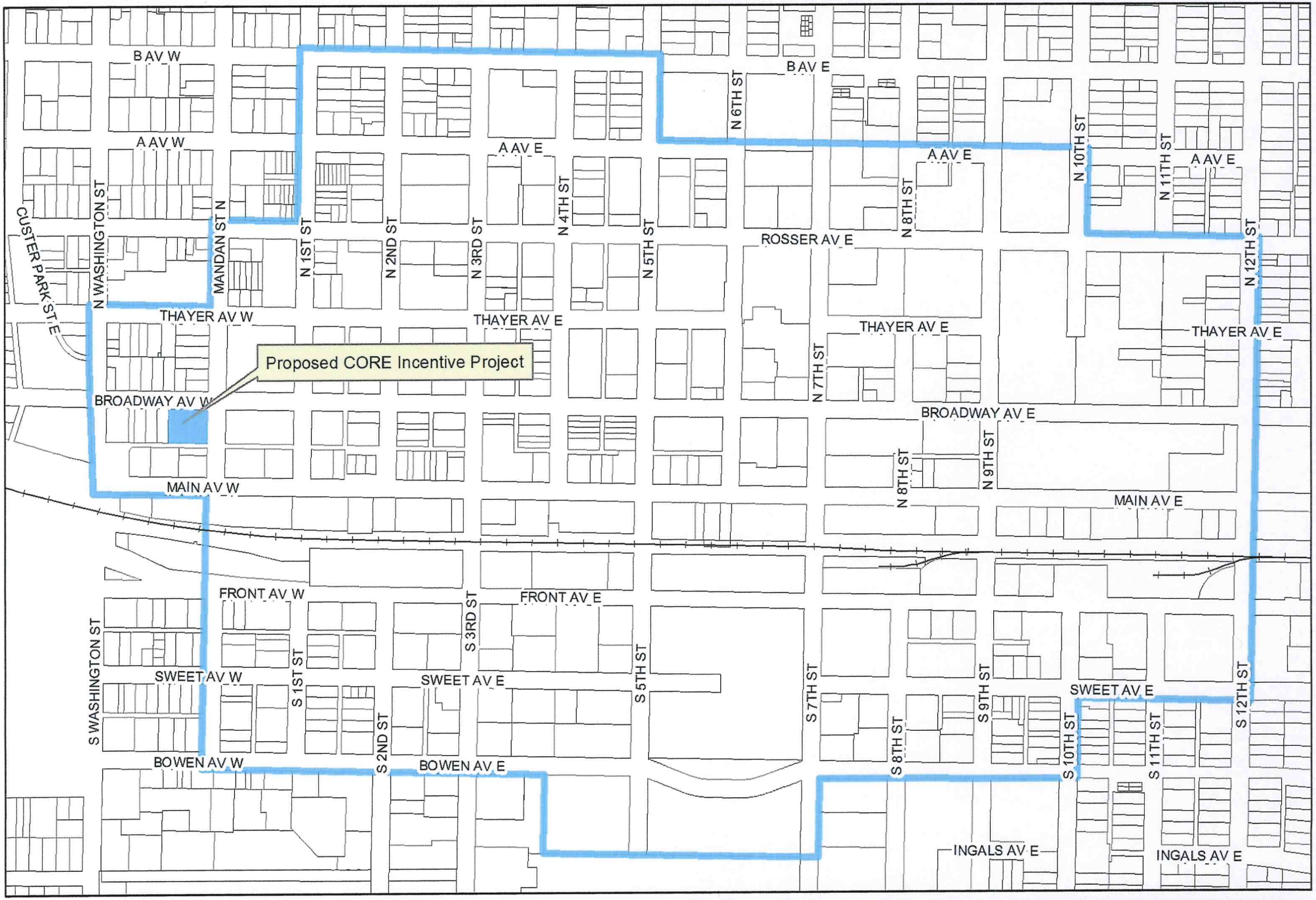
FINDINGS:

1. The building is located within the Downtown Tax Increment Financing District.
2. Technical Assistance Bank grant funds may be used to secure professional architectural and engineering services to assist with feasibility studies, the preliminary review and design assistance, renovation versus restoration opinions, renovation for reuse studies, site selection assistance, preliminary cost estimates, code analysis, landscape improvements and graphic design. The grant amount for an architect is limited to 30 hours of work with a rate of $110.00 per hour, and a total dollar amount not to exceed $3,300. Applicants are responsible for a 25% matching contribution; the total grant amount for architectural services shall not exceed $2,475. Other technical service grant funds are limited to a total of 70 hours of professional service, not to exceed $7,700. Applicants are responsible for a 25% matching contribution; the total grant amount for engineering services shall not exceed $5,775. 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.

RECOMMENDATION:

Based on the above findings, staff recommends approval of the request from Laughing Sun Brewing Company, LLC for a Technical Assistance Bank grant, which would allow the applicant to procure the services of a licensed architect and a licensed engineer to assist with a feasibility study, preliminary review and design assistance, renovation versus restoration opinions, renovation for reuse study, preliminary cost estimating, code analysis, building condition assessment including structural, mechanical, electrical, etc., accessibility improvements, preliminary cost estimates, code analysis, landscape improvements and graphic design. The maximum architectural grant amount of $2,475.00 is based on an hourly rate of $110.00 up to 30 hours and a 25% match provided by the applicant. The maximum engineering grant amount of $5,775 is based on an hourly rate of $110.00 up to 70 hours and a 25% match provided by the applicant.

Proposed CORE Incentive Programs Project - 122 North Mandan Street



City of Bismarck - Community Development Department - Planning Division

0 250 500 1,000 Feet

March 2013

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

BISMARCK RENAISSANCE ZONE AUTHORITY
STAFF REPORT

BACKGROUND:

Title:
212 West Main Avenue – CORE Technical Assistance Bank

Status: Renaissance Zone Authority	**Date:** April 15, 2014
Street Address: 122 North Mandan Street	**Legal Description:** Lots 12-16, Block 30, Original Plat
Project Type: CORE Incentive Program	**CORE Program:** Technical Assistance Bank
Applicant: Electronic Building Company/Charles B. Hale	**Owner:** Electronic Building Company/Charles B. Hale

Project Description:
The applicant is requesting assistance from the CORE Technical Assistance Bank to secure professional architectural services to renovate the south-facing building façade, which would include installing energy efficient windows and doors, replacing the wood shingle façade material with brick or stucco and possibly removing the westernmost door and overhead air conditioner.

PROJECT INFORMATION:

Parcel Size: 16,250 square feet	**Building Floor Area:** 9,657 square feet	**Lease Area:** N/A
Total Project Cost: N/A	**Architect/Engineer:** EAPC	**Incentive Grant Requested:** Up to $2,475 (architectural) Up to $5,775 (engineering)

ADDITIONAL INFORMATION:

1. The applicant has requested the ability to work the EAPC. EAPC is a professional architecture and engineering office whose services are available through the Technical Assistance Bank.

FINDINGS:

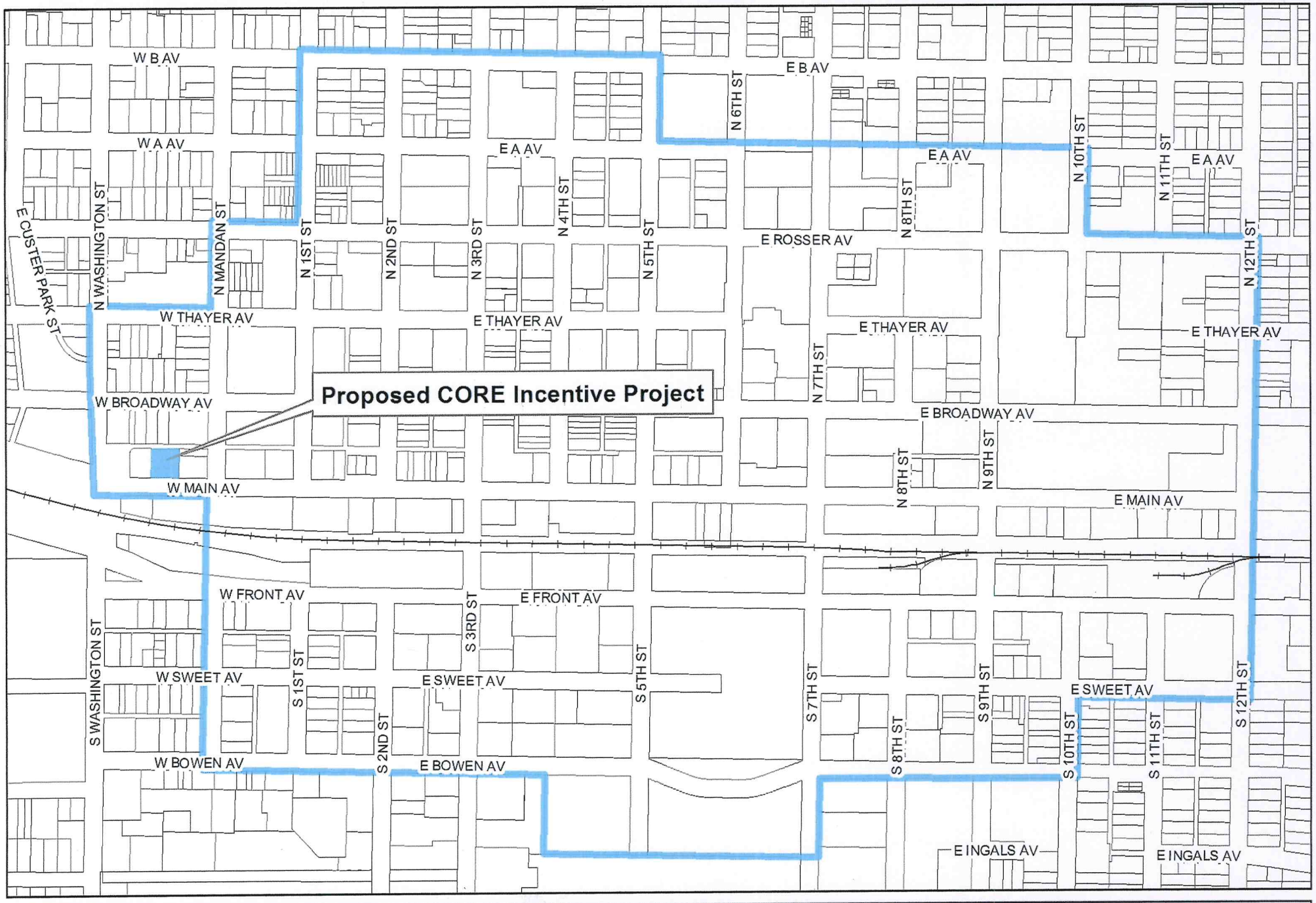
1. The building is located within the Downtown Tax Increment Financing District.

2. Technical Assistance Bank grant funds may be used to secure professional architectural and engineering services to assist with feasibility studies, the preliminary review and design assistance, renovation versus restoration opinions, renovation for reuse studies, site selection assistance, preliminary cost estimates, code analysis, landscape improvements and graphic design. The grant amount for an architect is limited to 30 hours of work with a rate of $110.00 per hour, and a total dollar amount not to exceed $3,300. Applicants are responsible for a 25% matching contribution; the total grant amount for architectural services shall not exceed $2,475. Other technical service grant funds are limited to a total of 70 hours of professional service, not to exceed $7,700. Applicants are responsible for a 25% matching contribution; the total grant amount for engineering services shall not exceed $5,775. 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.

RECOMMENDATION:

Based on the above findings, staff recommends approval of the request from Electronic Building Company/Charles B. Hale for a Technical Assistance Bank grant, which would allow the applicant to procure the services of a licensed architect to assist with a feasibility study, preliminary review and design assistance, renovation versus restoration opinions, renovation for reuse study, preliminary cost estimating, code analysis, building condition assessment including structural, mechanical, electrical, etc., accessibility improvements, preliminary cost estimates, code analysis, landscape improvements and graphic design. The maximum architectural grant amount of $2,475.00 is based on an hourly rate of $110.00 up to 30 hours and a 25% match provided by the applicant.

Proposed CORE Incentive Programs Project - 212 West Main Avenue



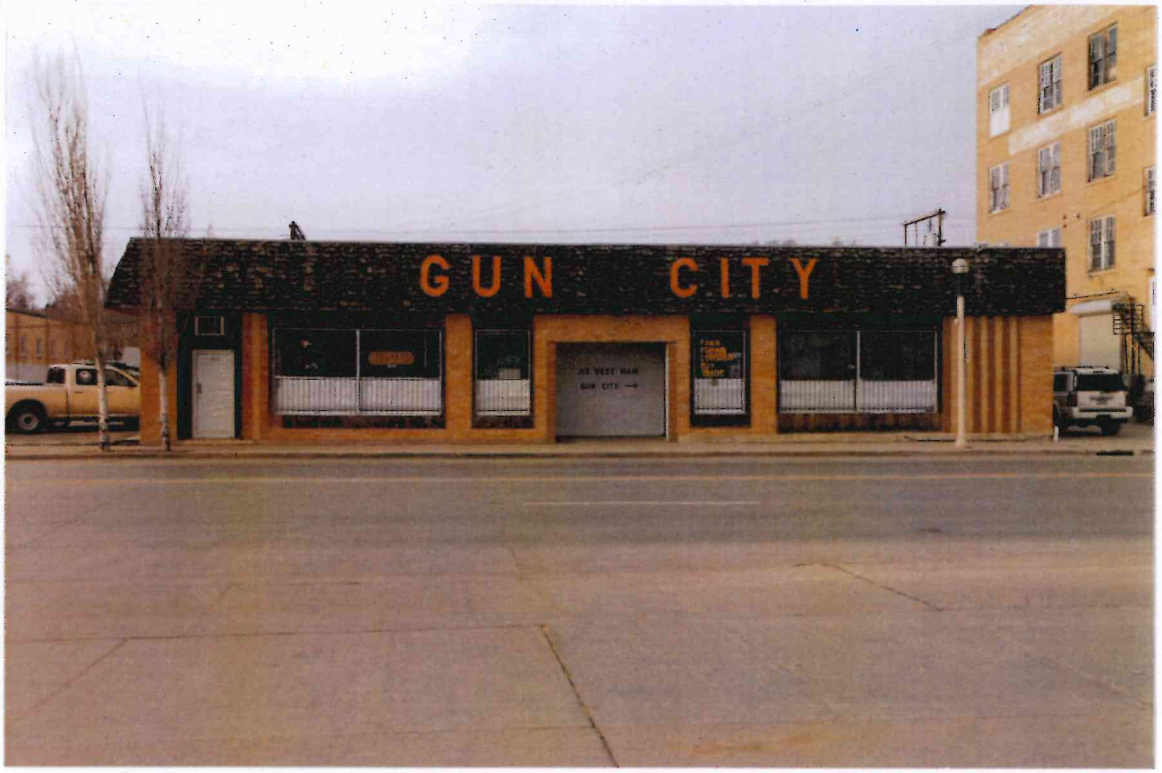
City of Bismarck - Community Development Department - Planning Division

0 250 500 1,000 Feet

April 2014

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

Exhibit A



BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

Project	Applicant	Street Address	Project Type	RZA Hearing	Commission Approval	State Approval	Beginning Building Market Value	Proposed Investment	Estimated Building Value w/Investment	Estimated Property Tax Benefit	Estimated State Income Tax Benefit	Completion Date	Actual Investment	2013 Building Market Value	Jobs Credated FTE	Parcel ID
01-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/Major	12/10/2002	12/17/02	1/2/2003	$77,000	$44,366	$150,000	$18,095	$5,650	12/1/2003	$66,397.00	$207,800	0	0001-063-001
02-B	Dakota Building Partnership	501 East Main Avenue	Purchase - Land	1/6/2003	01/07/03	2/26/2003	$444,200	$300,000	$540,000	$32,023	$7,500	1/31/2007	$284,195.00	$914,400	0	0001-012-000
03-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/Major	2/7/2003	02/11/03	4/21/2003	$500	$600,000	$500,000	$61,000	$2,500	12/31/2007	$618,111.00	$1,340,200	0	0001-012-001
04-B	Duemelands Commercial LLLP	301 East Thayer Avenue	Lease	7/14/2003	07/22/03	9/25/2003	N/A	N/A	N/A	N/A	$609	12/1/2003	N/A	N/A	2	N/A
05-B	John & Barbara Grinsteiner	200 North Mandan Street	Purchase	10/7/2003	10/14/03	10/16/2003	$43,300	$5,000	$77,500	$5,550	$2,000	10/17/2003	N/A	$109,800	2	0001-084-025
06-B	Woodmansee's	114 North 4th Street	Rehab/Historic	10/30/2003	11/15/03	11/21/2003	$49,900	$125,000	$120,000	$15,500	$25,000	1/26/2005	$129,333.00	$137,900	1	0001-050-015
07-B	Bertsch Properties LLC	207 East Front Avenue	Rehab	11/19/2003	11/25/03	12/3/2003	$371,200	$601,600	$1,455,000	$186,375	$8,200	1/19/2005	$734,707.00	$2,306,400	0	0001-049-005
08-B	Northland Financial	207 East Front Avenue	Lease	11/19/2003	11/25/03	12/3/2003	N/A	N/A	N/A	N/A	$116,000	9/16/2004	N/A	N/A	14.25	N/A
09-B	Bertsch Properties LLC	218 South 3rd Street	Rehab	11/19/2003	11/25/03	12/3/2003	$142,300	$329,150	$840,000	$107,600	$3,000	1/20/2005	$378,013.00	$638,300	20	0001-049-030
10-B	Lee Enterprises Inc.	707 East Front Avenue	Rehab	12/15/2003	12/16/03	12/29/2003	$2,508,200	$2,256,624	$4,408,200	$550,000	$1,248,000	10/26/2005	$2,400,776.00	$4,959,900	7.5	0001-039-001
11-B	PJCM Partners, LLP	901/907 East Front Avenue	Rehab	3/3/2004	03/23/04	3/29/2004	$151,300	$298,840	$420,000	$52,795	$2,700	6/30/2005	$409,846.00	$569,700	3	0005-035-015
12-B	Mark Gartner	302 East Thayer Avenue	Rehab	5/25/2004	05/25/04	6/4/2004	$49,900	$85,000	$125,000	$15,715	$4,700	12/6/2005	$103,455.00	$150,200	2.5	0001-106-020
13-B	AW Enterprises	216 North 2nd Street	Rehab	8/10/2004	08/10/04	8/18/2004	$173,500	$208,814	$275,000	$34,573	$12,500	6/22/2005	$263,473.00	$329,900	1	0001-060-005
14-B	Daryl Rosenau & Clarence Sayler	225 West Broadway Avenue	Purchase	2/7/2005	02/08/05	2/16/2005	$176,000	$69,550	$182,500	$21,470	$1,750	12/26/2007	$70,002.00	$255,300	0	0001-030-065
15-B	J & L Development, Inc.	324 North 3rd Street	Rehab	11/15/2004	12/14/04	2/16/2005	$500,000	$750,000	$900,000	$113,500	$15,000	9/15/2006	$698,396.00	$773,900	6	0001-108-001
16-B	Pirogue Grille, Inc.	121 North 4th Street	Lease	3/2/2005	03/08/05	3/22/2005	N/A	$128,000	N/A	N/A	$3,500	8/24/2005	N/A	N/A	8	N/A
17-B	Zorells Jewelry Inc.	221 South 9th Street	New Construction	9/20/2004	03/08/05	3/22/2005	$20,100	$200,000	$200,000	$25,000	$4,000	7/30/2005	$191,897.54	$216,600	6	0005-035-040
18-B	Susan & Ed Stroh/Petals & More	122 East Rosser Avenue	Rehab	8/25/2005	09/13/05	9/21/2005	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	N/A
19-B	CCC Properties, LLLP	310 South 5th Street	Purchase	8/25/2005	09/13/05	9/21/2005	$410,400	$168,000	$450,000	$58,500	$10,500	7/1/2006	$298,372.00	$470,700	0	0001-067-011
20-B	American Bank Center	320 North 4th Street	Rehab	9/21/2005	09/27/05	10/4/2005	$809,500	$3,100,000	$2,000,000	$258,760	$250,000	8/1/2009	$2,301,478.00	$2,361,500	10	0001-106-001
21-B	Foot Care Associates PC	310 South 5th Street	Lease	1/12/2006	01/24/06	2/3/2005	N/A	N/A	N/A	N/A	$1,000	4/1/2006	N/A	N/A	3.5	N/A
22-B	Dentyne, Inc. (Bakke & Roller)	310 South 5th Street	Lease	1/12/2006	01/24/06	2/3/2005	N/A	N/A	N/A	N/A	$10,500	3/13/2006	N/A	N/A	12	N/A
23-B	Duemelands Properties, LLLP	302 South 3rd Street	Purchase	1/12/2006	02/14/06	2/16/2006	$312,700	$190,900	$345,000	$44,840	$4,500	12/1/2006	$227,295.00	$192,400	0	0001-063-001
24-B	Duemelands Properties, LLLP	312 South 3rd Street	New Construction	1/12/2006	02/14/06	2/16/2006	N/A	$215,223	$250,000	$32,500	$4,100	12/1/2006	$233,855.00	$398,700	0	0001-063-003
25-B	Makoché Media, LLC	208 North 4th Street	Purchase	1/12/2006	02/14/06	2/16/2006	$247,000	$71,612	$320,000	$41,600	$1,000	12/27/2007	$91,672.00	$288,500	0	0001-064-015
26-B	River Q, LLC	312 South 3rd Street	Lease	4/13/2006	04/25/06	5/5/2006	N/A	N/A	N/A	N/A	$25,000	12/4/2006	N/A	N/A	21	N/A
27-B	Gem Group LLC	412 East Main Avenue	Rehab	5/23/2006	05/23/06	5/30/2006	$47,800	$40,000	$75,000	$5,990	$6,500	10/20/2006	$50,292.00	$71,600	0	0001-048-030
28-B	Heartland Mortgage Company	412 East Main Avenue	Lease	5/23/2006	05/23/06	5/30/2006	N/A	N/A	N/A	N/A	$10,500	7/1/2006	N/A	N/A	4	N/A
29-B	Bismarck MSA dba Verizon Wireless	302 South 3rd Street	Lease	7/24/2006	07/25/06	8/2/2006	N/A	$100,000	N/A	N/A	$172,000	9/14/2006	N/A	N/A	6	N/A
30-B	Main Avenue Properties, LLC	122 East Main Avenue	New Construction	10/9/2006	10/10/06	12/5/2006	N/A	$3,020,590	$3,200,000	$370,000	$15,000	12/17/2007	$2,370,152.00	$2,518,500	0	0001-054-023
31-B	Dakota Office Building, LLC	300 North 4th Street	Purchase	2/5/2007	02/13/07	2/20/2007	$1,095,900	$250,000	$1,400,000	$60,000	$25,000	1/30/2008	$407,003.00	$1,298,000	0	0001-106-015
32-B	American Legal Services PC	521 East Main Avenue	Lease	4/2/2007	04/10/07	4/19/2007	N/A	N/A	N/A	N/A	$10,000	8/1/2007	N/A	N/A	5	N/A
33-B	Internet Design & Consulting	521 East Main Avenue	Lease	4/2/2007	04/10/07	4/24/2007	N/A	N/A	N/A	N/A	$10,000	8/1/2007	N/A	N/A	1	N/A
34-B	Larson Latham Heuttle LLP	521 East Main Avenue	Lease	5/14/2007	05/22/07	6/8/2007	N/A	N/A	N/A	N/A	$60,000	7/1/2007	N/A	N/A	9	N/A
35-B	Retirement Consulting LLC	521 East Main Avenue	Lease	5/14/2007	05/22/07	6/8/2007	N/A	N/A	N/A	N/A	$12,500	7/1/2007	N/A	N/A	2	N/A
36-B	Jason Kirchmeier & Associates	501 East Main Avenue	Lease	6/20/2007	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	$30,000	8/1/2007	N/A	N/A	1	N/A
37-B	Roger Koski & Associates	501 East Main Avenue	Lease	6/20/2007	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	$30,000	8/1/2007	N/A	N/A	1	N/A
38-B	Melvie Financial Planning	501 East Main Avenue	Lease	6/20/2007	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	$35,000	8/1/2007	N/A	N/A	2	N/A
39-B	Westgard Financial Services	501 East Main Avenue	Lease	6/20/2007	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	$30,000	8/1/2007	N/A	N/A	1	N/A
40-B	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Purchase w/Major	9/4/2007	09/11/07	10/30/2007	$166,800	$137,500	$300,000	$21,000	$5,400	5/21/2008	$142,050.00	$352,800	4	0001-048-015
41-B	The Rainmaker Group, Inc.	116 North 5th Street	Lease	11/14/2007	12/18/07	12/27/2007	N/A	N/A	N/A	N/A	$530,000	6/12/2008	N/A	N/A	4	N/A
42-B	Capital Holdings, LLC/Roger Zink	402 East Main Avenue	Rehab	12/5/2007	12/18/07	12/27/2007	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	N/A
43-B	Kinselco, Inc.	402 East Main Avenue	Lease	12/5/2007	12/18/07	12/27/2007	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	N/A
44-B	Rick & Theresa Keimele	413 East Broadway	Rehab	11/14/2007	12/18/07	1/11/2008	$184,400	$136,836	$263,500	$28,000	$28,000	10/1/2008	$176,955.00	$281,700	1	0001-048-001

BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

Project	Applicant	Street Address	Project Type	RZA Hearing	Commission Approval	State Approval	Beginning Building Market Value	Proposed Investment	Estimated Building Value w/Investment	Estimated Property Tax Benefit	Estimated State Income Tax Benefit	Completion Date	Actual Investment	2013 Building Market Value	Jobs Credated FTE	Parcel ID
45-B	Centennial Plaza, LLC	116 North 4th Street	Purchase	12/5/2007	12/18/07	1/22/2008	$803,100	$238,000	$1,047,800	$25,000	$25,000	1/29/2009	$167,893.97	$973,200	0	0001-050-010
46-B	Westley's Inc.	423 East Broadway	Lease	2/21/2008	03/11/08	3/19/2008	N/A	N/A	N/A	N/A	$28,000	7/14/2008	N/A	N/A	1	N/A
47-B	Depot Associates	401 East Main Avenue	Rehab	4/18/2008	05/13/08	5/28/2008	$372,300	$200,000	$600,000	$50,000	$5,000	7/1/2009	$243,344.00	$516,200	0	0001-010-001
48-B	FV Restaurant, Inc.	401/411 East Main Avenue	Lease	4/18/2008	05/13/08	5/28/2008	N/A	N/A	N/A	N/A	$150,000	6/27/2008	N/A	N/A	3	N/A
49-B	T. Casey Cashman	523 North 1st Street	Rehab	5/12/2008	05/27/08	6/12/2008	$103,100	$25,000	$130,000	$10,000	$5,000	12/15/2008	$23,375.41	$111,600	0	0005-016-070
50-B	Starion Financial	333 North 4th Street	Rehab	5/12/2008	05/27/08	6/12/2008	$1,154,600	$2,500,000	$2,654,600	$270,000	$550,000	12/1/2509	$3,193,260.00	$2,453,200	25	0001-104-030
51-B	David Bliss, LLC	521 East Main Avenue	Lease	10/8/2008	10/22/08	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	N/A
52-B	Mark Benesh & Associates/Prudential	521 East Main Avenue	Lease	10/8/2008	10/22/08	11/4/2008	N/A	N/A	N/A	N/A	$15,000	4/1/2009	N/A	N/A	2	N/A
53-B	CIG Investments, LLP	408 East Main Avenue	Rehab	3/11/2009	03/24/09	4/21/2009	$80,700	$258,720	$420,000	$22,030	$20,975	10/21/2009	$199,620.00	$1,195,000	0	0001-048-040
54-B	RC Properties, LLLP	800 East Sweet Avenue	Rehab/New Const.	5/13/2009	05/26/09	6/3/2009	$576,100	$2,145,500	$1,900,000	$68,000	$485,000	1/20/2011	$1,335,670.00	$1,482,400	0	0001-037-025
55-B	Blarney Stone Pub, LLC	408 East Main Avenue	Lease	6/10/2009	06/23/09	7/7/2009	N/A	N/A	N/A	N/A	$30,000	10/1/2009	N/A	N/A	46	N/A
56-B	Cavalier Homes, Inc.	408 East Main Avenue	Lease	6/10/2009	06/23/09	7/7/2009	N/A	N/A	N/A	N/A	$153,685	10/15/2009	N/A	N/A	3	N/A
57-B	Jim Poolman Consulting, Inc.	408 East Main Avenue	Lease	6/10/2009	06/23/09	7/7/2009	N/A	N/A	N/A	N/A	$50,000	9/5/2009	N/A	N/A	1	N/A
58-B	TFRE, LLC	120/124 North 4th Street	Purchase w/ Major	6/10/2009	06/23/09	6/25/2009	$231,100	$245,284	$350,000	$30,000	$15,000	11/1/2010	$246,603.00	$475,200	0	0001-050-001
59-B	Boardwalk on Broadway	100 West Broadway	Rehabilitation	8/12/2009	08/25/09	9/11/2009	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	N/A
60-B	SRSSM Partnership	122 East Broadway	Purchase w/ Major	10/14/2009	10/27/09	11/25/2009	$437,680	$727,000	$843,500	$54,080	$843,500	6/17/2010	$620,109.00	$975,800	0	0001-060-025
61-B	Sheldon A. Smith, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	$192,500	6/21/2010	N/A	N/A	1.5	N/A
62-B	Randall J. Bakke, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	$192,500	6/21/2010	N/A	N/A	1	N/A
63-B	Scott K. Porsborg, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	$192,500	6/21/2010	N/A	N/A	1	N/A
64-B	Mitchell D. Armstrong, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	$192,500	6/21/2010	N/A	N/A	0.5	N/A
66-B	Kranzler Kingsley Communications, LTD	501 East Main Avenue	Lease	12/9/2009	12/22/09	1/10/2010	N/A	$180,000	N/A	N/A	$17,000	7/16/2010	$295,896.00	N/A	4	N/A
67-B	IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	12/9/2009	12/22/09	1/10/2010	$1,251,000	$1,136,650	$1,818,000	$125,287	$0	9/8/2010	$837,783.00	$1,794,800	0	0001-042-001
68-B	J & J Smith Property Management, LLC	115 North 4th Street	Purchase w/ Major	1/13/2010	01/26/10	2/12/2010	$294,400	$120,000	$437,000	$25,000	$2,500	10/25/2010	$161,746.00	$460,600	0	0001-048-050
69-B	Jimmy John's	301 South 3rd Street	Lease	2/10/2010	02/23/10	3/2/2010	N/A	$75,000	N/A	N/A	$8,000	7/13/2010	$140,000.00	N/A	14	N/A
70-B	J2 Studio Architecture + Design	521 East Main Avenue	Lease	2/10/2010	02/23/10	3/2/2010	N/A	N/A	N/A	N/A	$8,000	3/11/2010	N/A	N/A	1	N/A
71-B	JS Bridal, LLC	115 North 4th Street	Lease	6/9/2010	06/22/10	7/2/2010	N/A	N/A	N/A	N/A	$4,000	11/1/2010	N/A	N/A	4	N/A
72-B	Toasted Frog West, LLC	124 North 4th Street	Lease	10/19/2010	10/26/10	11/10/2010	N/A	N/A	N/A	N/A	$12,000	12/1/2010	N/A	N/A	10	N/A
73-B	A.L. Brend, DDS	207 East Front Avenue	Lease	10/13/2010	10/26/10	11/10/2010	N/A	$300,000	N/A	N/A	$55,000	10/24/2011	N/A	N/A	8	N/A
74-B	Magi-Touch Carpet & Furniture, Inc	800 East Sweet Avenue	Lease	10/19/2010	10/26/10	11/10/2010	N/A	N/A	N/A	N/A	$106,000	2/1/2011	N/A	N/A	3	N/A
75-B	American Bank Center	401 North 4th Street	New Construction	10/19/2010	10/26/10	11/10/2010	N/A	$3,500,00	$3,500,00	$15,500	$15,000	10/15/2012	$3,046,296.43			0001-122-030
76-B	Spaces, Inc.	122 East Main Avenue	Lease	1/12/2011	01/25/11	2/7/2011	N/A	$60,000	N/A	N/A	$7,500	2/21/2011	N/A	N/A	3.5	N/A
77-B	Aimee C. Reidy	306 South 10th Street	Rehabilitation	3/9/2011	03/22/11	4/17/2011	$68,200	$20,000	$120,000	$5,500	$2,500	8/24/2011	$45,433.00	$96,600	0	0005-077-010
78-B	Four-2-Five on Broadway/Loran Galpin	123 North 4th Street	Purchase w/Major	4/13/2011	04/26/11	5/17/2011	$96,300	$1,100,000	$1,200,000	$41,000	$6,000	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	N/A
79-B	Jennifer I. Davis	522 North 5th Street	Purchase w/Major	5/11/2011	05/24/11	6/12/2011	$41,400	$300,000	$250,000	$5,170	$42,050	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	N/A
80-B	Pine Properties, LLC	100 West Broadway Avenue	New Construction	6/8/2011	06/28/11	8/10/2011	$25,00	$27,000,000	$23,500,000	$1,869,310	$15,000					0001-058-010
81-B	HST, LLC	506/510 East Main Avenue	Rehabilitation	7/12/2011	7/26/2011	8/10/2011	$243,500	$3,100,000	$3,000,000	$238,635	$15,439		N/A			0001-046-020
82-B	Daymarck, LLC	521 East Main Avenue	Lease	7/12/2011	7/26/2011	8/10/2011	N/A	N/A	N/A	N/A	$80,000	11/7/2013	N/A		4	N/A
83-B	JLB-BIS, Inc.	217 North 3rd Street	Rehabilitation	2/21/2012	2/28/2012	3/12/2012	$113,500	$350,000	$265,000	$20,750	$75,000	11/15/2012	N/A		25	001-064-040
84-B	Broadway Centre, LLC	100 West Broadway	Lease	2/21/2012	2/28/2012	3/12/2012	N/A	N/A	N/A	N/A	$10,000		N/A		35	N/A
85-B	Pine Properties, LLC	100 West Broadway	Lease	2/21/2012	3/27/2012	5/14/2012	N/A	N/A	N/A	N/A	$0		N/A			N/A
86-B	Pine Investment Compay, LLC	100 West Broadway	Lease	2/21/2012	3/27/2012	5/14/2012	N/A	N/A	N/A	N/A	$351,020		N/A	N/A		N/A
87-B	Pine Enterprises, LLC	100 West Broadway	Lease	2/21/2012	3/27/2012	5/14/2012	N/A	N/A	N/A	N/A	$0		N/A	N/A		N/A
88-B	Pine Petroleum, Inc.	100 West Broadway	Lease	2/21/2012	3/27/2012	5/14/2012	N/A	N/A	N/A	N/A	$509,880		N/A	N/A		N/A
89-B	Pine Oil Company	100 West Broadway	Lease	2/21/2012	3/27/2012	5/14/2012	N/A	N/A	N/A	N/A	$16,485		N/A	N/A		N/A
90-B	Kenneth Clark and Dave Clark	106 East Thayer Avenue	Rehabilitation	7/17/2012	7/24/2012	7/26/2012	$117,800	$89,000	$197,000	$24,430	$600	2/7/2013	$95,402.00	$117,800		001-110-035

BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

Project	Applicant	Street Address	Project Type	RZA Hearing	Commission Approval	State Approval	Beginning Building Market Value	Proposed Investment	Estimated Building Value w/Investment	Estimated Property Tax Benefit	Estimated State Income Tax Benefit	Completion Date	Actual Investment	2013 Building Market Value	Jobs Credated FTE	Parcel ID
91-B	Bread Poets Baking Company, LLC	106 East Thayer Avenue	Lease	7/17/2012	7/24/2012	7/26/2012	N/A	N/A	N/A	N/A	$12,400	2/7/2013	N/A	N/A		N/A
92-B	LBMABMK, LLC dba Drunken Noodle	510 East Main Avenue	Lease	8/21/2012	8/28/2012	10/11/2012	N/A	N/A	N/A	N/A	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	N/A
93-B	Obermiller Nelson Engineering	116 North 5th Street	Lease	8/21/2012	8/28/2012	8/29/2012	N/A	N/A	N/A	N/A	$10,000	9/1/2012	N/A	N/A	3	N/A
94-B	Hump Back Sally's, LLC	510 East Main Avenue	Lease	11/20/2012	11/27/2012	1/9/2013	N/A	N/A	N/A	N/A	$45,000			N/A		N/A
95-B	Redland, LLC	123 North 4th Street	Rehabilitation	11/20/2012	11/27/2012	12/21/2012	$96,300	$1,400,000	$1,200,000	$110,940	$45,000			$96,300		001-048-065
96-B	Faass Lavida, LLC	510 East Main Avenue	Lease	1/15/2013	1/22/2013	2/21/2013	N/A	N/A	N/A	N/A	$96,000	9/1/2013	N/A	N/A	10	N/A
97-B	J&G, Inc dba Red Wing Shoes	529 East Broadway Avenue	Lease	6/18/2013	6/25/2013	6/27/2013	N/A	N/A	N/A	N/A	$40,000	10/1/2013	$73,514.00	N/A		N/A
98-B	Skjonsby Unlimited, Inc.	222 West Broadway Avenue	Rehabilitation	6/18/2013	6/25/2013	6/27/2013	$41,300	$72,421	$90,000	$5,500	$2,940	12/20/2013	$93,607.06	$41,300	0	001-084-040
99-B	Arikota, LP	306 South 1st Street	New Construction	6/18/2013	6/25/2013	9/17/2013	$0	$3,000,000	$2,000,000	$100,000	$40,000			$0		
100-B	Langan Engineering & Environmental	401 East Broadway Avenue	Lease	8/20/2013	8/27/2013	1/14/2014	N/A	$55,000	N/A	N/A	$45,000			N/A		N/A
101-B	Kadlec Enterprises, LLC	307 North 3rd Street	Rehabilitation	9/17/2013	9/24/2013	9/25/2013	$212,400	$490,051	$550,000	$30,000	$40,000			$212,400.00		001-106-030
102-B	Fireflour, LLC	111 North 5th Street	Lease	9/17/2013	9/24/2013	9/25/2013	N/A	$28,500	N/A	N/A	$20,000			N/A		N/A
103-B	Norma Apartments, LLP	215 North 3rd Street	Rehabilitation	10/15/2013	10/22/2013	1/9/2014	$418,700	$704,226	$450,000	$34,740	$18,900	12/18/2013	$35,820.82		1	001-064-035
104-B	CC's Physical Therapy, LLC	100 West Broadway Avenue	Lease	3/18/2014	3/26/2014	4/2/2014	N/A	$300,000	N/A	N/A	$10,000			N/A		N/A
105-B	Pure Skin, LLC	100 West Broadway Avenue	Lease	4/15/2014			N/A	$248,000	N/A	N/A	$15,000					
106-B	Broadway Centre Salon & Spa, Inc.	100 West Broadway Avenue	Lease	4/15/2014			N/A	$558,403	N/A	N/A	$20,000					
					TOTALS		$14,735,380	$60,459,360	$61,819,400	$5,341,258	$7,744,463		$23,503,099.23	$32,147,100	371.25	

CORE Incentive Grant Program

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 5th Street	Subsurface Infill	05/14/07	05/22/07	$3,300.00	$2,800.00	05/30/07	$2,800.00				$2,800.00
03-07	LeRoy Walker	118 North 5th Street	Technical Assistance	07/17/07	08/14/07	$1,015.00	$1,575.00	09/17/07		$771.38			$771.38
04-07	Janet Pinks	207 East Avenue B	Housing Incentive	07/17/07	08/14/07	$23,874.00	$5,000.00					$4,439.60	$4,439.60
			Technical Assistance	07/17/07	08/14/07	$2,100.00	$1,575.00	01/29/08		$1,055.62			$1,055.62
			Housing Incentive	03/11/09	03/24/09	$90,487.14	$13,657.83	02/28/09				$13,657.83	$13,657.83
05-07	Kevin Horneman	408 East Main Avenue	Technical Assistance	07/17/07	08/14/07	$2,100.00	$1,575.00	01/23/08		$1,575.00			$1,575.00
06-07	Kevin Horneman	410 East Main Avenue	Technical Assistance	07/17/07	08/14/07	$2,100.00	$1,575.00	01/23/08		$1,575.00			$1,575.00
07-07	Greg Bavendick	301 East Broadway Avenue	Technical Assistance	08/27/07	09/11/07	WITHDRAWN	$1,575.00	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
08-07	Pride Wilton Inc.	112 North 5th Street	Façade	08/27/07	09/11/07	$44,197.00	$22,098.50	11/29/07			$22,098.50		$22,098.50
09-07	Brady, Martz & Associates, PC	207 East Broadway Avenue	Signage	08/27/07	09/11/07	$6,112.00	$3,056.00	03/05/08			$3,056.00		$3,056.00
10-07	LeRoy Walker	118 North 5th Street	Façade	08/27/07	09/11/07	$21,664.27	$12,500.00	06/17/08			$10,832.14		$10,832.14
11-07	Kevin Horneman	408 East Main Avenue	Façade	08/27/07	09/11/07	$50,405.00	$25,000.00	09/17/08			$25,000.00		$25,000.00
12-07	Michael Woods	410 East Main Avenue	Façade	08/27/07	09/11/07	$71,500.00	$25,000.00	12/22/08			$25,000.00		$25,000.00
13-07	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Housing Incentive	08/27/07	09/11/07	$57,154.54	$12,700.00	01/20/09				$11,430.91	$11,430.91
14-08	Turitto's Dry Cleaners	1131 East Main Avenue	Façade	04/18/08	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	06/23/08	07/08/08	$10,415.00	$3,000.00	01/30/09			$3,000.00		$3,000.00
18-08	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Technical Assistance	06/23/08	07/22/08	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
19-08	Robert Knutson Photography	405 East Sweet Avenue	Technical Assistance	07/09/08	07/22/08	$2,310.00	$1,575.00	12/17/08		$1,575.00			$1,575.00
20-08	The Window & Door Store	410 East Main Avenue	Signage	08/13/08	08/27/08	$6,742.34	$3,000.00	12/22/08			$3,000.00		$3,000.00
21-08	Tyre Mart	704 East Bowen Avenue	Signage	09/10/08	09/23/08	$6,099.16	$3,000.00	10/09/08			$3,000.00		$3,000.00
22-08	Robert Knutson Photography	405 East Sweet Avenue	Façade	11/12/08	11/25/08	WITHDRAWN	$25,000.00	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
24-08	ACI/ND Bankers Association	122 East Main Avenue	Signage	11/12/08	11/25/08	WITHDRAWN	$3,000.00	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
25-09	Magi-Touch Carpet & Furniture Inc.	800 East Sweet Avenue	Technical Assistance	02/11/09	02/24/09	$4,200.00	$1,575.00	09/22/09		$1,575.00			$1,575.00

CORE Incentive Grant Program

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26-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Façade	02/11/09	03/24/09	$51,923.53	$25,000.00	08/20/09			$25,000.00		$25,000.00
27-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Signage	02/11/09	03/24/09	$8,840.00	$3,000.00	08/20/09			$3,000.00		$3,000.00
28-09	Rolf Eggers	214 & 216 East Main Avenue	Façade	02/11/09	03/24/09	$7,150.00	$3,575.00	06/16/09			$3,575.00		$3,575.00
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	WITHDRAWN	$1,575.00	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
31-09	Broadway Floral of Hearts	411 East Broadway Avenue	Signage	5/13/2009	5/26/2009	$4,845.49	$2,422.95	07/09/09			$2,422.95		$2,422.95
32-09	Magi-Touch Carpet & Furniture, Inc.	800 East Sweet Avenue	Façade	5/13/2009	5/26/2009	$347,150.00	$25,000.00	07/20/11		$1,575.00			$26,575.00
33-09	DoCo Group	114 North 3rd Street	Technical Assistance	7/8/2009	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
34-09	Starion Financial	333 North 4th Street	Signage	10/14/2009	10/27/2009	$10,860.00	$3,000.00	12/28/09			$3,000.00		$3,000.00
35-09	SRSSM Partnership	122 East Broadway	Façade	11/12/2009	11/24/2009	$72,238.00	$20,000.00	07/13/10			$20,000.00		$20,000.00
36-09	SRSSM Partnership	122 East Broadway	Signage	11/12/2009	11/24/2009	$6,537.00	$3,000.00	07/13/10			$3,000.00		$3,000.00
37-10	J & J Property Management	115 North 4th Street	Technical Assistance	1/13/2010	1/26/2010	$1,715.00	$1,575.00	07/01/10		$1,286.25			$1,286.25
						$4,607.50	$3,675.00	07/01/10		$3,455.25			$3,455.25
38-10	Hedahls Inc.	100 East Broadway Avenue	Signage	1/13/2010	1/26/2010	$7,800.00	$3,000.00	04/29/10			$3,000.00		$3,000.00
39-13	Redland, LLC	123 North 4th Street	Subsurface Infill	12/18/2012	1/8/2013	$196,262.00	$196,262.00	09/30/13	$203,232.25				$203,232.25
40-13	Woodmansee's Inc.	114 North 4th Street	Signage	12/18/2012	1/8/2013	$6,150.00	$3,000.00	04/01/11			$3,000.00		$3,000.00
41-13	Blink Eyewear	234 West Broadway Avenue	Façade	1/15/2013	1/22/2013	$18,712.01	$9,356.00	05/02/13			$8,625.00		$8,625.00
42-13	Blink Eyewear	234 West Broadway Avenue	Signage	1/15/2013	1/22/2013	$6,000.00	$3,000.00	05/02/13			$3,000.00		$3,000.00
43-13	ELAD, LLC	119 North 4th Street	Technical Assistance	1/19/2013	02/26/13	$3,300.00	$2,475.00	07/26/13		$2,475.00			$2,475.00
44-13	Laughing Sun Brewery	107 North 5th Street	Signage	02/19/13	02/26/13	$6,600.00	$3,000.00	04/26/13			$3,000.00		$3,000.00
45-13	NodMor, LLC	317/319 South Mandan Street	Technical Assistance	3/19/2013	03/26/13		$8,250.00						
46-13	One Source Lighting, LLC	122 North Mandan Street	Technical Assistance	4/17/2023	04/23/13	$1,900.00	$2,475.00	12/10/13		$1,475.00			$1,475.00
47-13	Kadlec Enterprises, LLC	307 North 3rd Street	Technical Assistance	8/20/2013	8/27/2013	$7,611.25	$2,475.00	9/4/2013		$2,475.00			$2,475.00
48-13	InVision Properties, LLP	815 East Main Avenue	Façade	11/19/2013	11/26/2013	$123,721.35	$25,000.00	9/1/2013			$25,000.00		$25,000.00
			Signage			$10,459.82	$3,000.00	9/1/2013			$3,000.00		$3,000.00
49-14	Pressdough of Bismarck, LLC	304 East Main Avenue	Façade	1/22/2014	1/28/2014	$4,200.00	$2,475.00	03/062014		$2,475.00			

CORE Incentive Grant Program

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
50-14	Laughing Sun Brewing Company, LLC	122 North Mandan Street	Technical Assistance	4/15/2014									
51-14	Electronic Building Company	212 West Main Avenue	Technical Assistance	4/15/2014									
	Totals					**$1,331,342.91**	**$532,595.87**		**$206,032.25**	**$23,344**	**$213,177.18**	**$29,528.34**	**$494,606.27**