Bismarck

Community Development Department

RENAISSANCE ZONE AUTHORITY
MEETING AGENDA
January 20, 2015

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

1. **Call to Order**

2. **Approval of Minutes**

   a. November 18, 2014

3. **Renaissance Zone Project**

   a. Request of Gulch Holdings II, LLC for designation of the purchase and rehabilitation of the building at 514 East Main Avenue as a Renaissance Zone Project. The property is owned by Gulch Holdings II, LLC and is legally described as Lots 11 & 12, Block 46, Original Plat.

4. **Downtown Design Guidelines**

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

6. **Other Business**

7. **Adjourn – Next regular meeting is scheduled for Tuesday, February 17, 2015.**

BISMARCK RENAISSANCE ZONE AUTHORITY
STAFF REPORT

BACKGROUND:

Title: Gulch Holdings II, LLC– Purchase with improvements	
Status: Renaissance Zone Authority	**Date:** January 20, 2015
Street Address: 514 East Main Avenue	**Legal Description:** Lots 11 & 12, Block 46, Original Plat
Project Type: Purchase with Improvements	**Renaissance Zone Block Number:** Block Number 21
Applicant: Gulch Holdings II, LLC/Rick Becker	**Owner:** Gulch Holdings II, LLC

Project Description:

The applicant is proposing to purchase and rehabilitate the building at 514 East Main Avenue for use as retail space. Proposed improvements include replacing all the windows and the storefront to the original appearance, restoring the previous window on the west end of the building, creating two separate entrances with a brick alcove, rebuilding the center brick arch at the roof elevation to reflect the original building design, plumbing improvements to accommodate two tenants, a center wall to create two separate spaces and improvements to the HVAC, electrical, bathrooms, walls and rear entrance. The applicant has also indicated that repairs to the roof will be made as part of the project.

PROJECT INFORMATION:

Parcel Size: 6,500 square feet	**Building Floor Area:** 6,482 square feet total	**Certificate of Good Standing:** Received
Assessed Value of Building: $ 190,300	**Proposed Investment:** $246,035	**Estimated Value w/Investment:** $400,000
2014 Property Taxes: $ 2,849 (building only)	**Estimated Property Tax Benefit:** $ 20,000 over 5 years (100%)	**Estimated Income Tax Benefit:** Not provided

PROJECT REVIEW GUIDELINES:

High Priority Land Use: Yes – commercial	**Targeted Area:** Yes – vacant building	**Public Space/Design:** Yes – exterior
Capital Investment: Yes – significant	**New/Expanding Business:** Yes – new retail uses	**Historic Property:** No – not in Historic District

ADDITIONAL INFORMATION:

1. The applicant appeared before the Renaissance Zone Authority on January 21, 2014 and requested tentative approval of a purchase with major improvements Renaissance Zone project for this property. The applicant indicated he had a brief opportunity to purchase the property from the previous owner and would not have adequate time to make a formal application or allow for the review of the project prior to purchasing and owning the building. Planning staff checked with North Dakota Department of Commerce - Division of Community Services staff for guidance. Planning staff was told that all Renaissance Zone projects receive tentative approval until such time as the request to close out the project is submitted. The North Dakota Department of Commerce - Division of Community Services staff has the ability to deny each project before issuing a final approval letter based on documentation submitted by the local jurisdictional staff. The North Dakota Department of Commerce - Division of Community Services staff was comfortable offering tentative approval in this situation because of the unique situation related to the sale of the property from the previous owner to the applicant. The general consensus of the Renaissance Zone Authority was to tentatively support the project with the understanding that an application would be submitted once the details of the project were available.

FINDINGS:

1. The proposed use is consistent with the City's Renaissance Zone Development Plan.

2. The proposed exterior rehabilitation is sufficient to eliminate any and all deteriorated conditions on the exterior of the building.

3. Using the proposed 2014 assessed value of the building ($190,300) and the total investment of $246,035, the level of re-investment is approximately 129 percent. Based on the Guidelines for Purchase Projects adopted in May 2006, this project would be eligible for a 100% property tax exemption.

RECOMMENDATION:

Based on the above findings, staff recommends approval of the designation of the purchase with improvements project for the building at 514 East Main Avenue by Gulch Holdings II, LLC as a Renaissance Zone project, a 100% property tax exemption on the building and improvements for five years beginning with the date of completion, and an exemption from state tax on income derived from the business/investment location for five years beginning with the date of completion, with the following conditions:

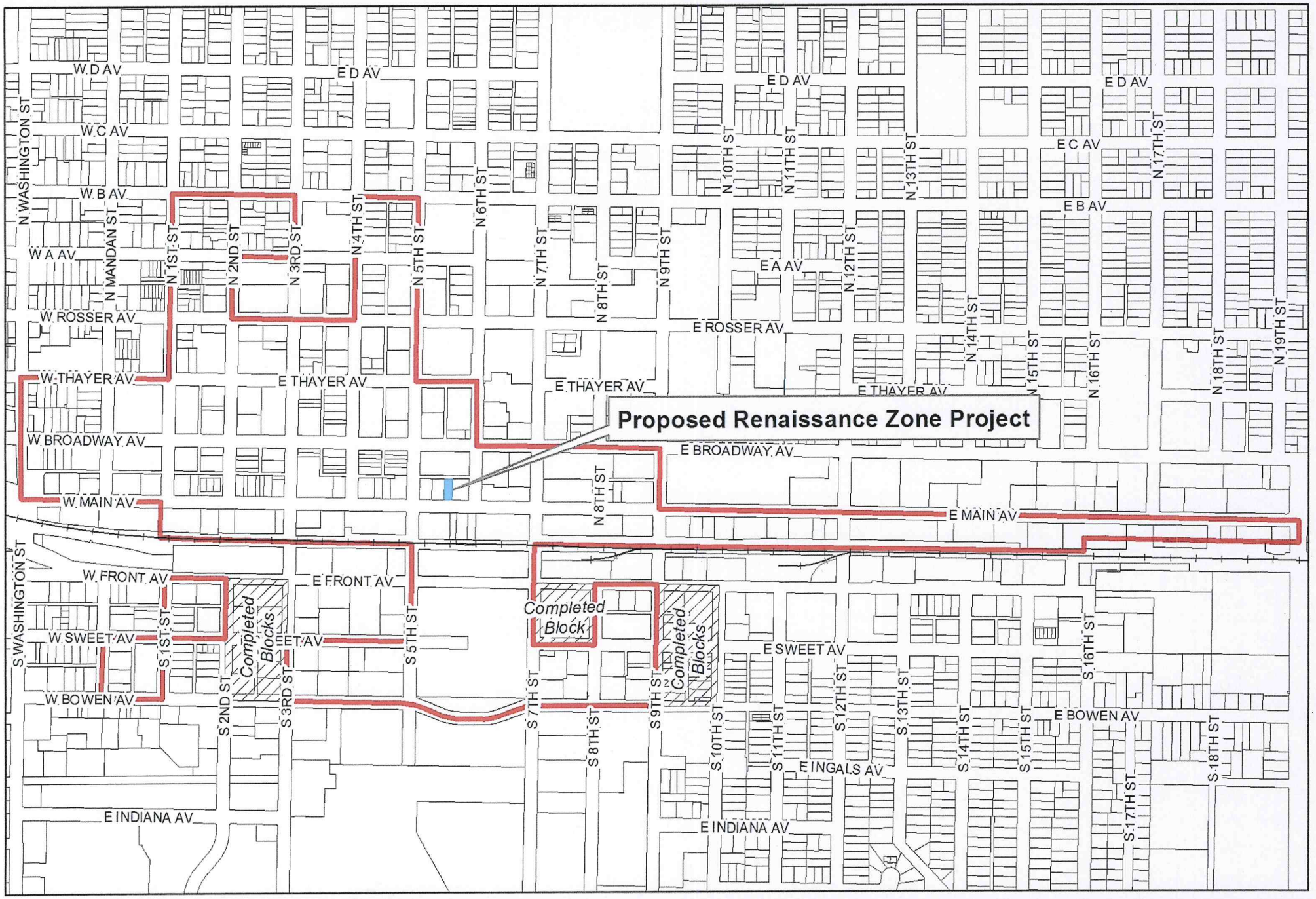
1. The project generally conforms to the project description, site plan and conceptual images submitted with the application.

2. All the necessary building and other required permits are obtained prior to commencement of the project.

PROJECT INFORMATION:	
Title: Gulch Holdings II, LLC	**Project Type:** Purchase with Improvements
Current Valuation: $190,300	**Proposed Investment:** $ 246,035

	MINIMUM CRITERIA:	Possible Points	Staff Rating
Proposals Involving Improvements:			
1	Use consistent with the Renaissance Zone Development Plan	10	10
2	Exterior rehabilitation sufficient to eliminate any and all deteriorated conditions on the exterior of the building	10	10
3	Re-investment totaling not less than 50 percent of the current true and full valuation of the building for commercial properties and not less than 20 percent for single-family homes	10	10
4	Investment of at least $40 per square foot in capital improvements for commercial properties (the RZA may waive this requirement)	10	10
Proposals Involving a Purchase with Improvements:			
1	Use consistent with the Renaissance Zone Development Plan Specific goals: A1, A2, A3, A7, D1, D2, D3, D4, E2, E3, E4 and F1	20	20
2	Significant level of re-investment based on guidelines for purchase projects Proposed re-investment total: 24.7 % Proposed re-investment capital: 22.8%	20	20
	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	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**	0
	TOTAL	**120**	100

514 East Main Avenue - Purchase with Major Improvements

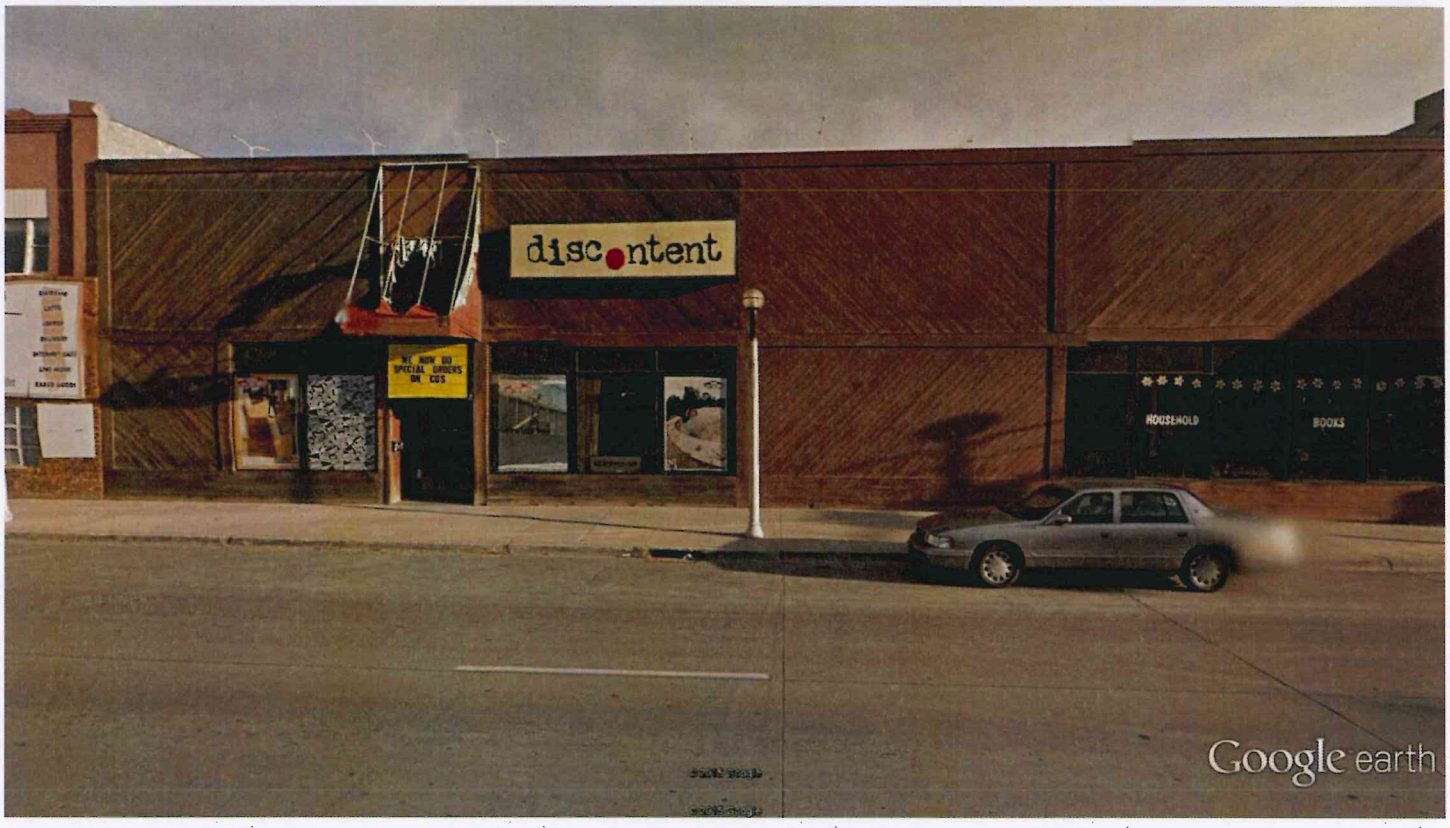


City of Bismarck - Community Development Department - Planning Division

0 250 500 1,000 Feet

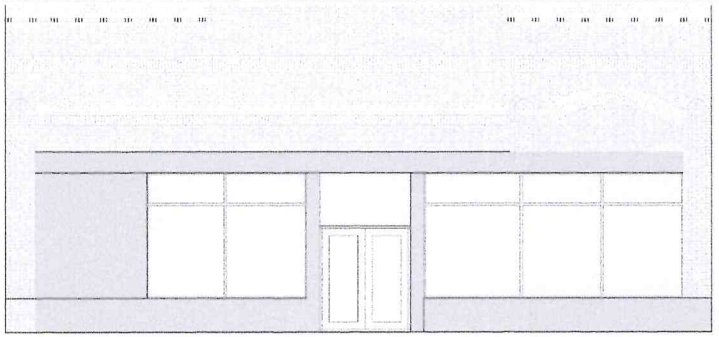
December 2014

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.

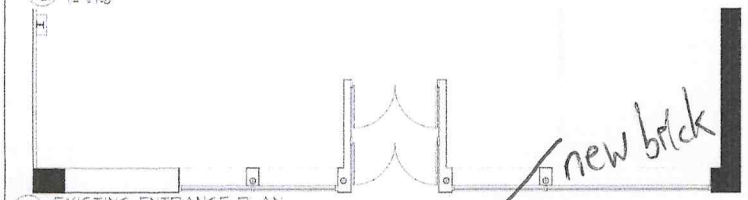


Google earth

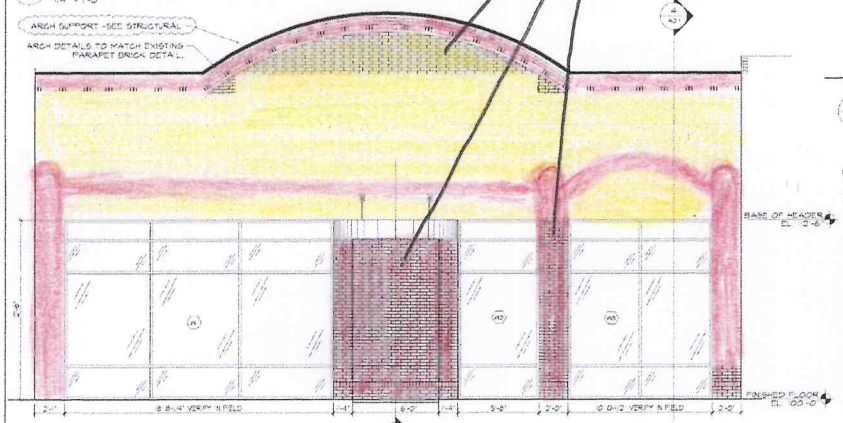
feet 10
meters 4



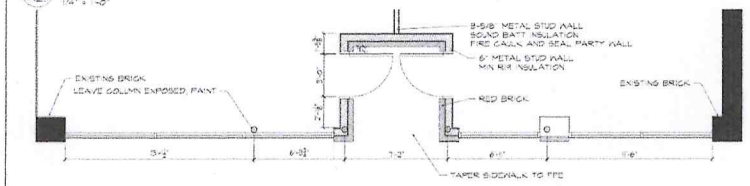
1 A2.1 EXISTING ENTRANCE ELEVATION
1/4" = 1'-0"



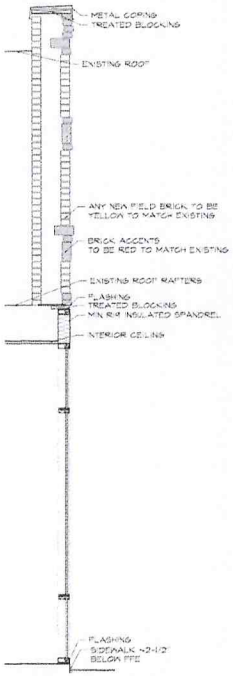
3 A2.1 EXISTING ENTRANCE PLAN
1/4" = 1'-0"



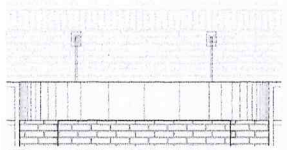
2 A2.1 ENTRANCE ELEVATION
1/4" = 1'-0"



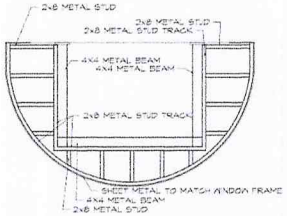
3 A2.1 ENTRANCE PLAN
1/4" = 1'-0"



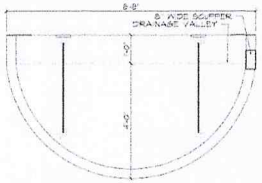
4 A2.1 WALL SECTION
1/2" = 1'-0"



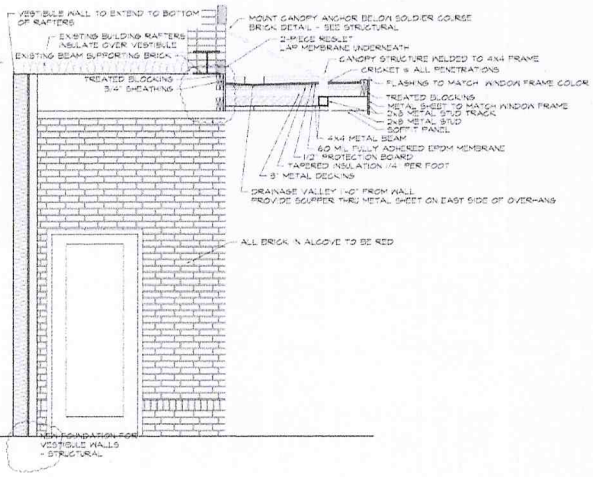
6 A2.1 CANOPY ELEVATION
1/2" = 1'-0"



7 A2.1 CANOPY FRAMING PLAN
1/2" = 1'-0"



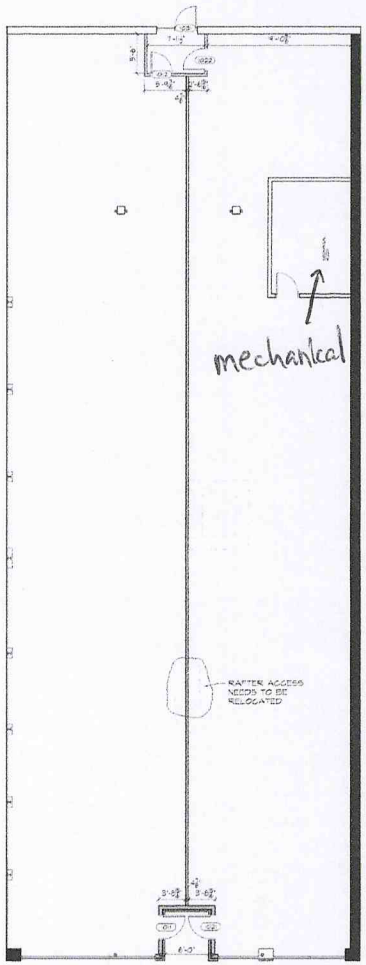
8 A2.1 CANOPY PLAN
1/2" = 1'-0"



5 A2.1 CANOPY SECTION
1/2" = 1'-0"

CONSTRUCTION NOTES:
- BACKGROUNDS PROVIDED BY OWNER. CONTRACTOR TO VERIFY ALL MEASUREMENTS.
- SEE STRUCTURAL FOR FOUNDATION DETAILS, PARAPET STRUCTURE AND CANOPY SUPPORT.
- NORTH ENTRANCE DOOR TO FIT EXISTING OPENING.
- SEAL AND CAULK ALL JOINTS BETWEEN BRICK AND WINDOWS/DOORS.
- PROPOSED FINISHED CEILING HEIGHT @ 11'-0"
- PARTY WALL TO BE FIRE RATED. ALL JOINTS AND PENETRATIONS TO BE FIRE CAULKED
- ENTRANCE PAVING TO BE SLOPED MEETING ADA REQUIREMENTS UP TO FINISHED FLOOR ELEVATION.

NOT FOR CONSTRUCTION
DATE: 10.22.2014



9 A2.1 BUILDING PLAN
1/8" = 1'-0"

Copyright 2014 by Architectural Concepts Inc.

Project No.
1431

Drawing File No:
1431 A1-1

Date Issued:
OCT 22, 2014

Drawn By:
PF

Checked By:
RB

FACADE RENOVATION

514 MAIN AVENUE
BISMARCK, NORTH DAKOTA

PLAN
ELEVATIONS
DETAILS

SHEET
A2.1
OF 2

black iron } colors of brickwork
misty grey } matching to original colors

CAPITAL CITY CONSTRUCTION, INC.
1501 E. Calgary Avenue P.O. Box 7337
Bismarck, North Dakota 58507
Phone: (701) 255-4002
Fax: (701) 222-0731

INVOICE

19390

TO **RICK BECKER**
6140 PONDEROSA AVENUE
BISMARCK, ND 58503

DATE	**OCTOBER 1, 2014**
CUSTOMER ORDER NO.	
JOB NUMBER	**14-087**
VIA	

TERMS: ***DUE UPON RECEIPT***
FINANCE CHARGE: ***18% APR OVER 30 DAYS***

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	INTERIOR DEMO PER PROPOSAL DATED 07-31-14		**$ 31,300.00**
	DEMO EXISTING SIDING AND BUILDING SIGNAGE PER PROPOSAL		
	DATED 09/08/14		**$ 8,250.00**
	CREDIT FOR LEAVING PART OF LOWER SIDING AND NOT HAVING		
	TO INSTALL 1/2" OSB SHEATHING IN ITS PLACE		***$ (1,250.00)***
	AMOUNT DUE		***$ 38,300.00***
	PLEASE PAY FROM THIS INVOICE, NO STATEMENT WILL BE SENT		

Thank You!

CAPITAL CITY CONSTRUCTION, INC.
1501 E. Calgary Avenue P.O. Box 7337
Bismarck, North Dakota 58507
Phone: (701) 255-4002
Fax: (701) 222-0731

PROPOSAL

NO.	PAGE 1 OF 1
PHONE	DATE 09/08/14
JOB NAME 514 Building Demo siding/Signage	
JOB LOCATION Bismarck, North Dakota	
	JOB PHONE
ARCHITECT	DATE OF PLANS

TO

Rick Becker

6140 Ponderosa Avenue

Bismarck, ND 58503

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

Capital City Construction, Inc. proposes to provide the materials and labor to remove and dispose of existing wood siding located on front of existing building. Existing siding will be replaced temporarily with 1/2" OSB to the bottom of existing beam/brick. Also, remove existing yellow discontent sign located on the front of building.

TOTAL..... $ 8,250.00

Exclusions:
- provide flashing or making front of building weather tight.

If you have any questions, please feel free to contact our office.

WE PROPOSE HEREBY TO FURNISH MATERIAL AND LABOR - COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS, FOR THE SUM OF:

Eight thousand two hundred fifty and no/100---------- DOLLARS $ 8,250.00

PAYMENT TO BE MADE AS FOLLOWS:
Progress billings will be due upon receipt.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK WILL BE COMPLETED IN A SUBSTANTIAL WORKMANLIKE MANNER ACCORDING TO SPECIFICATIONS SUBMITTED PER STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL. OWNER T CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMEN'S COMPENSATION INSURANCE.

AUTHORIZED SIGNATURE Erik Bilstad
Estimator

NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.

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

SIGNATURE _____

DATE OF ACCEPTANCE _____ SIGNATURE _____

CAPITAL CITY CONSTRUCTION, INC.
1501 E. Calgary Avenue P.O. Box 7337
Bismarck, North Dakota 58507
Phone: (701) 255-4002
Fax: (701) 222-0731

PROPOSAL

NO.	PAGE 1 OF 1
PHONE	DATE 07/31/14
JOB NAME: Becker 514 Roofing Patching	
JOB LOCATION: Bismarck, North Dakota	
	JOB PHONE
ARCHITECT	DATE OF PLANS

TO

Rick Becker

6140 Ponderosa Avenue

Bismarck, ND 58503

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

Capital City Construction, Inc. proposes to provide the materials and labor to complete roof patching at the above referenced project. See attached for scope of work.

TOTAL..... $ 9,850.00

If you have any questions, please feel free to contact our office.

WE PROPOSE HEREBY TO FURNISH MATERIAL AND LABOR - COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS, FOR THE SUM OF:

Nine thousand eight hundred fifty and no/100---------- DOLLARS $ 9,850.00

PAYMENT TO BE MADE AS FOLLOWS:
Progress billings will be due upon receipt.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK WILL BE COMPLETED IN A SUBSTANTIAL WORKMANLIKE MANNER ACCORDING TO SPECIFICATIONS SUBMITTED PER STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL. OWNER T CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMEN'S COMPENSATION INSURANCE.

AUTHORIZED SIGNATURE _____ Erik Bilstad Estimator

NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.

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

SIGNATURE _____

DATE OF ACCEPTANCE _____ SIGNATURE _____

CAPITAL CITY CONSTRUCTION, INC.
1501 E. Calgary Avenue P.O. Box 7337
Bismarck, North Dakota 58507
Phone: (701) 255-4002
Fax: (701) 222-0731

PROPOSAL

NO.	PAGE 5 OF 5	
PHONE		DATE 12/03/14
JOB NAME 514 Building Shell/Façade		
JOB LOCATION Bismarck, North Dakota		
		JOB PHONE
ARCHITECT		DATE OF PLANS

TO

Rick Becker

6140 Ponderosa Avenue

Bismarck, ND 58503

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

Exclusions:
- *Temporary shelters*
- *Asbestos/lead removal/testing*

TOTAL ..... ***$ 173,700.00***

Option 1:
- *Install owners existing aluminum entrance at back exterior of building if it fits existing opening.*

ADD ..... ***$ 450.00***

Option 2:
- *Install new hollow metal frame with sidelight and new insulated hollow metal door with hardware to fit existing opening.*

ADD ***$1,450.00***

If you have any questions, please feel free to contact our office.

WE PROPOSE HEREBY TO FURNISH MATERIAL AND LABOR - COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS, FOR THE SUM OF:

One hundred seventy-three thousand seven hundred fifty and no/100---------- DOLLARS *$ 173,700.00*

PAYMENT TO BE MADE AS FOLLOWS:
Progress billings will be due upon receipt.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK WILL BE COMPLETED IN A SUBSTANTIAL WORKMANLIKE MANNER ACCORDING TO SPECIFICATIONS SUBMITTED PER STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMEN'S COMPENSATION INSURANCE.

AUTHORIZED SIGNATURE Erik Bilstad
Estimator

NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS

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

SIGNATURE

DATE OF ACCEPTANCE 12/4/14

SIGNATURE

FAXED 11-24-14

JIM FETTER MASONRY, INC.

508 N 13th St
Bismarck, ND 58501
Phone# 701-258-9789
Fax# 701-258-1046

Estimate

Job	Date	Estimate #
	11/24/2014	1190

Bill To:	Job Name:
RICK BECKER FAX# 530-3009	514 EAST MAIN BISMARCK, ND 58501 527-6902

Description	Qty	Cost	Total
REVISED ESTIMATE LABOR & MATERIALS FOR ASSORTED MASONRY REPAIR, VENEER FACE-ONLY ON ARCH, ADDITIONAL SQ FT FOR PILLAR BASE TO BELOW EXISTING ARCH, NEW VESTIBULE. BECKER STONE SIGN NOT INLCLUDED. HEAT & SHELTER ALL TO BE TIME AND MATERIAL. METAL CAP FOR TOP OF ARCH AND PAIRAPIT.		14,485.00	14,485.00

Total $14,485.00

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

Authorized Signature James J Fetter President

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

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED:

Date 11/24/14

Signature

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	$3,300.00	$2,475.00	10/23/2014		$2,475.00			$2,475.00
						$6,270.00	$5,775.00			$4,702.50			$4,702.50
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	8/12/2014	$55,934.85	$60,000.00	12/16/2014			$27,967.42		$27,967.42
53-14	Jim Barnhardt	223 East Main Avenue	Technical Assistance	8/19/2014	8/26/2014								
54-14	Jim Barnhardt	223 East Main Avenue	Façade	11/18/2014	11/25/2014								
	Totals					**$1,331,342.91**	**$532,595.87**		**$206,032.25**	**$30,521.00**	**$213,177.18**	**$29,528.34**	**$529,751.19**

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	2014 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
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

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	2014 Building Market Value	Jobs Credated FTE	Parcel ID
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	7/31/2014	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	7/31/2014	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	7/31/2014	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	7/31/2014	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	7/31/2014	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	7/31/2014	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	0	001-110-035
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	1	N/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	2014 Building Market Value	Jobs Credated FTE	Parcel ID
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	2	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	5/16/2014	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	6/14/2014	$412,637.29	$212,400.00	0	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	10/23/2013	$35,814.00	N/A	1	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		0	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	12/10/2014	N/A	N/A		N/A
105-B	Pure Skin, LLC	100 West Broadway Avenue	Lease	4/15/2014	4/22/2014	5/29/2014	N/A	$248,000	N/A	N/A	$15,000	12/12/2004	N/A	N/A		N/A
106-B	Broadway Centre Salon & Spa, Inc.	100 West Broadway Avenue	Lease	4/15/2014	4/22/2014	5/29/2014	N/A	$558,403	N/A	N/A	$20,000	12/4/2014	N/A	N/A		N/A
107-B	Lucky Ducks ND, LLC	307 North 3rd Street	Lease	5/20/2014	5/27/2014	5/28/2014	N/A	N/A	N/A	N/A	$40,000	6/15/2014	N/A	N/A	30	N/A
108-B	William F. Cleary	100 West Broadway Avenue	Primary Residential	11/18/2014	11/25/2014	12/15/2014		N/A	N/A	$25,000	$25,000	12/17/2014	N/A		0	N/A
					TOTALS		$14,735,380	$60,459,360	$61,819,400	$5,366,258	$7,809,463		$27,486,696.52	$32,147,100	374.25	

RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
November 18, 2014

The Bismarck Renaissance Zone Authority met on November 18, 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, George Keiser, Todd Van Orman and Curt Walth. Authority member Josh Askvig participated via telephone.

Authority members Chuck Huber and Jeff Ubl were absent.

Technical advisors Bruce Whittey and Katie Vasbinder were present.

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

Guests present were Kate Herzog, Madison Cermak, Lorna Meidinger, Jim Barnhardt, Jason Krebsbach, Joe Larrivee, Jessica Holdman and Bill Cleary.

CALL TO ORDER

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

MINUTES

The minutes of the October 22, 2014 meeting were distributed with the agenda packet.

Mr. Askvig asked for corrections to be made to the spelling of his name throughout the meeting minutes. Mr. Van Orman asked for corrections to be made to those members present and absent. Ms. Balzum said she would make the corrections prior to publication.

MOTION: A motion was made by Mr. Christianson and seconded by Mr. Van Orman to approve the minutes of the November 18, 2014 meeting with corrections. The motion passed unanimously with members Askvig, Christianson, Keiser, Van Orman and Walth voting in favor.

RENAISSANCE ZONE PROJECT –

100 WEST BROADWAY AVENUE – PINE PROPERTIES

Mr. Tomanek said the applicant, William Cleary, is requesting designation of the purchase of a primary residential condominium in the building at 100 West Broadway Avenue as a Renaissance Zone project, a 100% property tax exemption on the value of the condominium

and an exemption up to $10,000 per year from personal state income tax for a period of five years, beginning with the date of occupancy.

Mr. Tomanek said, based on the findings in the staff report, staff recommends approval of the designation of the purchase of a primary residential condominium in the building at 100 West Broadway Avenue by William F. Cleary as a Renaissance Zone project, a 100% property tax exemption on the value of the condominium and an exemption up to $10,000 from personal state income tax for a period of five years beginning with the date of occupancy.

Chairman Walth asked how tax benefits are handled as they relate to condominiums. Ms. Johnson said each area will be designated in individual condo agreements and that the owner only pays taxes on what is completed each year so each unit is taxed individually with separate legal descriptions.

Mr. Christianson said three condos are finished so those will be taxed as being complete prior to February 1st.

Mr. Keiser said legislation has made the exemption proportionate to the tax credit.

MOTION: A motion was made by Mr. Christianson and seconded by Mr. Van Orman to recommend approval of the designation of the purchase of a primary residential condominium in the building at 100 West Broadway Avenue by William F. Cleary as a Renaissance Zone project, a 100% property tax exemption on the value of the condominium and an exemption up to $10,000 from personal state income tax for a period of five years beginning with the date of occupancy. The motion passed unanimously with members Christianson, Askvig, Keiser, Van Orman and Walth voting in favor.

CORE INCENTIVE PROGRAM PROJECT

223 EAST MAIN AVENUE – J & R VACUUM

Mr. Tomanek said the applicant, Jim Barnhardt, owner of J & R Vacuum, is requesting assistance from the CORE Façade Incentive Grant Program to secure assistance for exterior improvements to the building. Improvements include new high pressure laminate wall system/fiber cement board, new windows on the first and second stories, removal of paint to expose the original brick on the second story, sealing the brick for preservation, new awnings and a new front door. The property is owned by Jim Barnhardt and is legally described as the North 140 feet of Lots 1-2, Block 6, Original Plat.

Mr. Tomanek said based on the findings in the staff report, staff recommends approval of the CORE Façade Incentive grant request to reimburse Jim Barnhardt for 50% of the final project costs up to $30,000 for the north façade and up to $30,000 for the east façade for the work and materials associated with exterior building renovation project at 223 East Main Avenue with the following conditions:

1. The project generally conforms to the site plan and building elevations 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.

Mr. Tomanek distributed a revised drawing of the proposed design concepts.

Mr. Larrivee said they just completed a project with numerous water issues similar to that of J & R Vacuum, so this problem can be remedied. He said there are multiple acute water issues throughout this building and that when a structural engineer evaluated the condition of the masonry, specifically on the north and east sides, it was decided that a system would be designed to stabilize those walls from the floor all the way up to the parapet and through the walls. He said a rain screen will also allow moisture out of the building but not in.

Mr. Krebsbach said the proposed Parklex Façade design is constructed of natural veneers which are applied to panels of various thickness and shapes in a variety of finishes and colors. He said the Bakelite Core allows for anchoring as a dimensionally stable polymer to minimize shrinking or expanding in extreme temperatures and the rain screen keeps weather and moisture out by natural ventilation.

Chairman Walth asked what the life of the product would potentially be. Mr. Larrivee said there is a warranty of 20-25 years but the total life of the product could be any amount of time.

Ms. Vasbinder said her only concern is that the façade would be maintained properly and she feels some training or relaying of upkeep information to contractors might be in order. Mr. Larrivee said he agrees that some education may be needed as maintenance is needed down the road and this product would be new to the area.

Chairman Walth asked if the foundation under the walls is stable. Mr. Larrivee said they have not had any moisture issues with the foundation; it is constructed of stacked stone and it is holding up well.

Mr. Tomanek said project costs have been further broken down to reflect the two impacted facades and that the required $60,000 in improvements will be achieved and probably surpassed.

Ms. Meidinger asked how many holes are going to put into the masonry itself and what the color palette will be. Mr. Larrivee said few holes will have to be put in and that the interior of the building will not reflect any of the work being done to the outside.

Mr. Krebsbach said a system of ledgers will be bolted in approximately half an inch and centered but not attached to the brick itself. He said color palette samples are available and that they will blend the building into the existing colors of downtown while staying cost effective. He said the final colors and designs will go through technical review prior to the work actually being done.

Ms. Meidinger asked if the painted brick on the east side of the building is going to be covered as well. Mr. Krebsbach said that portion is completely crumbling because of being painted and it does need to be stabilized and covered.

Ms. Meidinger said federal benefits will not be given to the property if it does not stay compatible with the historical requirements of receiving those benefits. She said she needs to know what the outcome is going to be so she can decide if the building should be removed from the historical registry.

MOTION: A motion was made by Mr. Keiser and seconded by Mr. Van Orman to recommend approval of the CORE Façade Incentive grant request to reimburse Jim Barnhardt for 50% of the final project costs up to $30,000 for the north façade and up to $30,000 for the east façade for the work and materials associated with exterior building renovation project at 223 East Main Avenue with the following conditions: 1. The project generally conforms to the site plan and building elevations submitted with the application, 2. All the necessary building permits are obtained, and 3. Any modifications to the project as proposed would need to be reviewed by the Renaissance Zone Authority prior to implementation. The motion passed unanimously with members Christianson, Askvig, Keiser, Van Orman and Walth voting in favor.

DOWNTOWN UPDATE PROVIDED BY THE DOWNTOWNERS ASSOCIATION

Ms. Herzog distributed information on Small Business Saturday and said downtown Bismarck has been very productive with this being a successful business day and that sales are up 50% from 2012. She said companies are exceeding their business goals and that many have had Renaissance Zone project benefits. She said foot traffic has increased significantly and over 30 businesses are participating in this day, which takes place on the Saturday after Black Friday.

OTHER BUSINESS

Mr. Keiser said it is frustrating that the State Historical Society does not see the benefit of saving a building like J & R Vacuum rather than tearing it down. Mr. Christianson told Mr. Bernhardt that he can still qualify for a 10% Investment Tax Credit because of the age of the building.

ADJOURNMENT

There being no further business, Chairman Walth adjourned the meeting of the Bismarck Renaissance Zone Authority at 4:50 p.m.

Respectfully Submitted,

_____
Hilary Balzum
Recording Secretary

_____
Curt Walth
Chairman