Bismarck

Community Development Department

RENAISSANCE ZONE AUTHORITY
MEETING AGENDA
July 15, 2014

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

1. **Call to Order**

2. **Introduction of New Renaissance Zone Authority Member**

   a. Commissioner Josh Askvig

3. **Approval of Minutes**

   a. May 20, 2014

4. **CORE Incentive Program Project**

   a. Request of Pressdough of Bismarck, LLC for assistance from the Façade Incentive Grant, a CORE Incentive Program, for the building at 304 East Front Avenue. The property is owned by Pressdough of Bismarck, LLC/Reza Kamranian and is legally described as the Tract 304, Original Plat.

5. **Renaissance Zone Boundary Modification Request – Discussion**

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

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

8. **Other Business**

9. **Adjourn – Next regular meeting is scheduled for Tuesday, August 19, 2014.**

BISMARCK RENAISSANCE ZONE AUTHORITY
STAFF REPORT

BACKGROUND:

Title:
304 East Front Avenue – CORE Façade Incentive Grant

Status: Renaissance Zone Authority	**Date:** July 15, 2014
Street Address: 304 East Front Avenue	**Legal Description:** Tract 304, Original Plat
Project Type: CORE Incentive Program	**CORE Program:** Façade Incentive Grant
Applicant: Pressdough of Bismarck, LLC/Reza Kamranian	**Owner:** Pressdough of Bismarck, LLC

Project Description:
The applicant is requesting assistance from the CORE Façade Incentive Grant to secure assistance for the first of three phases of improvements to the facility. Improvements with this initial phase include exterior façade work to the south and west-facing building facades. The applicant has indicated a desire to implement the improvements in 2014.

PROJECT INFORMATION:

Parcel Size: 31,329 square feet	**Building Floor Area:** 3,313 square feet	**Lease Area:** N/A
Total Project Cost: $46,946.83+	**Contractor:** Creative Construction	**Incentive Grant Requested:** Up to $23,473.42

ADDITIONAL INFORMATION:

1. The applicant received a Technical Assistance Bank grant on January 28, 2014 and worked with Leaf Design Studio to prepare the proposed modifications and the phasing schedule for the renovation project. The applicant has indicated there will be three phases of renovation; this is the first phase. The applicant would be eligible to apply for an additional Façade Incentive Grant if the maximum grant amount is not reached with the initial phase of this project.

2. The Façade Incentive Grant funds may be used for exterior maintenance, rehabilitation and exterior improvements of commercial buildings in order to enhance the overall appearance, quality and vitality of downtown Bismarck.

3. For buildings located on a corner lot or a building with multiple facades adjacent to a public street, consideration will be given to allow an increase in the total maximum grant on a case-by-case basis, provided improvements are planned for all façades adjacent to a public street and the proposal satisfies the intent of the applicable zoning district regulations. A primary and secondary façade must be identified and grant amounts would be tiered accordingly. The grant amount available would be discretionary and up to double the amount available for one façade.

4. Façade improvement grant funds are limited to fifty percent (50%) of the total project cost up to $30,000 ($60,000 total project costs). If a building lies on a corner lot, with two facades, the maximum grant amount would be $60,000 ($120,000) total project cost). Applicants shall provide a fifty percent (50%) match for all applicable improvements.

5. In order to determine the appropriate grant amount for each façade (south and west), the cost of renovation on each side will need to be separated on the final invoice.

FINDINGS:

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

2. The applicant received one bid from Creative Construction and an estimate from Leaf Design Studio. The total architectural estimate for the initial phase of renovation ranges from $150,000 to $160,000. The bid amount for the initial phase of renovation provided by Creative Construction is $46,946.83. The bid amount from Creative Construction noted that additional expenses for electrical work associated with the installation of an automatic door opener was not included with the bid amount.

3. The applicant estimates that the project could be completed by the end of 2014.

RECOMMENDATION:

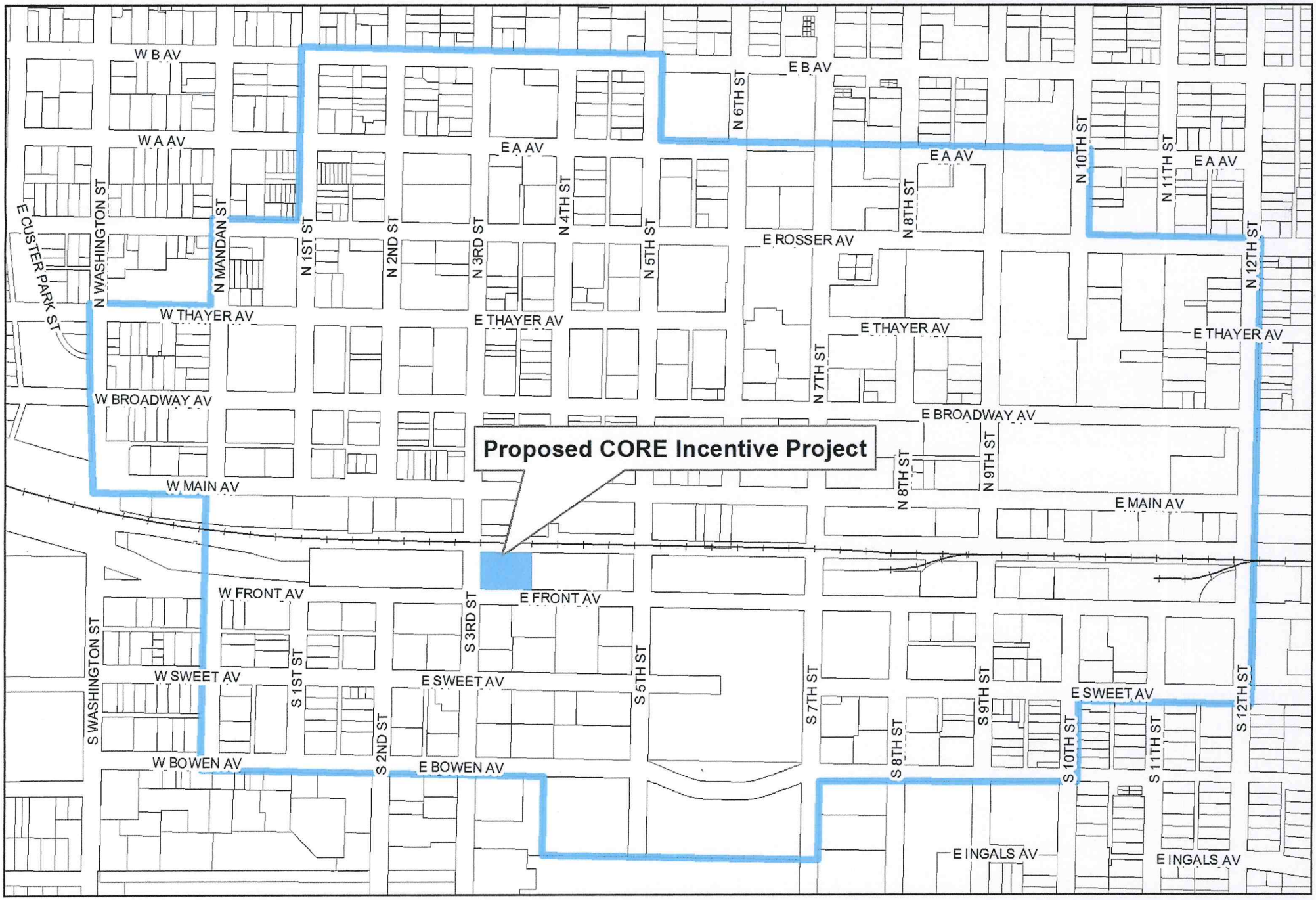
Based on the above findings, staff recommends approval of the CORE Façade Incentive grant request to reimburse Pressdough of Bismarck, LLC/Reza Kamranian for 50% of the final project costs up to $30,000 for the work and materials associated with the south façade renovation project and up to $30,000 for the work and materials associated with the west façade renovation at 304 East Front Avenue with the following conditions:

1. The project generally conforms to the site plan submitted with the application.

2. All the necessary building permits are obtained.

3. Any modifications to the project as proposed would need to be reviewed by the Renaissance Zone Authority prior to implementation.

Proposed CORE Incentive Programs Project - 304 East Front Avenue



City of Bismarck - Community Development Department - Planning Division

0 250 500 1,000 Feet

July 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.

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CREATIVE CONSTRUCTION
663-3446
Bismarck - Mandan

CHIEF BUILDINGS
a division of Chief Industries, Inc.
INDEPENDENT AUTHORIZED BUILDER

2325 Skylark Ave, Bismarck, ND 58504 ccllc@bis.midco.net Fax: 701-223-2640

Reza's Pitch
304 E Front Ave
Bismarck ND 58501

May 22nd, 2014

Exterior Remodel Cost Assessment

Eifs Repair and Exterior Framing

- Remove and dispose of old soffit on South and West facing sides of the building
- Prep South and West facing sides for new EFIS
- Install new Decorative EFIS where soffit has been removed.
- Owner to choose the color for the new EFIS prior to starting
- All Labor and Material to finish above work

Total: $20,841.18

Glass Work with Three New Doors

- Install a new Exterior Aluminum Entrance Door on the West Facing side of the building
- New Aluminum Door to have a Besam Powerswing Installed.
  - Note: All electrical for above door to be wired by a licensed Electrician and is not included in this price.
- Remove three existing Aluminum entrance doors, door slab only, South and West sides of building and replace with Custom wood door slabs.
- Install Custom wood doors into existing Aluminum door frames

Total: $15,525.88

Painting and Staining:

- Paint Exterior EFIS on the West and South side to match new decorative EFIS, color to be chosen by owner
- Stain three new exterior wood doors, color to be chosen by owner
- Stain new window grills, color to be chosen by owner.

Total: $5,411.77

Electrical and Lighting:

- New Exterior Lighting
- New Electrical Lighting for Automatic door on North side of building

Total: $5,168.00

ITEMS ALSO INCLLUDED:

- High Safety standards with safety equipment
- Class A Contractor's license and insured
- Equipment for scope of work above
- Management of all work in this contract
- Garbage container for work included in this bid
- Clean the building area during and after construction.
- Building Permit

ITEMS NOT INCLUDED:

- Cold weather provisions, heating sheltering.

Exclusions to this proposal: Winter weather provisions, and any work not listed in the proposal.

Payment terms: 10% down payment, payment for materials at delivery, payment as work progresses, and the balance due upon completion.

If any item is not listed above then it is not provided or paid for by Creative Construction LLC.

All work in this proposal will be done on a time and material basis with a 15% Profit and Overhead markup on all materials and subcontractors. Labor will be billed at $55.00 per man hour.

Past due invoices will be assessed a finance charge of 18% per year.

Authorized Signature_____PROPOSAL GOOD FOR 30 DAYS
Glenn Maier/ Project Mgr.

Acceptance Signature_____Date 5-30-14

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LEAF DESIGN STUDIO
ARCHITECTURE I PLANNING

1415 N 17TH STREET ~ BISMARCK, ND 58501
701.258.7094 ~ WWW.LEAFDESIGNSTUDIO.COM

Reza's Pitch Exterior Remodel
Bismarck, North Dakota

Opinion of Probable Cost
12/09/13

PHASE ONE			
Exterior Modifications & Site Improvements Remove metal "canopy" trim – add metal fascia Remove three entry doors & replace Remove soccer ball and refinish Remove existing vegetation and rock @ west side Add faux mullions & paint Install stamped concrete patio Install decorative fence Install freestanding signs at entry (2X) Install flag poles or banner poles Install windows at glass block location Install door at west elevation	$150,000	to	$165,000
PHASE TWO			
Site Improvements Remove concrete drive-thru Patch existing Asphalt as required Add additional grass pitch Restripe parking lot Add trees and additional landscaping	$40,000	to	$50,000
PHASE THREE			
Addition (~1,000 SF) Addtion to north side of restaurant Addition to match existing changes from phase 1 does not include furnishings, furniture & equip.	$225,000	to	$275,000
TOTAL	**$415,000**	to	**$490,000**

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Reza's Pitch - Phase One Addition & Remodel

Bismarck, North Dakota

LEAF DESIGN STUDIO
ARCHITECT
1415 North 17th ST
Bismarck, ND 58501
P - 701.258.7094
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PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TEAM

ARCHITECT

LEAF DESIGN STUDIO
1415 N 17TH ST
BISMARCK, ND 58504
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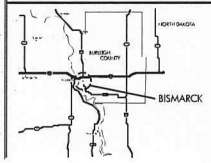
LOCATION MAP



SHEET INDEX

GENERAL

T101 TITLE SHEET

ARCHITECTURAL

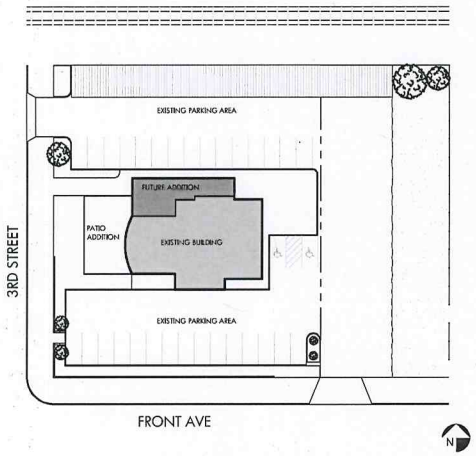
A101 SITE PLAN
A201 FLOOR PLAN
A401 EXISTING ELEVATIONS
A402 3D PERSPECTIVE RENDERINGS
A403 SITE IMAGES

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
ACC	ACCESSIBLE
ACT	ACOUSTICAL CEILING TILE
A/C	AIR CONDITIONER
ALT	ALTERNATE
AIA	AMERICAN INSTITUTE OF ARCHITECTS
ADA	AMERICANS WITH DISABILITIES ACT
ARCH	ARCHITECT
BRG	BEARING
BRD	BOARD
BUR	BUILTUP ROOFING
CAB	CABINET
CUH	CABINET UNIT HEATER
CPT	CARPET
CIP	CAST IN PLACE
CLG	CEILING
CTR	CENTER
CL	CENTER LINE
CLRM	CLASSROOM
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CJ	CONSTRUCTION JOINT
CONT	CONTINUE
CONTR	CONTRACTOR
CF	CONTRACTOR FURNISHED
CJ	CONTROL JOINT
COORD	COORDINATE
CG	CORNER GUARD
CORR	CORRIDOR
C&G	CURB AND GUTTER
DEG	DEGREE
DET	DETAIL
DIAG	DIAGONAL
DIM	DIMENSION
DIST	DISTANCE
DR	DOOR
DWG	DRAWING
DF	DRINKING FOUNTAIN
EA	EACH
EW	EACH WAY
ELEC	ELECTRIC
EWC	ELECTRIC WATER COOLER
EC	ELECTRICAL CONTRACTOR
ELEV	ELEVATOR
EMER	EMERGENCY
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EXH	EXHAUST
EX	EXISTING
EXP	EXPANSION
EJ	EXPANSION JOINT
EXP	EXPOSED
EXT	EXTINGUISHER
FB	FACE BRICK
FOC	FACE OF CONCRETE
FOW	FACE OF WALL
FT	FEET
FIN	FINISH
FE	FIRE EXTINGUISHER
FP	FIRE PROTECTION
FLR	FLOOR
FD	FLOOR DRAIN
FLG	FLOORING
FL	FLOOR LINE
FLUOR	FLUORESCENT
FT	FOOT
FDN	FOUNDATION
FURN	FURNACE
GALV	GALVANIZED
GAL	GALLONS
GEN	GENERAL
GC	GENERAL CONTRACTOR
GL	GLASS
GWT	GLAZED WALL TILE
GB	GRAB BAR
GYP	GYPSUM
HCP	HANDICAP
HDWR	HARDWARE
HY	HIGHWAY
HC	HOLLOW CORE
HM	HOLLOW METAL
HB	HOSE BIB
HW	HOT WATER
HYD	HYDRANT
ID	INSIDE DIAMETER
INSUL	INSULATION
IBC	INTERNATIONAL BUILDING CODE
INV	INVERT
JAN	JANITOR
KIT	KITCHEN
KD	KNOCK DOWN
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LL	LIVE LOAD
LKR	LOCKER
LBR	LUMBER
MACH	MACHINE
MAINT	MAINTENANCE
MGT	MANAGEMENT
MH	MANHOLE
MFR	MANUFACTURER
MO	MASONRY OPENING
MATL	MATERIAL
MAX	MAXIMUM
ME	MECHANICAL ENGINEER
MED	MEDICAL
MEMB	MEMBRANE
MTL	METAL
MEZZ	MEZZANINE
MIN	MINIMUM
MR	MOISTURE RESISTANT
MLDG	MOULDING
NIC	NOT IN CONTRACT
NTC	NOT TO SCALE
OFF	OFFICE
OC	ON CENTER
OPNG	OPENING
PERP	PERPENDICULAR
PLAS	PLASTER
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PC	PLUMBING CONTRACTOR
PLYWD	PLYWOOD
LB	POUND
PCC	PRECAST CONCRETE
PREFIN	PREFINISHED
QUAL	QUALITY
QTY	QUANTITY
QT	QUARRY TILE
RAD	RADIUS
REINF	REINFORCE
REQD	REQUIRED
RESIL	RESILIENT
RD	ROOF DRAIN
RO	ROUGH OPENING
SAN	SANITARY
SCHED	SCHEDULE
SV	SHEET VINYL
SHT	SHEET
SC	SOLID CORE
SF	SQUARE FOOT
STL	STEEL
STR	STRUCTURAL
TOC	TABLE OF CONTENTS
TEMP	TEMPORARY
THK	THICK
TLT	TOILET
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOW	TOP OF WALL
TD	TRENCH DRAIN
UNFIN	UNFINISHED
UNIF	UNIFORM
U.N.O.	UNLESS NOTED OTHERWISE
VTR	VENT THROUGH ROOF
VER	VERIFY
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VWC	VINYL WALL COVERING
VOL	VOLUME
WTR	WATER
WD	WOOD
YD	YARD

SITE PLAN

SCALE - 1/32" = 1'-0"



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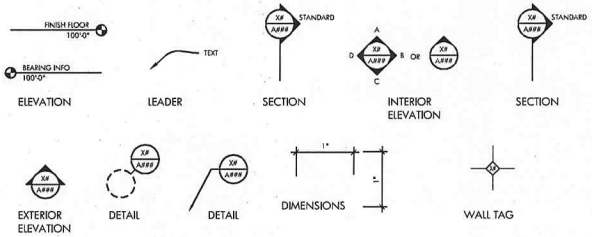

REZA'S PITCH - PHASE ONE ADDITION & REMODEL
304 E FRONT AVENUE
BISMARCK, NORTH DAKOTA

PROJECT NUMBER
2013.24

PHASE
PRELIMINARY DRAWINGS

DATE
2014.02.25

DRAWING NAME
TITLE SHEET

DRAWN BY: CAP

SHEET NUMBER
T101

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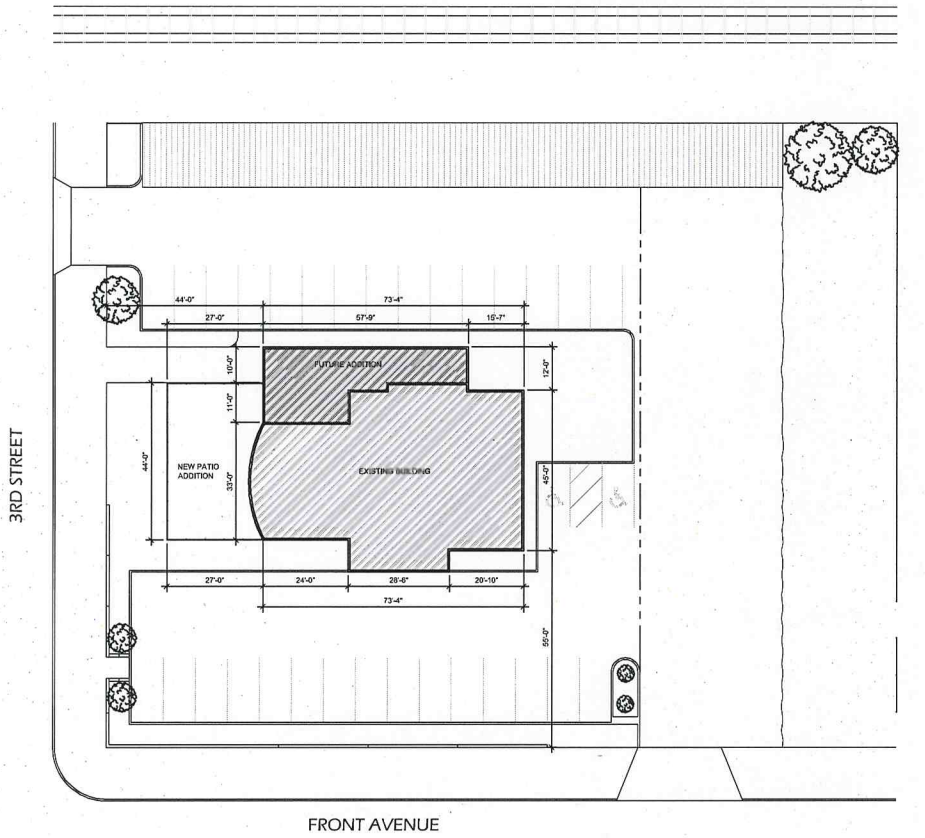
GENERAL NOTES

1	xxx
2	xxx
3	xxx
4	xxx

CONSTRUCTION NOTES

1	xxx



1 SITE PLAN
1/16" = 1'-0"

0 8' 16' 32'

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Bismarck, ND 58501
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PRELIMINARY
NOT FOR CONSTRUCTION

REZA'S PITCH - PHASE ONE ADDITION & REMODEL
304 E FRONT AVENUE
BISMARCK, NORTH DAKOTA

PROJECT NUMBER
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PHASE
PRELIMINARY DRAWINGS

DATE
2014.02.25

DRAWING NAME
SITE PLAN

DRAWN BY : **CAP**

SHEET NUMBER
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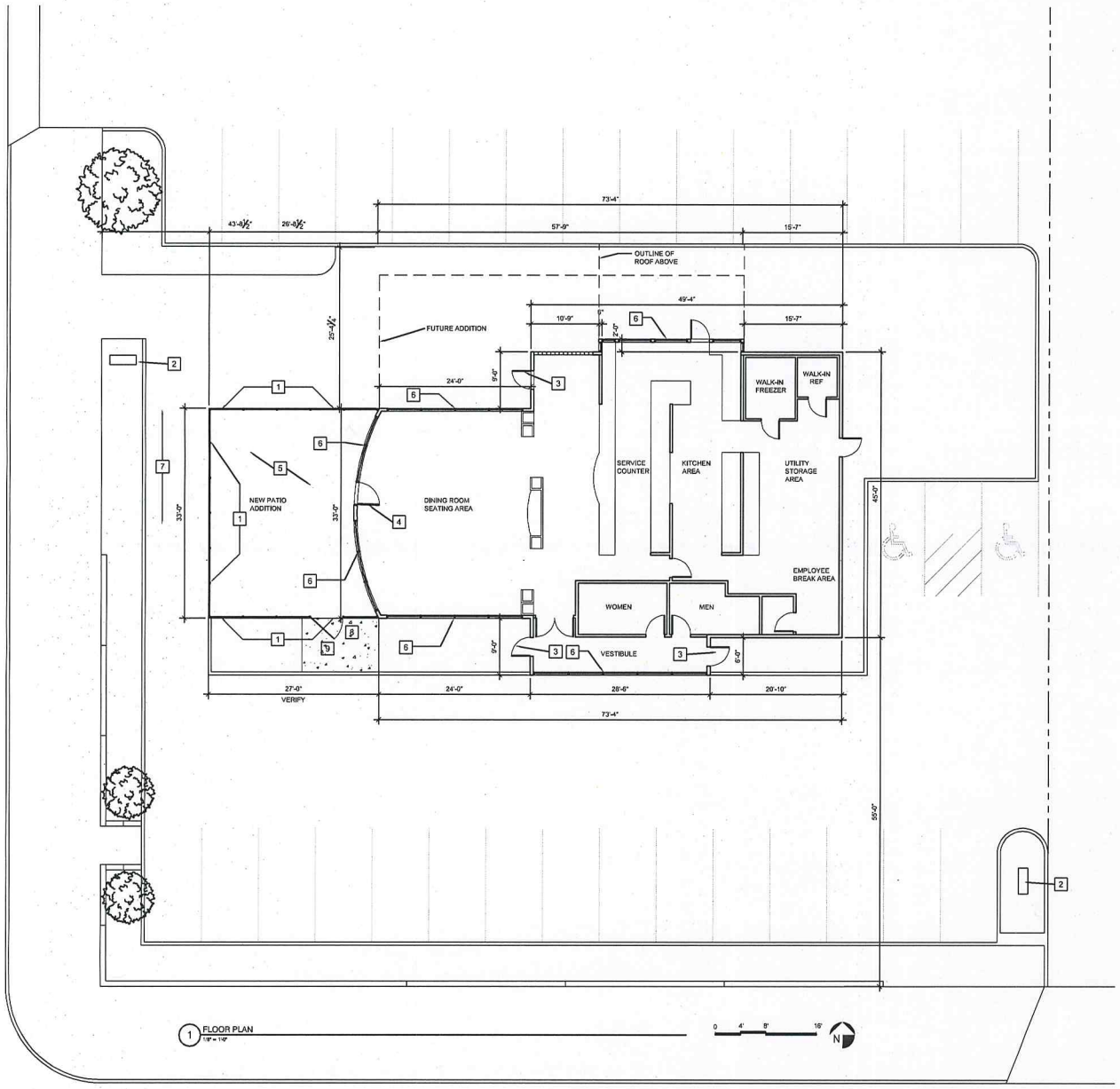
GENERAL NOTES

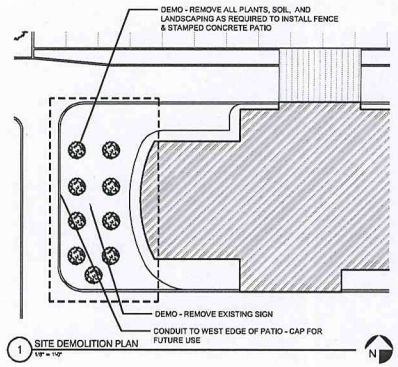
1. ALL DIMENSIONS ARE BASED OFF OF EXISTING PLANS AND CASUAL FIELD OBSERVATIONS. FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT
2. ALL BRICK WAINSCOT THAT REMAINS TO BE PAINTED
3. GLASS BLOCK WALL ON NORTH WALL TO REMAIN
4. ALL EIFS WILL BE REPAINTED - THE REMOVAL OF CERTAIN TRIMS MAY REQUIRE ADDITIONAL EIFS WORK, AND PATCHING. ALL EIFS SURFACES SHOULD BE SMOOTH & LEVEL, WITH NO NOTICEABLE TRANSITIONS BETWEEN OLD & NEW.

CONSTRUCTION NOTES

1. DECORATIVE METAL FENCE
2. ENTRY SIGN (TWO LOCATIONS) - STONE BASE WITH BRICK UPPER, PREFINISHED METAL FLASHING CAP, WITH LED SPOT LIGHTING & 2 HDU SIGNS (SEE A402) - PROVIDE ELECTRICAL CONNECTIONS FOR LIGHTING
3. NEW INSULATED COMMERCIAL WOOD DOOR - INSULATED GLAZING UNIT - ARCHITECT OR SELECT LINE
4. REMOVE EXISTING STOREFRONT UNIT - REPLACE WITH NEW STOREFRONT DOOR & TRANSOM ABOVE, MATERIALS & FINISH TO MATCH EXISTING (WITH OPERATOR/CLOSER
5. STAMPED CONCRETE PATIO
6. EXISTING WINDOWS TO RECIEVE SIMULATED DIVIDED LITES, INTERIOR & EXTERIOR - ALUMINUM EXTERIOR & WOOD INTERIOR. http://www.jjspecialty.com/ OR SIMILAR - EXISTING ALUMINUM WINDOW FRAMES TO BE PAINTED OR WRAPPED IN NEW COLOR FINISH - PATTERN TBD
7. EXISTING DRIVEWAY TO REMAIN DURING PHASE ONE.
8. GATE AT DECORATIVE FENCE WITH PANIC HARDWARE
9. NEW SIDEWALK



1 FLOOR PLAN
1/8" = 1'-0"



1 SITE DEMOLITION PLAN
1/8" = 1'-0"

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REZA'S PITCH - PHASE ONE ADDITION & REMODEL
304 E FRONT AVENUE
BISMARCK, NORTH DAKOTA

PROJECT NUMBER
2013.24

PHASE
PRELIMINARY DRAWINGS

DATE
2014.02.25

DRAWING NAME
FLOOR PLAN

DRAWN BY : CAP

SHEET NUMBER
A201

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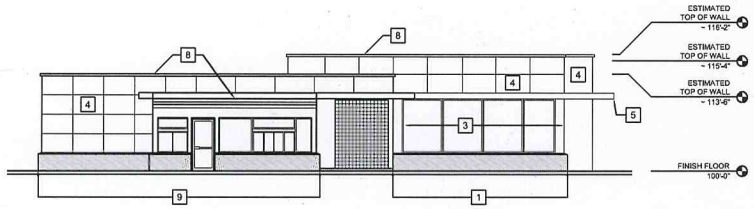
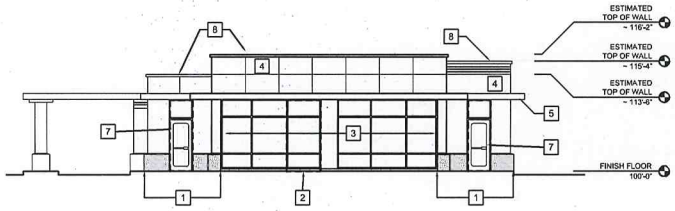


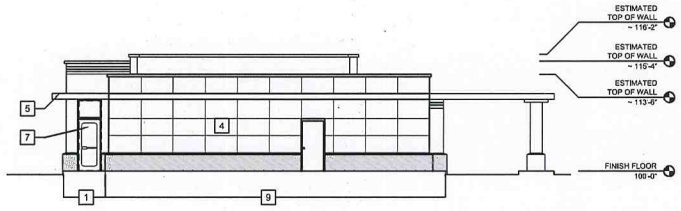
1 NORTH ELEVATION
1/8" = 1'-0"

0 4' 8' 16'



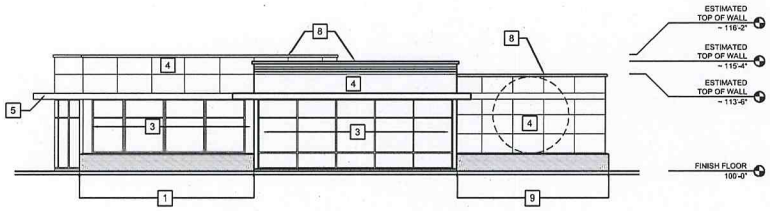
2 WEST ELEVATION
1/8" = 1'-0"

0 4' 8' 16'



3 EAST ELEVATION
1/8" = 1'-0"

0 4' 8' 16'



4 SOUTH ELEVATION
1/8" = 1'-0"

0 4' 8' 16'

GENERAL NOTES

1	ALL DIMENSIONS ARE BASED OFF OF EXISTING PLANS AND CASUAL FIELD OBSERVATIONS. FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT
2	ALL BRICK WAINSCOT THAT REMAINS TO BE PAINTED
3	GLASS BLOCK WALL ON NORTH WALL TO REMAIN
4	ALL EIFS WILL BE REPAINTED - THE REMOVAL OF CERTAIN TRIMS MAY REQUIRE ADDITIONAL EIFS WORK, AND PATCHING. ALL EIFS SURFACES SHOULD BE SMOOTH & LEVEL, WITH NO NOTICEABLE TRANSITIONS BETWEEN OLD & NEW.

CONSTRUCTION NOTES

1	REMOVE BRICK THIS AREA - RIGID INSULATION AUNDER NEW HARDIEBOARD OR NICHIHA MATERIAL, PREFINISHED METAL DRIP EDGE, & TRIM
2	REMOVE EXISTING STOREFRONT UNIT - REPLACE WITH NEW STOREFRONT DOOR & TRANSOM ABOVE, MATERIALS & FINISH TO MATCH EXISTING (WITH OPERATOR/CLOSER
3	EXISTING WINDOWS TO RECIEVE SIMULATED DIVIDED LITES, INTERIOR & EXTERIOR - ALUMINUM EXTERIOR & WOOD INTERIOR, http://www.jjjspecialty.com/ OR SIMILAR - EXISTING ALUMINUM WINDOW FRAMES TO BE PAINTED OR WRAPPED IN NEW COLOR FINISH - PATTERN TBD
4	PAINT EXISTING EIFS MATERIAL NEW COLOR - PATCH AND REPAIR EXISTING MATERIAL AS NECESSARY
5	REMOVE EXISTING TRIM (METAL OVERHANG) - PREPARE AREA TO RECEIVE LARGE ONE PIECE PREFINISHED METAL CORNICE - > 2'-0" WITH NO LESS THAN 4 REVEALS (STEPS) - MAY REQUIRE ADDITIONAL EIFS WORK
6	PREPARE AREA ABOVE EXISTING AREA AS REQUIRED TO RECEIVE NEW FABRIC AWNING (WEATHER & SUN RESISTANT MATERIAL) ON ALUMINUM FRAME
7	REPLACE EXISTING DOOR WITH NEW INSULATED COMMERCIAL WOOD DOOR - INSULATED GLAZING UNIT - ARCHITECT OR SELECT LINE
8	NEW PREFINISHED METAL PARAPET CAP - CONTINUOUS AROUND ALL ROOF EDGES (INCLUDING LOWER ROOFS & FORMER DRIVE THROUGH)
9	BRICK WAINSCOT THAT REMAINS TO BE PAINTED

LEAF DESIGN STUDIO

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PRELIMINARY
NOT FOR CONSTRUCTION

REZA'S PITCH - PHASE ONE ADDITION & REMODEL
304 E FRONT AVENUE
BISMARCK, NORTH DAKOTA

PROJECT NUMBER
2013.24

PHASE
PRELIMINARY DRAWINGS

DATE
2014.02.25

DRAWING NAME
EXISTING ELEVATIONS

DRAWN BY : **CAP**

SHEET NUMBER
A401

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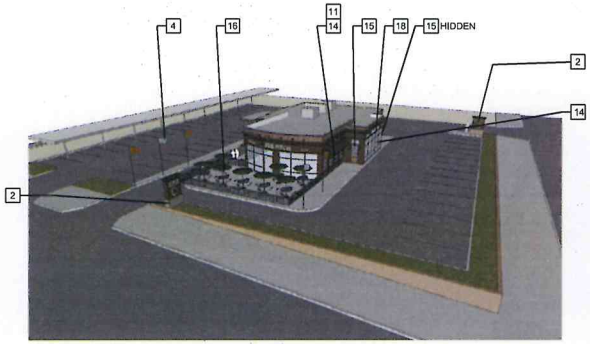
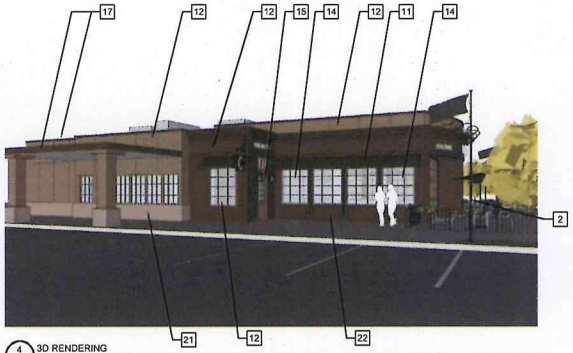


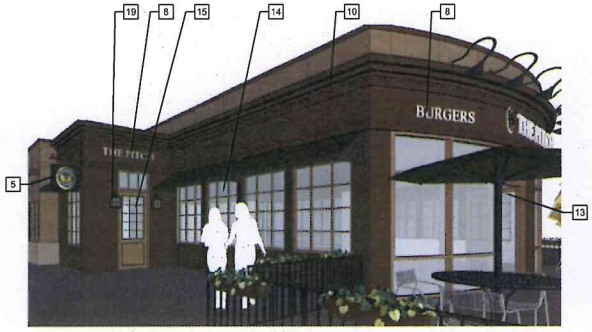
1 A402 3D RENDERING

2 A402 3D RENDERING

3 A402 3D RENDERING



4 A402 3D RENDERING



5 A402 3D RENDERING

6 A402 3D RENDERING

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2	ALL BRICK WAINSCOT THAT REMAINS TO BE PAINTED
3	GLASS BLOCK WALL ON NORTH WALL TO REMAIN
4	ALL EIFS WILL BE REPAINTED - THE REMOVAL OF CERTAIN TRIMS MAY REQUIRE ADDITIONAL EIFS WORK, AND PATCHING. ALL EIFS SURFACES SHOULD BE SMOOTH & LEVEL, WITH NO NOTICEABLE TRANSITIONS BETWEEN OLD & NEW.

CONSTRUCTION NOTES

1	DECORATIVE METAL FENCE
2	ENTRY SIGN (TWO LOCATIONS) - STONE BASE WITH BRICK UPPER, PREFINISHED METAL FLASHING CAP, WITH LED SPOT LIGHTING
3	HIGH DENSITY URETHANE (HDU) - 3D - SIGN 24-30" DIAMETER - WWW.ARTSIGNWORKS.COM OR SIMILAR (BOTH SIDES EACH BRICK SIGN)
4	METAL FLAG (OR BANNER) POLE - REMOVED TO FUTURE PHASE DUE TO FUTURE DRAINAGE MODIFICATIONS
5	HIGH DENSITY URETHANE (HDU) - 3D - SIGN 24-30" DIAMETER - WWW.ARTSIGNWORKS.COM OR SIMILAR (BOTH SIDES FINISHED) HANGING ON DECORATIVE METAL BRACKET
6	HIGH DENSITY URETHANE (HDU) - 3D - SIGN 18-24" DIAMETER - WWW.ARTSIGNWORKS.COM OR SIMILAR
7	GOOSENECK LIGHTING - PREFINISHED TO MATCH NEW PAINT SCHEME
8	ALUMINUM INDIVIDUAL RAISED LETTER SIGNAGE - 12" OR LARGER
9	ALUMINUM INDIVIDUAL RAISED LETTER SIGNAGE - 18" OR LARGER
10	LARGE ONE PIECE PREFINISHED METAL CORNICE - > 2'-0" WITH NO LESS THAN 4 REVEALS (STEPS)
11	FABRIC AWNING (WEATHER & SUN RESISTANT MATERIAL) ON ALUMINUM FRAME
12	PAINT EXISTING EIFS MATERIAL NEW COLOR - PATCH AND REPAIR EXISTING MATERIAL AS NECESSARY
13	REMOVE EXISTING STOREFRONT UNIT - REPLACE WITH NEW STOREFRONT DOOR & TRANSOM ABOVE, MATERIALS & FINISH TO MATCH EXISTING (WITH OPERATOR/CLOSER
14	EXISTING WINDOWS TO RECIEVE SIMULATED DIVIDED LITES, INTERIOR & EXTERIOR - ALUMINUM EXTERIOR & WOOD INTERIOR, http://www.jjspecialty.com/ OR SIMILAR - EXISTING ALUMINUM WINDOW FRAMES TO BE PAINTED OR WRAPPED IN NEW COLOR FINISH - PATTERN TBD
15	NEW INSULATED COMMERCIAL WOOD DOOR - INSULATED GLAZING UNIT - ARCHITECT OR SELECT LINE
16	STAMPED CONCRETE PATIO
17	NEW PREFINISHED METAL PARAPET CAP - CONTINUOUS AROUND ALL ROOF EDGES (INCLUDING LOWER ROOFS & FORMER DRIVE THROUGH)
18	AREA ABOVE WINDOWS TO MATCH SIGNAGE AT WEST ELEVATION (RAISED LETTER, 12 & 18", HDU SIGN & GOOSENECK LIGHTING
19	TWO DECORATIVE METAL LIGHT FIXTURES TO MATCH SIGN BRACKET (SIMILAR EACH NEW WOODEN DOOR LOCATION)
20	DISREGARD NEW WINDOW & AWNING ON 3D RENDERINGS - GLASS BLOCK WALL TO REMAIN
21	BRICK WAINSCOT THAT REMAINS TO BE PAINTED
22	REMOVE BRICK THIS AREA - RIGID INSULATION UNDER NEW HARDIEBOARD OR NICHIHA MATERIAL, PREFINISHED METAL DRIP EDGE, & TRIM

LEAF DESIGN STUDIO
ARCHITECT
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Bismarck, ND 58501
P - 701.258.7094
F - 701.222.3498

PRELIMINARY
NOT FOR CONSTRUCTION

REZA'S PITCH - PHASE ONE ADDITION & REMODEL
304 E FRONT AVENUE
BISMARCK, NORTH DAKOTA

PROJECT NUMBER
2013.24

PHASE
PRELIMINARY DRAWINGS

DATE
2014.02.25

DRAWING NAME
3D PERSPECTIVE RENDERINGS

DRAWN BY : CAP

SHEET NUMBER
A402

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RECEIVED
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1 A403 PHOTO - SOUTHWEST ELEVATION

2 A403 PHOTO - SOUTHWEST ELEVATION

3 A403 PHOTO - WEST ELEVATION LOOKING NORTH

4 A403 PHOTO - SOUTHEAST ELEVATION

5 A403 PHOTO - SOUTH ELEVATION LOOKING WEST

6 A403 PHOTO - EAST ELEVATION LOKING NORTHWEST

7 A403 PHOTO - NORTH ELEVATION LOOKING SOUTHWEST

8 A403 NORTH ELEVATION

9 A403 PHOTO - NORTH ELEVATION

10 A403 PHOTO - NORTH ELEVATION - LOOKING AT FUTURE PATIO

11 A403 PHOTO - NORTHWEST ELEVATION

12 A402 PHOTO - WEST ELEVATION

13 A403 PHOTO - WEST ELEVATION LOOKING AT FORMER DRIVE-UP

14 A403 PHOTO - SOUTHWEST ELEVATION

15 A403 PHOTO - SOUTH ELEVATION

16 A402 PHOTO - WEST ELEVATION LOOKING NORTHEAST AT FUTURE PATIO & SIGN

LEAF DESIGN STUDIO

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DRAWING NAME
SITE IMAGES

DRAWN BY : CAP

SHEET NUMBER
A403

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PHASE 1

Item No. 5

Bismarck

Community Development Department

MEMORANDUM

TO: Chair Walth and Renaissance Zone Authority

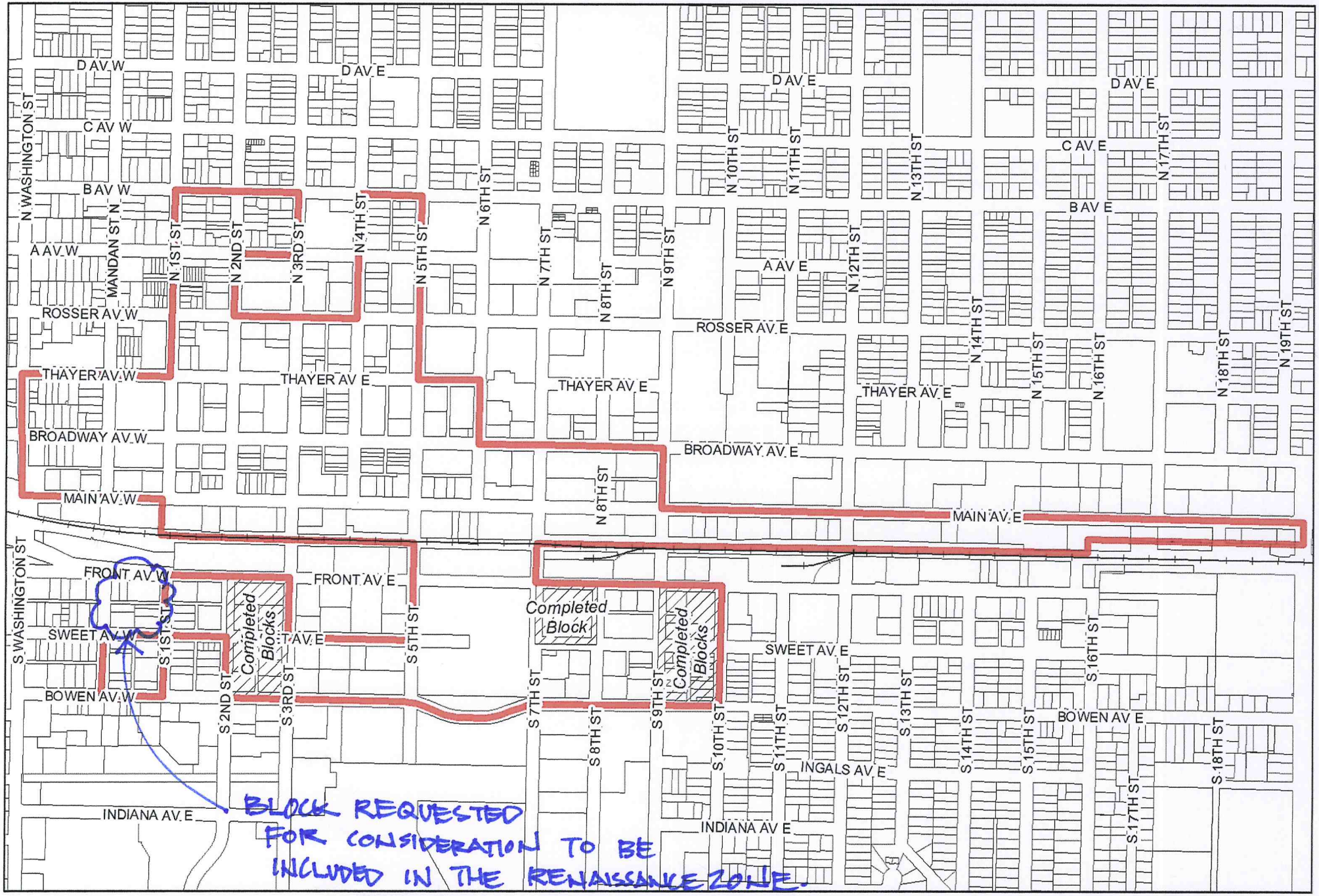
FROM: Jason Tomanek, Planner JT.

DATE: July 9, 2014

RE: Requested Modification to the Renaissance Zone Boundary

The purpose of this memo is to provide background information regarding a request to consider modifying the existing boundary of the Renaissance Zone. The request to modify the Renaissance Zone boundary would include the block of commercial and residential properties bounded by Front Avenue on the north, South 2nd Street on the east, West Sweet Avenue along the south and South 1st Street on the west. Please refer to the attached map for reference. In order to add a block to the Renaissance Zone an existing block would need to be removed or deemed complete. The North Dakota Department of Commerce - Division of Community Services allows up to 38 blocks in the Renaissance Zone; Bismarck currently utilizes all 38 blocks.

City of Bismarck - Renaissance Zone



City of Bismarck - Community Development Department - Planning Division

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.

0 330 660 1,320 Feet

June 2013

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	$1,047,600	$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	$153,665	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	Gulch II, LLC (fka 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	1/15/2014	$3,535,146.00			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		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			N/A		N/A
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			N/A		N/A
107-B	Lucky Ducks ND, LLC	307 North 3rd Street	Lease	5/20/2014			N/A	N/A	N/A	N/A	$40,000			N/A		N/A
					TOTALS		**$14,735,380**	**$60,459,360**	**$61,819,400**	**$5,341,258**	**$7,784,463**		**$27,038,245.23**	**$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

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
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 Front Avenue	Technical Assistance	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	4/22/2014								
51-14	Electronic Building Company	212 West Main Avenue	Technical Assistance	4/15/2014	4/22/2014								
52-14	Pressdough of Bismarck, LLC	304 East Front Avenue	Façade	7/15/2014									
	Totals					**$1,331,342.91**	**$532,595.87**		**$206,032.25**	**$23,344**	**$213,177.18**	**$29,528.34**	$494,606.27

RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
May 20, 2014

The Bismarck Renaissance Zone Authority met on May 20, 2014 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5th Street. Chairman Walth presided.

Authority members present were Jim Christianson, Chuck Huber, George Keiser, Todd Van Orman, Jeff Ubl and Curt Walth.

Authority member Brenda Smith was absent.

Technical advisor Bruce Whittey was present.

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

Guests present were Russell Kadlec and Justin Mikkelson.

CALL TO ORDER

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

MINUTES

The minutes of the March 18, 2014 meeting were distributed with the agenda packet. Mr. Van Orman pointed out two mistakes in the minutes to be corrected prior to publishing publicly.

MOTION: A motion was made by Mr. Christianson and seconded by Mr. Ubl to approve the minutes of the April 15, 2014 meeting as received with corrections. The motion passed unanimously with members Christianson, Huber, Keiser, Van Orman, Ubl and Walth voting in favor.

RENAISSANCE ZONE PROJECT

307 NORTH 3RD STREET – LUCKY DUCKS ND, LLC

Mr. Tomanek said the applicant, Lucky Ducks ND, LLC, owner of Lucky Ducks Deli, is requesting the designation of the lease of space in the building at 307 North 3rd street as a Renaissance Zone Project. The property is owned by Kadlec Enterprises, LLC and is legally described as the West 85 feet of Lot 15 and all of Lot 16, Block 106, Original Plat. Mr. Kadlec is proposing to lease an additional 2,014 square feet in the building that is currently under construction as a separate Renaissance Zone project (Project 101-B), which will bring

the total leased area up to 3,960 square feet. The applicant has indicated approximately fifty new full-time equivalent positions will be added with the new business as well.

Mr. Tomanek said based on the findings in the staff report, staff recommends approval of the designation of the lease of space at 307 North 3rd Street by Lucky Ducks ND, 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.

Mr. Huber asked if the addition to the building was approved as a Renaissance Zone project. Mr. Tomanek said the original building rehabilitation was approved as a Renaissance Zone project and the applicant is now looking for approval of the addition as a lease of space.

Mr. Christianson asked what the new total amount of employees and available occupancy will be with the new addition. Mr. Kadlec said the available occupancy outside will be approximately 225-240 people and a 160 person occupancy inside. He said he is looking to add 40-50 new employees to run the new bar and restaurant area and he has already obtained the required Class F liquor license.

Mr. Keiser asked who owns the building. Mr. Kadlec said it is owned by Kadlec Enterprises, LLC which is comprised of himself and his mother, Heather. He said they are also the owners of Lucky Ducks ND, LLC as the tenant of the building.

MOTION: A motion was made by Mr. Christianson and seconded by Mr. Van Orman to recommend approval of the designation of the lease of space in the building at 307 North 3rd Street as a Renaissance Zone Project. The motion passed unanimously with members Christianson, Huber, Keiser, Van Orman, Ubl and Walth voting in favor.

RENAISSANCE ZONE TECHNICAL ADVISOR – DISCUSSION

Mr. Tomanek reminded the Authority that at the last meeting it was advised that the applicants for the vacant Technical Advisor position be informed that it would be preferred for them to withdraw their services from the Technical Assistance Bank in the event they are appointed as a Technical Advisor. He said he informed the applicants, Mr. Donnat and Mr. Nelson and upon doing so, Mr. Donnat withdrew his application. Mr. Tomanek said Mr. Nelson has now become the sole applicant, that his position would be non-voting and that his term has no limit and does require Mayoral appointment.

Mr. Christianson asked if Mr. Whittey has an opinion on the applicant as the current sole Technical Advisor. Mr. Whittey said he would give preference to somebody with technical expertise and knowledge of codes and specifics.

Mr. Christianson said he would not mind if the position vacancy stayed posted as they need somebody who understands the need for professional design and that the Technical Advisor differs from being an architectural supervisor on a project.

Mr. Tomanek said the position has been open previously but that the projects during those openings have not been very challenging ones so not much advice has been needed.

Chairman Walth said it is their responsibility to the community to get somebody responsible and reputable and that he senses a feeling of wanting to keep searching and hesitation to appoint the remaining applicant.

MOTION: A motion was made by Mr. Keiser to deny the current applicant for the vacant Technical Advisor. Chairman Walth turned the meeting over to Vice Chairman Huber and seconded the motion. The motion passed unanimously with members Christianson, Huber, Keiser, Van Orman, Ubl and Walth voting in favor.

Vice Chairman Huber turned the meeting back over to Chairman Walth.

DOWNTOWN UPDATE PROVIDED BY THE DOWNTOWNERS ASSOCIATION

There was not a representative present from the Downtowners Association available to give an update at this time.

Mr. Whittey asked if the Downtowers Association is seeking to implement a Business Improvement District. Mr. Tomanek said a 501(c)(3) has been filed for a non-profit foundation to be executed for a program that would maintain the functions of a public plaza, similar to that which is currently in place in Rapid City, South Dakota.

OTHER BUSINESS

Chairman Walth asked if the Legislature placed a sunset on when Renaissance Zone project applications have to be submitted. Mr. Keiser said no, that the entire program is 15 years long but there is not a deadline for general project applications.

Mr. Huber asked if there has been an update on the quiet rail project. Mr. Tomanek said Mark Berg, City Traffic Engineer, has not heard from Burlington Northern Santa Fe Railway Company since they were asked to do the design specifications.

Mr. Tomanek said as of today, no new project applications have been submitted so it is possible the Authority will not need to meet in June but he will let everybody know for sure at a later date.

ADJOURNMENT

There being no further business, Chairman Walth adjourned the meeting of the Bismarck Renaissance Zone Authority at 4:30 p.m.

Respectfully Submitted,

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Hilary Balzum
Recording Secretary

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Curt Walth
Chairman

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