



Community Development Department

RENAISSANCE ZONE AUTHORITY

MEETING AGENDA

February 17, 2015

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

- 1. Call to Order**
- 2. Approval of Minutes**
 - a. January 20, 2015
- 3. Renaissance Zone Project**
 - a. Request of Juniper, LLC for designation of the lease of space in the building at 124 North 4th Street/315 East Broadway Avenue as a Renaissance Zone project. The property is owned by Nodmor, LLC and is legally described as Lots 1-2, Block 50, Original Plat.
- 4. Use of Renaissance Zone and CORE Incentive Programs**
 - a. Policy Discussion
- 5. Downtown Design Guidelines**
- 6. Downtown Update Provided by the Downtowners Association**
- 7. Other Business**
- 8. Adjourn – Next regular meeting is scheduled for Tuesday, March 17, 2015.**



**RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
January 20, 2015**

The Bismarck Renaissance Zone Authority met on January 20, 2015 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5th Street. Authority member Askvig presided.

Authority members present were Jim Christianson and Josh Askvig. Authority members Todd Van Orman and Jeff Ubl participated via telephone.

Authority members George Keiser, Chuck Huber and Curt Walth were absent.

Technical advisors Bruce Whittey and Katie Vasbinder were present.

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

Guests present were Kate Herzog, Madison Cermak and Dr. Rick Becker.

CALL TO ORDER

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

MINUTES

The minutes of the November 18, 2014 meeting were distributed with the agenda packet.

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

RENAISSANCE ZONE PROJECT –

514 EAST MAIN AVENUE – GULCH HOLDINGS II, LLC

Mr. Tomanek said the applicant, Gulch Holdings II, LLC, 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.

Mr. Tomanek said 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.

Mr. Tomanek said, based on the findings in the staff report, 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.

Mr. Whittey asked if since it is in the DC-Downtown Core zoning district, does it meet the requirements on what is needed for windows and a doorway. Mr. Tomanek said it does and that the glass on the east and west sides of the entry will be glass paned with a brick archway.

Mr. Ubl asked if there is much of a grade or elevation change from the sidewalk, to the main floor of the building. Mr. Blaskowski said the finished floor is slightly higher than the sidewalk so the entry will be raised to match the main floor of the building.

Dr. Becker said the orientation of the door and the outlay of the entry is going to remain similar to what it was in the 1940s so as to accommodate the two tenants with 90-degree oriented doorways. He said this is to prevent the entrance to the building looking cluttered.

MOTION: A motion was made by Mr. Christianson and seconded by Mr. Ubl to recommend 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; and 2. All the necessary building and other required permits are obtained prior to commencement of the project. The motion passed unanimously with members Christianson, Askvig, Van Orman and Ubl voting in favor.

DOWNTOWN DESIGN GUIDELINES

Mr. Tomanek said the Downtown Sub Area Study Implementation Task Force met recently and they would like to see a draft of the downtown design guidelines by January 27th. He said he will distribute the draft to the Renaissance Zone Authority for review also and will rewrite the affected Title 14 zoning sections. He continued by saying that the plan is to include text and pictures in order for the design guidelines to be more user-friendly. He said he has intentions of contacting the local landscape architects and design professionals for their input prior to there being a public hearing and that the new amendments will allow for more creativity with desired designs and materials by developers. He said the Renaissance Zone Authority would be the designated design review committee in the DC and DF zoning districts as previously discussed.

DOWNTOWN UPDATE PROVIDED BY THE DOWNTOWNERS ASSOCIATION

Ms. Herzog said she recently visited with Representative Keiser regarding the North Dakota Department of Commerce reporting and developing methods of getting the positive aspects of the Renaissance Zone benefits relayed to the public possibly press conference style in order to be more proactive in attracting projects. She added that oil producing counties have had minimal Renaissance Zone activity recently possibly because of the increased property tax rates and inflated construction costs.

Mr. Whittey asked if the reporting would be in conjunction with other cities. Ms. Herzog said yes it would be and that it would report statewide numbers and successes.

OTHER BUSINESS

Mr. Christianson asked if there is anything coming to the Legislature that could affect the Tax Increment Fund (TIF) or the community in general.

Mr. Tomanek said that he had seen a draft bill that would allow another fifteen blocks being added to the Renaissance Zone. He said the bill had not yet been considered by the Legislature.

ADJOURNMENT

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

Respectfully Submitted,

Hilary Balzum
Recording Secretary

Josh Askvig
Acting Chairman

DRAFT

**BISMARCK RENAISSANCE ZONE AUTHORITY
STAFF REPORT**

BACKGROUND:		
Title: Juniper, LLC – Expanding Business Lease		
Status: Renaissance Zone Authority	Date: February 17, 2015	
Street Address: 124 North 4 th Street/315 East Broadway Avenue	Legal Description: Lots 1-2, Block 50, Original Plat	
Project Type: Lease – New Business	Renaissance Zone Block Number: Block 19	
Applicant: Juniper, LLC/ Beth Nodland & John Morrison	Owner: Nodmor, LLC	
Project Description: The applicant is proposing to remodel and lease office space in a previously-designated Renaissance Zone project building (124 North 4 th Street, Project 58-B). The applicants have indicated they would be leasing approximately 7,000 SF of the second floor office space and it will be demolished and remodeled as professional office space for Juniper, LLC, doing business as Juniper Environmental Consulting. Capital improvements include structural, electrical systems, mechanical systems and plumbing upgrades. A full-service elevator will be installed in the building in conjunction with the renovation project.		
PROJECT INFORMATION:		
Parcel Size: 7,000 square feet	Building Floor Area: 13,904 square feet (total)	Certificate of Good Standing: Received
Lease Area: 7,000 square feet	Estimated Property Tax Benefit: N/A	Estimated Income Tax Benefit: \$25,000 over 5 years
PROJECT REVIEW GUIDELINES:		
High Priority Land Use: Yes – office use	Targeted Area: Yes – vacant space	Public Space/Design: N/A
Capital Investment: \$1,233,000 (estimate)	New/Expanding Business: Yes – expanding business	Historic Property: N/A
ADDITIONAL INFORMATION:		
<ol style="list-style-type: none"> This property was designated as a Renaissance Zone project in 2010 when then owner, TFRE, LLC renovated a substantial portion of the main floor of the building that is currently occupied by the Toasted Frog restaurant. The improvement work completed by TFRE, LLC did not include any work to the second floor of the building. 		
FINDINGS:		
<ol style="list-style-type: none"> The proposed use is consistent with the City's Renaissance Zone Development Plan. The lease will be for an expanding business currently located in downtown Bismarck. The applicants' business currently occupies approximately 2,200 SF in a different building; the additional lease area is nearly 5,000 square feet more than the current leased area occupied by Juniper, LLC. The applicants have indicated a desire to add additional staff and personnel with this project. 		
<i>(continued)</i>		

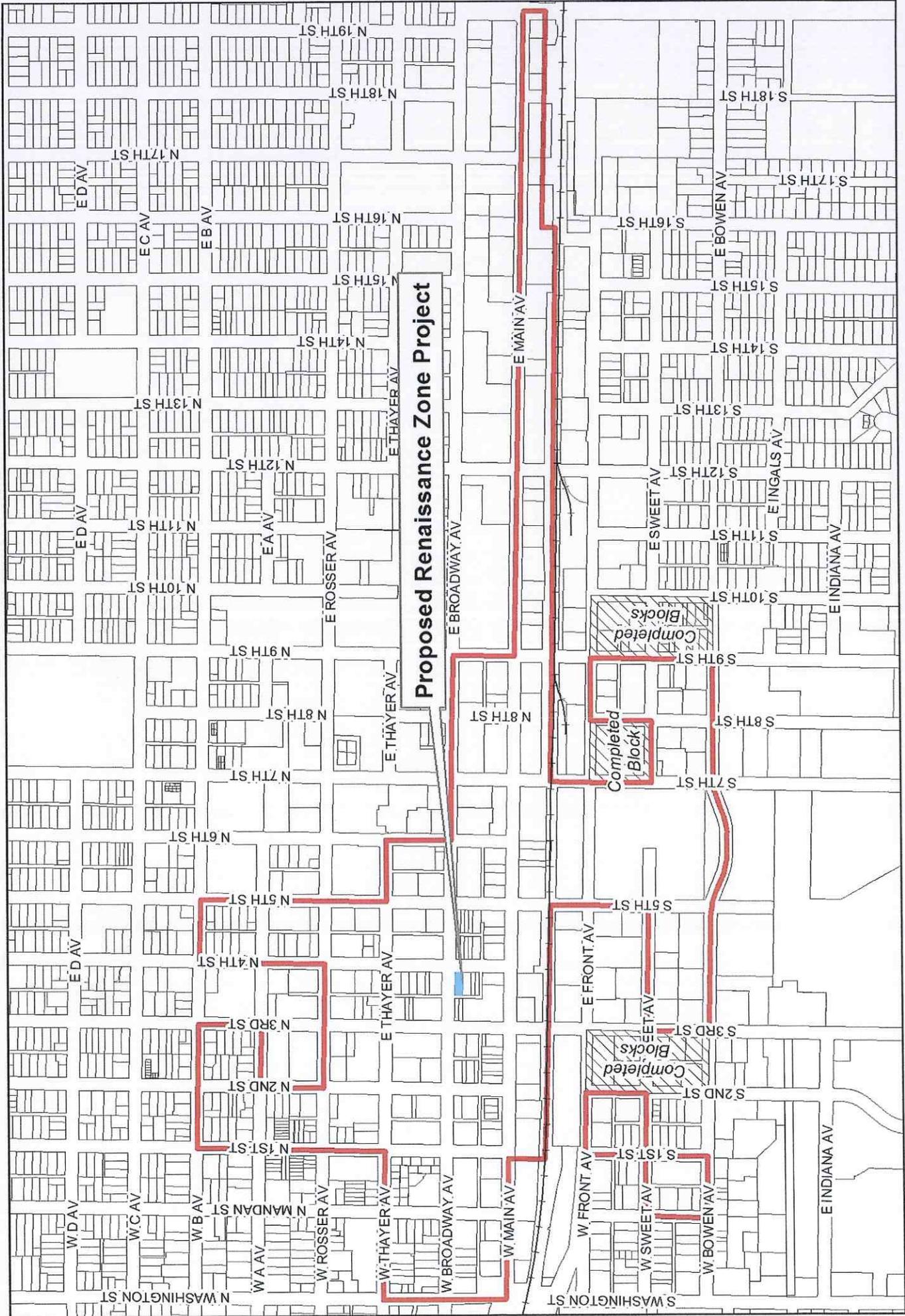
3. The applicant would be occupying space in a building that has previously been classified as a Renaissance Zone Rehabilitation Project; however, no renovations were made to the second floor of the building. The applicant has indicated an estimated investment of \$1,233,000 to remodel the space. Based on this estimate, the average price-per-square-foot is \$176.14.
4. The project completion date is projected for the spring of 2015.

RECOMMENDATION:

Based on the above findings, staff recommends approval of the designation of the lease of space at 124 North 4th Street/315 East Broadway Avenue by Juniper, LLC, as a Renaissance Zone project with an exemption from state tax on income derived from the business location for five years beginning with the date of occupancy.

Title: Juniper, LLC		Project Type: Expanding Business Lease	
Current Valuation: N/A		Proposed Capital Investment: \$1,233,000/\$176.14 psf	
MINIMUM CRITERIA:		Possible Points	Staff Rating
Proposals Involving a Commercial Lease (Tenancy, Not Ownership):			
1	Use consistent with the Renaissance Zone Development Plan Specific goals: A1, A2, A3, A6, A7, B1, B2, B3, D1, D2, D3, E1, E2, E3, E4, F1, F2, F3, F5 and G4	20	20
2	New business, expanding business <u>or</u> continuation of lease	10	10
3	Within building rehabilitated as an approved Zone project <u>or</u> investment of at least \$30 per square foot in improvements	10	10
Subtotal		40	40
PROJECT REVIEW GUIDELINES - REQUIRED:			
1	High Priority Land Use <ul style="list-style-type: none"> • Primary sector business • Active commercial, specialty retail and/or destination commercial • Mixed use development • Residential units, including single or multi-family units 	15	15
2	Capital Investment <ul style="list-style-type: none"> • Consideration for level of capital investment (either by owner or lessee) 	15	15
3	Targeted Area <ul style="list-style-type: none"> • Parcels that have been vacant or underutilized for an extended period • Parcels specifically targeted for clearance 	15	15
4	Relocation (vs. New or Expanding Business) <ul style="list-style-type: none"> • Relocation from within the downtown area (may not be eligible) • Relocation from a community outside Bismarck area (may not be eligible) • Maintaining existing business in the downtown area or expanding business 	15	15
Subtotal		60	60
TOTAL		100	100
PROJECT REVIEW GUIDELINES – OPTIONAL:			
1	Public Space/Design <ul style="list-style-type: none"> • Incorporation of civic or public spaces • Demonstrated commitment to strengthen pedestrian connections • Attention to streetscape amenities and landscaping • Attention to design and visual appearance 	10	0
2	Historic Preservation and Renovation <ul style="list-style-type: none"> • Within the downtown historic district • Contributing or non-contributing • Historic preservation component 	10	0
Additional Optional Points		20	100
TOTAL		120	100

124 North 4th Street - Lease of Space



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



JUNIPER

ENVIRONMENTAL CONSULTING

January 30, 2015

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

Re: Renaissance Zone Application for Juniper, LLC, for 120 - 124 N. 4th Street, Bismarck, ND

Dear Members of the Renaissance Zone Authority,

Juniper, LLC, is pleased to provide the following information in support of our application for Renaissance Zone approval for our renovation and lease project at 120 - 124 N. 4th Street, in the Downtown Core Zoning District of Bismarck, ND.

Project Description

Juniper, LLC, is a limited liability corporation formed by Beth Nodland 2007, and joined by John G. Morrison in 2009, that provides environmental and archaeological consulting services that will operate from commercial space renovated and leased inside the building at 120 - 124 N., 4th Street, Bismarck, ND. Juniper will lease space from the building's new owner NodMor, LLC, to whom the Renaissance Zone Authority transferred, effective February 12, 2014, residual tax exemptions 55-B, from TFRE, LLC, the former building owner.

Juniper's Interest in Participating in Renaissance Zone Program

Juniper is interested in investing in this Zone project for the purposes of the financial incentives, and to further the goals of the City's of revitalizing and redeveloping the core of the community. We share a commitment to the renovation of historic building in Downtown Bismarck, and to the preservation of the historic character. We are committed to providing a great space to expand and create jobs that keep the downtown a vibrant, and desirable place to work.

Lease Rehab Project (Juniper, LLC)

The rehab project includes substantial rehabilitation of long-time vacant, second-story downtown space above, with lesser rehab below, that has occupied storefront space (Toasted Frog and Sweet Treats.) The second and basement floors have sat as un-renovated "cold shell" for quite some time. The upper floor of the building has been vacant or minimally used and formally characterized as "attic" storage space, since roughly 2010.

It is Juniper's intent to make major improvements to the building, (meeting or exceeding the 30% reinvestment level required) and to lease it from its owner, NodMor. Capital improvements to the building will ultimately also include the renovation of the building's exterior, including replacement or repair improvements to the façade(s) and windows.

The building's interior needs substantial rehabilitation and new construction including: structural, electrical, mechanical, and plumbing systems (detailed below and on application and in site plans.) Walls are currently raw concrete, concrete block, masonry, and plaster and will need demo, covering, and/or exposure. The end result will be the build out of Juniper's Class A office space from a deteriorating, cold shell space. The lease project also includes the new fire suppression systems throughout the entire structure where none previously existed, and adds ADA compliant entrances, bathrooms, and an elevator.

The estimated cost of the rehab project is \$1,233,000.00.

We have attached documentation of the project costs to date from the contractors and design team. We anticipate an additional \$175,000 of forthcoming costs for the project, as a result of anticipated change orders and other renovation contracts.

Property Information

The building was built in 1907 by Rhud Construction for a partnership of two, separate adjoining lot owners, long time Bismarck attorney John Philbrick and retailer Mollie Eppinger, with the intent of leasing the first floor to the A.W. Lucas company. The building was designed by Arthur W. Van Horn, one of the founders of the future Van Horn and Ritterbush Brother's architectural firm. The second floor was originally constructed as "office apartments" and were leased to attorneys, doctors, and others for many years. The last use of the second story was by the R-D Hairstyling Collage Inc. Since 2010 the space has been unleased.

On the remainder of City Block 50, Original Plat, are numerous other structures used for office and retail, and the larger Parking Authority's Third & Main Parking Garage. The existing structure to the south, at street level on Fourth Street, is occupied by the Centennial Office Plaza. The existing structure to the west, at streetfront level on Broadway Avenue, is Deborah Kate's Photography. The future Juniper site is a corner building at Broadway and Fourth Streets. Opposite are the Cowen Building, Wells Fargo Bank, and Impact Gallery with KFYR above.

Detailed Description of Lease Rehab Project Improvements

Proposed floor plans of the rehab project are attached, along with photographs of the interior and elevations of the building. Work to be performed under the rehab project will include the following:

- Demo and removal of existing partitions and finishes on the 2nd floor space, stairwells, and partially in the basement.
- Repairs as needed to the roof membrane, roof access, skylights, gutters, building entryways, and the remainder of the building envelope. Infilling of firewall holes.

- Structural reinforcement of the roof support system, new diaphragm of the 2nd story's flooring, repair of broken windows.
- Providing ADA accessibility to the Juniper entrance on Broadway, to second floor restrooms, and to the second floor and basement via a new elevator system.
- Installation of all new electrical wiring, plumbing supply and drains, and mechanical systems to the Juniper space.
- New heating, air conditioning, and ventilation (HVAC) systems.
- New partitions, ceilings, and insulation throughout space.
- Build out and furnishing of fixtures and finishings for offices, reception area, conference room, laboratory, bathrooms, storage rooms, break-rooms, utility rooms, and secured storage, including wall and floor coverings.
- New lighting fixtures and safety lighting and alarms throughout
- Security system and telecommunications and audiovisual systems

Lease Rehab Project Sq. Ft. Cost Estimate

Cost estimates for the rehab project is estimated to be \$1,233,000. This equals \$176 per square foot of leased space, based on the rentable square footage of 7000 sq. ft.

Renaissance Zone Goals and Objectives

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

“A. Establish the Renaissance Zone as the Center of Business/Cultural Opportunity”

The project maintains the Zone as a mixed-use area accommodating office/service functions. The project investment promotes continued support for redevelopment activities in the Zone. The project intends to offer a community-available meeting room overlooking the corner of 4th and Broadway, which meets the needs of varied age, interest, and socioeconomic groups during the day and evenings year-round which will serve to function as a cultural facility. The project is designed consistent and complimentary in creation and identity with design standards and provisions of the Downtown Core (DC) district of the Zone.

“B. Promote the Renaissance Zone as the Preferred Location for Class A Office Use”

The high-end improvements to the vacant building space bring further Class A Office investment and improvement to the neighborhood. The project provides an elevator that services vacant second floor space that will add accessible, unique Class A Office space in an historic structure in downtown Bismarck. Further, the design incorporates existing historic building components as design features and as focal points that are set out and highlighted by new construction. It will strongly reinforce the benefit of the Renaissance Zone program serving as a catalyst for young, unique businesses poised for growth within the Zone. The project encourages and enhances the viability of Juniper, LLC.

“D. Arrange Compatible Land Uses in Compact and Orderly Ways to Enhance the Functions of the Renaissance Zone”

The service/office function of the project conforms to and is compatible with land use functions of the Downtown Core (DC) district of the Renaissance Zone. Further, the project’s high quality design reinforces the compatibility of district’s Class A Office office/service land use objectives and goals.

“E. Encourage a Zone that Upholds Bismarck’s Heritage as well as Recognizes and Takes Advantage of Its Pattern of Development”

The project engages public and private financing of improvements. The project is partially financed through the North Dakota Opportunity Fund and the SBA 504 loan program. The project approach is adaptive re-use in nature and serves to incentivize preservation and further exterior renovation that is historically significant. Juniper has researched and will highlight the history of the building throughout the space. The intent of the building owner is to make façade improvements that will directly address, historically, the façade on Fourth Street. The interior renovation celebrates the profound heritage of the building itself. The project also serves to preserves the rhythm, scale and mass as well as the circulation network within the Zone.

“F. Achieve High Quality in the Design and Appearance of the Renaissance Zone to enhance the functions of the Renaissance Zone...”

The rehab project is being professionally designed by J2 Studios (architect) to insure that the appearance and functionality of the building are of high quality. This project will reinforce positive aspects of Bismarck’s history and architecture. Juniper is deeply invested in the Central Business District Plan, Comprehensive Plan, Renaissance Zone Development Plan, Historic Architectural Inventory and Evaluation for Downtown Bismarck, ND, DC and DF Zoning Regulations, which is why Juniper is investing downtown, rather than in construction of a new facility on the edge of town. Juniper is interested in participating in the City’s plan for Downtown Streetscape and public art to contribute to Bismarck’s unique character and sense of place.

Timetable

The project has been initiated and we anticipate the work will reach substantial completion in April of 2015.

Estimated Tax Benefit

The lease project income tax benefit to Juniper LLC is estimated to be \$5,000 per year for five years, or \$25,000 total.

Conclusion

Juniper’s lease renovation project will make much needed improvements to a substantial portion of a deteriorating building in Downtown Bismarck. This project will work to insure the future viability of a growing business, Juniper, inside the Renaissance Zone district. An attractive and functional office component, along with an enthusiastic new owner, will attract other

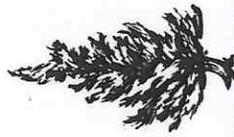
improvements to the neighborhood, and encourage other historic renovations in Downtown Bismarck. The project will also result in expanded investment, increased property values, increased economic activity, and the creation of new jobs in the Renaissance Zone.

We appreciate your consideration of the proposed project for the Renaissance Zone program and we ask for your support.

Sincerely,



Beth Nodland
President
Juniper, LLC



JUNIPER
ENVIRONMENTAL CONSULTING

NodMor, LLC Juniper Building Renovation Bismarck, North Dakota

Contract Documents
April 29, 2014

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ELECTRICAL



800 SOUTH SECOND STREET
BISMARCK, ND 58504
CONTACT: WES BULLOCKS, PE
PHONE: (701) 325-3550

MECHANICAL



619 RIVERWOOD DRIVE, SUITE 205
BISMARCK, ND 58504
CONTACT: RANDY ANVIG, PE
PHONE: (701) 256-3963

STRUCTURAL



1000 EAST CALGARY AVENUE, SUITE 2
BISMARCK, ND 58503
CONTACT: CHRIS WENTZ, PE
PHONE: (701) 221-3286

ARCHITECT



405 EAST SWEET AVENUE
BISMARCK, ND 58504
CONTACT: JAMES DEVINE, AIA, LEED AP
PHONE: (701) 255-1622

OWNER



NodMor LLC
1111 WEST HIGHLAND ACRES ROAD
BISMARCK, ND 58501
CONTACT: BETH NODLAND
PHONE: (701) 527-7022

VICINITY MAP

NodMor LLC
315 East Broadway Avenue
Bismarck, ND 58501

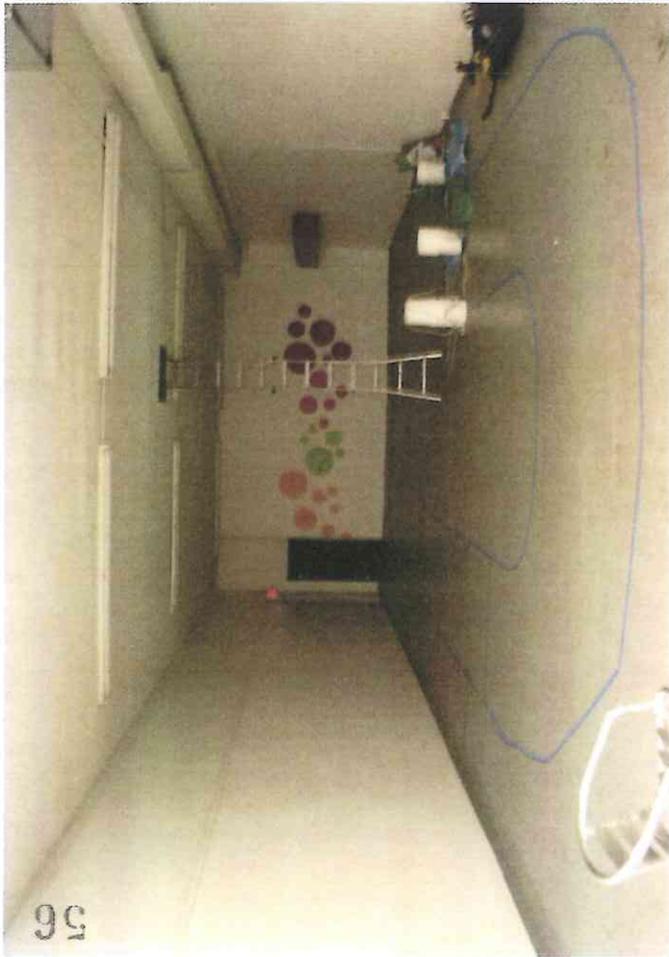


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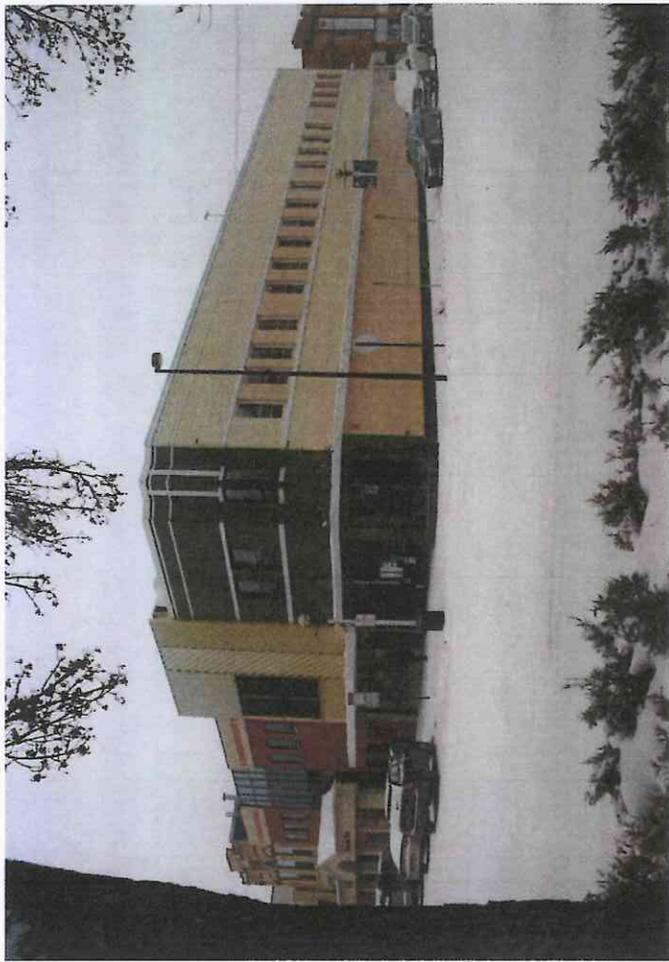
Contract Documents

NodMor, LLC Juniper Building Renovation
April 29, 2014
J2 Studio Project # J21342
© 2014 All Rights Reserved

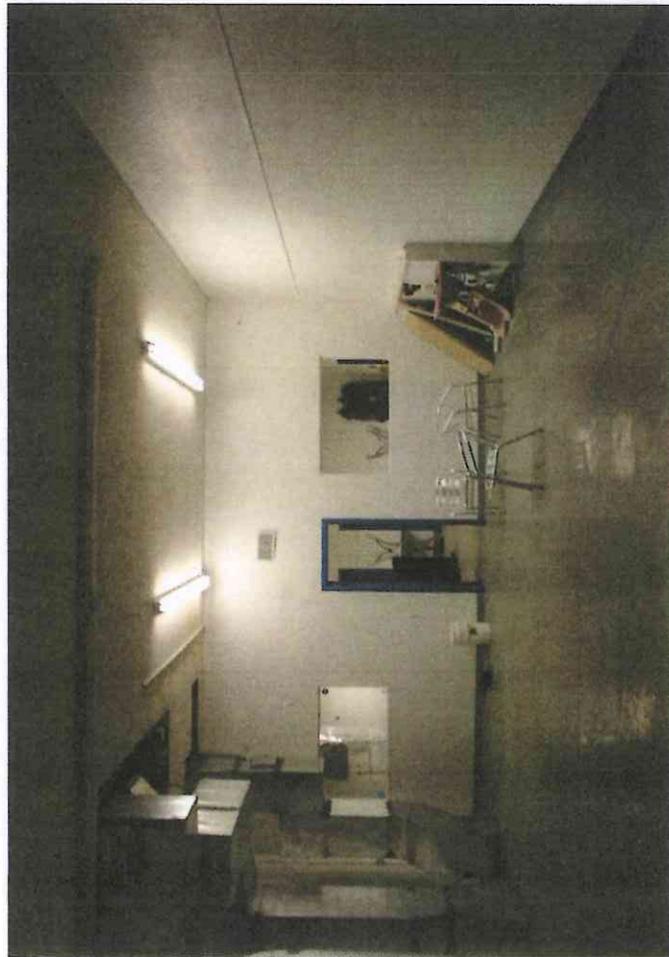
Upper Level Finish—South Half of Building



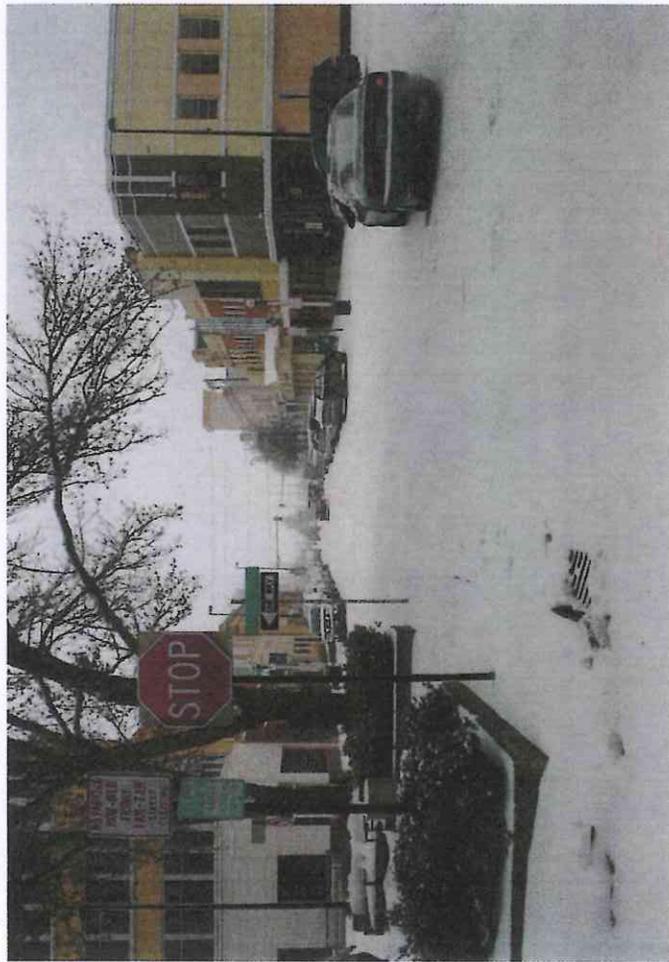
Street View of Subject—Corner of 4th and Broadway



Upper Level Finish—South Half of Building



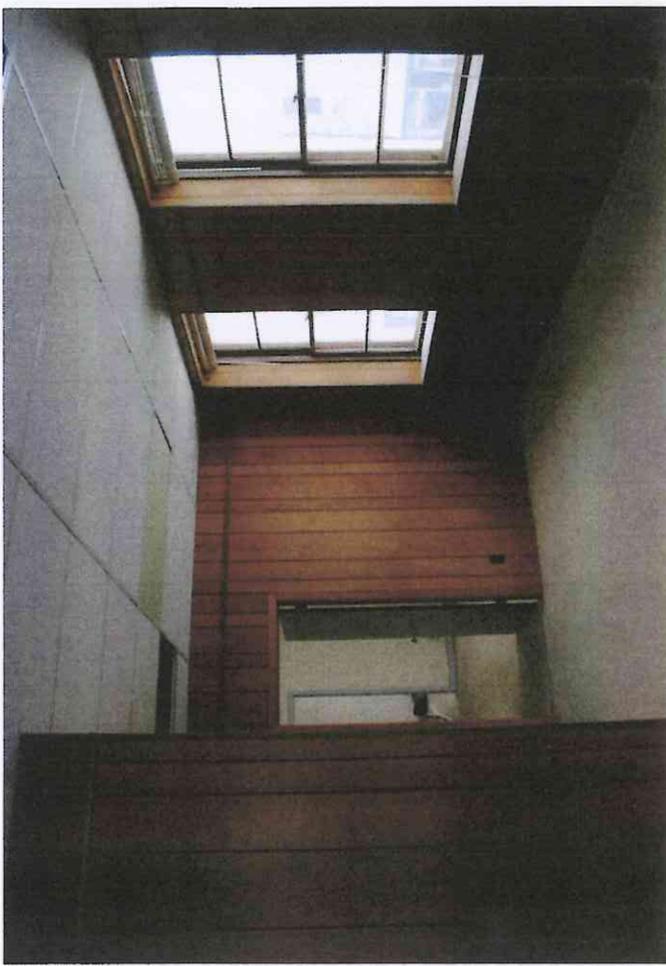
Looking South Along 4th Street in Area of Subject



Upper Level Offices—North Half of Building



Upper Level Offices—North Half of Building



Mezzanine Office in Toasted Frog



Upper Level Offices—North Half of Building





Community Development Department

MEMORANDUM

TO: Chair Walth and Renaissance Zone Authority

FROM: Jason Tomanek, Planner

DATE: February 12, 2015

RE: Use of Renaissance Zone and CORE Incentive Programs

The purpose of this memo is to provide information relating to the use of the Renaissance Zone program and the CORE Incentive Programs. In February 2010 a policy was developed and subsequently adopted by the Renaissance Zone Authority and the Board of City Commissioners pertaining to the use of both the Renaissance Zone and CORE Incentive Programs for a property. The policy outlined specific requirements for the use and allowance of both programs on one subject property. The full policy is appended to this memo for your review.

The current owners of the building at 124 North 4th Street purchased the property from the previous owners who made a significant investment in renovations to the first floor of the building; there were few changes to the exterior of the building beyond new signage and paint on the east-facing façade. The previous building owners received a 5-year, 100% property tax exemption on the value of the building based on the level of investment made during the initial purchase and renovation of the first floor. There is one year remaining on the property tax exemption; the balance of the property tax exemption has been transferred to the current ownership group.

The current owners are considering exterior improvements to the building. In particular, they are considering removing the remaining portions of the former Lucas Department Store façade, rehabilitating the original underlying storefront and updating windows and signage on the east-facing façade. The current policy prohibits the owners from applying for assistance through the CORE Incentive Programs for façade improvement work until the Renaissance Zone property tax exemption period has expired. The owners have asked that the Renaissance Zone Authority consider an exception to the current policy outlining the use of both the Renaissance Zone and CORE Incentive Programs recognizing that they were not the original recipient or investor in the previous property improvements. Leniency from the adopted policy would afford the current owners the opportunity to renovate the storefront and second story façade in conjunction with other scheduled improvements to the property over the next several months.



*City of Bismarck
Renaissance Zone Authority
Use of Renaissance Zone and CORE Incentive Programs
Statement of Policy*

Use of Both Renaissance Zone & CORE Incentives

Background

Applicants before the Renaissance Zone Authority have asked whether or not a property is eligible for designation as a Renaissance Zone project & CORE Incentive Grant programs, or if a property may only be eligible for one or the other.

Statement of Policy

It shall be the policy of the City of Bismarck to allow use of both the Renaissance Zone and CORE Incentive Grant programs if the applicant investment for each is counted only once. Accordingly:

- The required applicant investment for designation as a Renaissance Zone project cannot also be used to meet the required applicant investment for any CORE Incentive Grant program.
- The required applicant investment for any CORE Incentive Grant program cannot also be used to meet the required applicant investment for designation as a Renaissance Zone project.
- An applicant will need to decide which program (CORE or Renaissance Zone) they will apply for.
- If an applicant applies for and receives designation as a Renaissance Zone project, the recipient is ineligible for other CORE Incentive Grant programs (except for Technical Assistance Bank, Housing or Signage grants) for the same property during the life of the Renaissance Zone project.
- If an applicant receives a CORE Incentive grant, (except for Technical Assistance Bank, Housing or Signage grants) the recipient may not apply for a Renaissance Zone project for a 2 year period after receipt of the CORE Incentive grant.

Use of Multiple CORE Incentive Programs

Background

Applicants have applied for multiple CORE Incentive Grant programs for the same property; raising the question as to whether or not the use of multiple programs for one property is allowed.

Statement of Policy

It shall be the policy of the City of Bismarck to allow the use of more than one CORE Incentive Grant program for one property if the investment dollars are counted only once. Accordingly:

- The required applicant investment for any CORE Incentive Grant program cannot also be used to meet the required applicant investment for any other CORE Incentive Grant Program on the same property.

Approved by the Renaissance Zone Authority
02/10/10

Approved by the Board of City Commissioners
02/23/10

Item No. 5



Bismarck

City of Bismarck

DC – Downtown Core & DF – Downtown Fringe

Zoning Districts

D E S I G N G U I D E L I N E S

B I S M A R C K

N o r t h D a k o t a

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INTRODUCTION

THE DOWNTOWN IMAGE

The city of Bismarck is continually growing and changing. Because of this economic growth, the built environment needs to adapt and develop to accommodate the growth. With this growth in development comes an opportunity to define and enhance the image of downtown Bismarck. Downtown Bismarck has the opportunity to become a destination that is livable, vibrant, and rich in culture. The goal of these design standards is to guide the quality of new development and preserve the integrity of downtown in order to create that downtown image and achieve these design objectives:

- Create a walkable, human-scaled environment.
- Highlight the attributes that make Bismarck unique and give it a sense of place.
- Connect the built environment with the natural environment through the use of green spaces.
- Design within the context of existing characteristics of each neighborhood.
- Introduce new styles that complement the existing styles to form a balance between old and new.
- Build a flexible environment that can adapt to the changes over time.
- Create an environment that has both uniformity and variety.
- Promote compatibility and continuity of on-going development in downtown Bismarck.
- Encourage property improvements, new development projects and the continued efforts to have a vibrant, lively, and attractive destination as the heart of the community.

These design guidelines will serve as a tool in making decisions about new development. They can help to create a framework for new development that will in turn serve as precedents for future development. Although these guidelines do not guarantee good design, they help to direct new development in the direction of good, high-quality design.

GOOD DESIGN

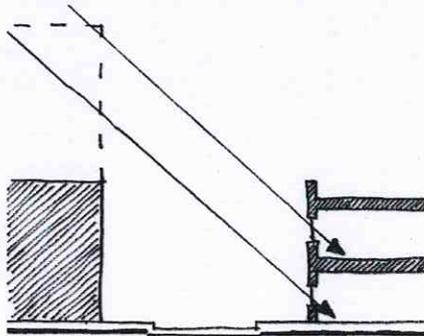
Although what constitutes an excellent design is somewhat subjective, some common attributes can be established. A good design is seamlessly woven into its surrounding context – both the built environment and the natural environment. It not only respects its surroundings, but also enhances them. Another measure of excellent design is its functionality and durability. A building should be built with the future in mind. Certain materials and construction methods should be used to create a building that will withstand the test of time. A design can be measured in what it gives to the community. A good design should not only meet individual needs, but should also meet the needs of the city as a whole.

THE PURPOSE OF THE DESIGN GUIDELINES

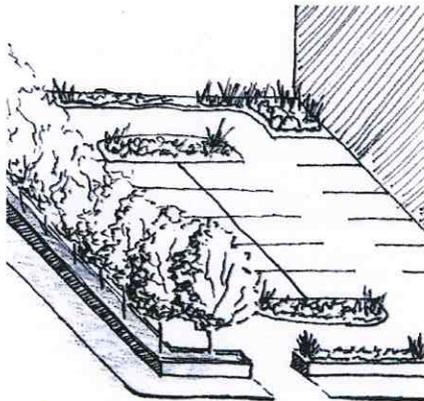
These design guidelines will give clarity to what is valued in a new design. They will raise awareness on what constitutes a good design. During the process of design, creativity and innovation are encouraged. These guidelines will act as a tool to guide that creativity and innovation in a way that upholds the values of the Bismarck community and preserves its identity. They will guide the design in a way that takes into account the larger context. The design guidelines are applicable to all properties located within the DC – Downtown Core and DF – Downtown Fringe zoning districts.

SITE AND SURROUNDING CONTEXT

INCORPORATION INTO THE NATURAL ENVIRONMENT



A tall building would block the sunlight reaching the nearby building. Work with the conditions of the site to maximize daylight, not just for the individual building, but for nearby buildings as well.



Trees are used to screen the parking lot and to provide shade for the sidewalk.

- 1. Maximize daylight.** Daylighting should be maximized to create livable, inviting interior spaces. Consider how new buildings will affect the daylighting on the adjacent sites. Minimize shading onto these sites.
- 2. Provide shading devices where appropriate.** Take into account the use of the space – both interior spaces and exterior spaces. Outdoor spaces may need a balance of sun and shade depending on the location. Consider how the devices will shade year-round. Ideally they could shade during the summer and allow sunlight in the winter.
- 3. Design with the wind patterns to provide comfortable spaces.** Use the wind to maximize natural ventilation. Consider the wind patterns year-round and design accordingly. Take into account how the form of the building will affect the wind pattern. Use the building form and other elements to block the wind from pedestrian-heavy streets and outdoor spaces wherever possible.
- 4. Design to have minimal impact on the existing vegetation.** Add vegetation to enhance the sense of place and tie the site into the surrounding natural environment. Consider giving vegetation a dual purpose. For example, trees could perhaps screen a parking lot ramp while providing shade.

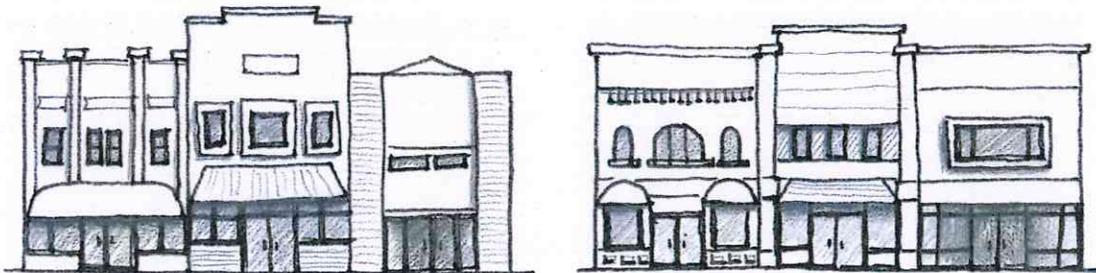
INCORPORATION INTO THE BUILT ENVIRONMENT

- 5. Draw on the existing site characteristics to further define and enhance the sense of place.** Create rhythm and repetition with architectural elements to give the place a clear identity. Consider how the building ties into the city of Bismarck and how it enhances the uniqueness of Bismarck. Take into account a new building's architectural presence and how it will affect the experience of the place. Some buildings call for a strong visual impact. These buildings will help enhance the image of downtown. Other buildings and structures, such as a parking ramp, should have minimal presence and should have a low visual impact.
- 6. Maintain a consistent street edge.** A strong street edge defines an urban space. Align new buildings with the existing buildings to create an edge. When that is not possible, use landscape elements to define the edge.
- 7. New buildings should be compatible and complementary to the older existing buildings.** New buildings do not necessarily need to copy the existing traditional styles, but they should reflect and enhance the overall existing style and character. It should be a balance between the new and old.
- 8. Emphasis should be placed on the pedestrian experience.** Pedestrians should be able to interact with the built environment through visual impact and comfortable experiences at the street level of a building. Street level building facades should create continual visual interest for pedestrians. Attractive, large storefront windows will promote active ground floor use of buildings and spaces. The opportunity to provide sidewalk displays, outdoor seating areas, and special events promotes an experience that is synonymous with a vibrant and thriving downtown atmosphere.

BUILDING DESIGN

MASS, FORM, AND SCALE

1. **Create a building that complements the existing surroundings in form and scale.** New buildings should be similar in size and form. Provide adequate transition between changes in building scale. Although a new building may be of a different size, the first few stories should visually relate to the surrounding context.
2. **Align architectural features.** Uniformity is established by the alignment of architectural features, such as windows or molding. Floor-to-floor height should also be similar to further define that uniformity. Variety can be introduced into the uniformity by the way those architectural features are articulated. Variety and uniformity should both be elements in the overall composition of the context in order to make it visually pleasing.



The picture on the right compared to the picture on the left shows how aligning windows, molding, etc. is one way to give order to the overall composition of the block.

FLEXIBILITY

3. **Create buildings that are adaptable.** Consider the lifespan of the building and plan ahead accordingly. As the economy and the makeup of the city change over time, the buildings will need to adapt to accommodate the current needs of the city. Building designs should promote compatibility with on-going improvements in downtown Bismarck and enhance the image of the area through the promotion of shopping, dining, cultural, and artistic opportunities as a unique experience in the heart of the community.

MATERIAL

4. **Use material that complements the material of the surrounding context.** Although new buildings do not need to have all the same material of the surrounding context, the materials should complement the existing surroundings. They could relate to the existing material in texture, finish, scale, etc. to help tie the building into the composition of the neighborhood. Using local materials could help to further define the sense of place.
5. **Material should be of high-quality and should be long-lasting.** Use materials that are durable and easily maintained. Materials should be able to withstand the different weather conditions throughout the year.

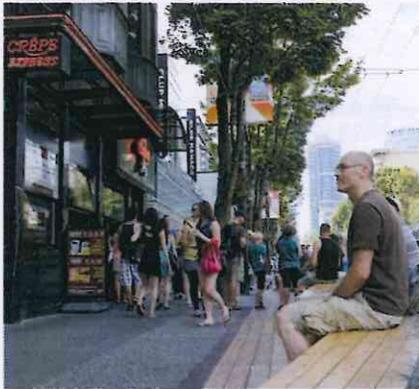
ARCHITECTURAL ELEMENTS

6. **Create distinguishable, easily-identified entrances.** Consider the function of the entrance and design accordingly. Clearly define the main entrance and maximize its visibility. Orient these entrances toward the street rather than towards a parking lot. Although these entrances can introduce a new design style, they should in some way reflect the entrances of the existing buildings in scale and character.
7. **Articulate the building façade to fit within the surrounding context.** Consider the existing rhythm and repetition of the existing context. Add variety into the existing rhythm and repetition. Creating variety will help prevent a monolithic feel while adding visual interest.
8. **Active edges.** Building frontages should provide direct access and a predominance of glass transparency to allow the physical interaction of people inside and outside the building. This feature also creates a safer pedestrian environment. Active edges must provide a minimum of 70% of the building façade as transparent glass along ground floor levels.

9. **Color scheme.** Building colors should be simple and complementary to adjoining buildings. Brighter and darker hues should be limited to the use as an accent color or to draw attention to building details.

10. **Painted brick.** Painting of brick buildings is strongly discouraged. Painting of historic buildings or contributing historic structures is prohibited.

HUMAN CONNECTIVITY



Signage and canopies help make the above area pedestrian friendly.

HUMAN SCALE

- 1. Create buildings that are inviting to humans.** Building articulation should be to a human scale. Break up large masses to make it visually interesting. This can be done through material articulation or by adding architectural features such as canopies or balconies. Adding other human-scaled features such as signage or vegetation can create interest.
- 2. Required ground level retail frontages.** Retail uses shall be continuous and concentrated along Main Avenue, Broadway Avenue, and 5th Street. Only businesses that engage in the sale of goods or retail merchandise or eating/drinking establishments shall be permitted. Entrances to upper floor establishments are also acceptable.



Photo credit: Sam Newberg | Joe-Urban.com

TRANSPORTATION

- 3. Make neighborhoods walkable.** Create neighborhoods that are pedestrian-friendly by incorporating human-scale details. Add elements to protect the pedestrians from the weather, such as adding a canopy or awning. The disruption of pedestrian paths by service alleys should be minimized.
- 4. Add benches and other elements to provide resting areas.** These resting areas could help break up long stretches of a sidewalk while adding visual interest. They should be safe and comfortable. These areas could also provide a place for people to socialize without affecting the flow of the pedestrian traffic.
- 5. Provide bike paths if possible.** Connect these paths to the existing network of trails. Consider adding bike racks to encourage the use of bicycles. When bicyclists are anticipated, allow adequate space for both pedestrians and bicyclists to move freely.



Photo credit: William Wieners | Google Plus
The above parking structure is designed to visually fit within its context.



Photo credit: Joe Nickol | Sustainable Cities Collective
This sidewalk has space for outdoor dining that does not disrupt the flow of pedestrians.



Photo credit: Empire Covers

- 6. Design parking spaces that fit into the surrounding context.** Reduce the visual impact of parking lots or parking ramps. Use vegetation or other elements to screen and enliven the space. Design parking ramps to visually fit into its context. Add architectural elements to make it human-scaled.

PUBLIC AND PRIVATE SPACES

- 7. Distinguish between public and private spaces.** Public spaces should be transparent and welcoming at ground level. Private spaces, such as residences, should have a bigger sense of privacy. A clearly defined transition should be apparent between a public sidewalk and a private residence. Minimize the visibility onto private spaces from adjacent public spaces.
- 8. Design public spaces to encourage street level activity.** Provide adequate spacing for possible outdoor activities, such as outdoor dining or vending. Take into account the flow of pedestrian traffic and design the outdoor space in a way that does not hamper the flow.
- 9. Provide a sense of security in all spaces.** Provide adequate lighting to create safe, comfortable spaces. Maximize visibility onto public spaces to increase security.

OPEN SPACES

- 10. Incorporate open, green spaces into the city.** These green spaces should provide a place for human interaction. Understand the relationship between the open space and the adjacent buildings. The surrounding buildings will interact with this space and will become the “walls” of the space.
- 11. Give outdoor open spaces a purpose and function.** Plan the space to meet the needs of the expected users. Allow for flexibility within the space to accommodate the changing conditions.

12. Connect these green spaces to the surrounding context.

Visually and physically connect these spaces to other public spaces. The paths within these spaces should meet up with existing sidewalks. Visually connecting them with other public spaces could will help to make them inviting.

13. Design these open spaces with the natural environment.

Understand the changing amount of sun and the wind – daily and seasonally – onto the space and design accordingly. Consider how these spaces could be used year-round.

BISMARK 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 Investment	Estimated Property Tax Benefit	Estimated State Income Tax Benefit	Completion Date	Actual Investment	2014 Building Market Value	Jobs Created FTE	Parcel ID
01-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/Lease	12/10/2002	12/17/02	1/2/2003	\$77,000	\$44,366	\$150,000	\$18,095	\$5,660	12/1/2003	\$66,397.00	\$27,800	0	0001-083-001
02-B	Debots Building Partnership	501 East Main Avenue	Purchase - Land	1/6/2003	01/07/03	2/26/2003	\$444,200	\$300,000	\$500,000	\$32,023	\$7,500	1/31/2007	\$284,185.00	\$914,400	0	0001-012-000
03-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/Lease	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	Duomelands 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 Grinshlager	200 North Mandan Street	Purchase	10/7/2003	10/14/03	10/16/2003	\$43,300	\$5,000	\$77,500	\$6,550	\$2,000	10/17/2003	N/A	\$109,800	2	0001-084-025
06-B	Woodmanssee'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	\$137,800	1	0001-050-015
07-B	Bertsch Properties LLC	207 East Front Avenue	Lease	11/19/2003	11/25/03	12/3/2003	\$371,200	\$601,600	\$1,465,000	\$186,375	\$6,200	1/19/2005	\$734,707.00	\$2,306,400	0	0001-048-005
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	9/19/2004	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	\$263,150	\$840,000	\$107,600	\$3,000	1/20/2005	\$379,013.00	\$639,300	20	0001-048-030
10-B	Lee Enterprises Inc.	707 East Front Avenue	Rehab	12/15/2003	12/16/03	12/29/2003	\$2,598,200	\$2,256,624	\$4,409,200	\$550,000	\$1,248,000	10/29/2005	\$2,400,776.00	\$4,959,900	7.5	0001-039-001
11-B	FJCM Partners, LLP	901/907 East Front Avenue	Rehab	3/9/2004	03/23/04	3/29/2004	\$151,300	\$296,840	\$420,000	\$52,795	\$2,700	6/30/2005	\$409,846.00	\$699,700	3	0005-035-015
12-B	Mark Gertner	302 East Thayer Avenue	Rehab	5/25/2004	05/26/04	6/4/2004	\$49,900	\$85,000	\$125,000	\$15,715	\$4,700	12/6/2005	\$103,485.00	\$150,300	2.5	0001-106-020
13-B	AW Enterprises	216 North 2nd Street	Rehab	8/10/2004	09/10/04	8/18/2004	\$173,500	\$208,814	\$275,000	\$54,873	\$12,500	6/22/2005	\$263,473.00	\$329,800	1	0001-085-005
14-B	Daryl Rossmu & Clarence Saylor	225 West Broadway Avenue	Purchase	2/7/2005	02/08/05	2/16/2005	\$176,000	\$69,560	\$182,500	\$21,470	\$1,750	12/29/2007	\$70,002.00	\$255,300	0	0001-030-065
15-B	J & L Development, Inc.	524 North 3rd Street	Rehab	11/15/2004	12/14/04	2/16/2005	\$600,000	\$750,000	\$900,000	\$113,500	\$15,000	9/15/2006	\$689,386.00	\$773,800	6	0001-108-001
16-B	Proque Gmb, Inc.	121 North 4th Street	Lease	3/2/2005	03/08/05	3/22/2005	N/A	\$126,000	N/A	N/A	\$3,500	6/24/2005	N/A	N/A	8	N/A
17-B	Zorella Jewelry Inc.	221 South 6th Street	New Construction	9/20/2004	03/08/05	3/22/2005	\$30,100	\$200,000	\$200,000	\$25,000	\$4,000	7/30/2005	\$191,897.54	\$216,600	6	0005-035-040
18-B	Suann & Ed StrahPebels & 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	\$169,000	\$450,000	\$59,600	\$10,500	7/1/2006	\$286,372.00	\$470,700	0	0001-087-011
20-B	American Bank Center	320 North 4th Street	Rehab	9/21/2005	09/27/05	10/4/2005	\$909,500	\$3,100,000	\$2,000,000	\$258,760	\$260,000	9/17/2009	\$2,301,478.00	\$2,381,500	10	0001-106-001
21-B	Foot Care Associates PC	310 South 5th Street	Lease	1/12/2006	01/24/06	2/3/2006	N/A	N/A	N/A	N/A	\$1,000	4/1/2006	N/A	N/A	3.5	N/A
22-B	Dentlins, Inc. (Baikie & Roller)	310 South 6th Street	Lease	1/12/2006	01/24/06	2/3/2006	N/A	N/A	N/A	N/A	\$10,500	9/19/2006	N/A	N/A	12	N/A
23-B	Duomelands 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	0001-083-001
24-B	Duomelands 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	\$235,855.00	\$399,700	0	0001-083-003
25-B	Masoothi 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	\$289,500	0	0001-084-015
26-B	River G, 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	10/29/2006	\$50,292.00	\$71,600	0	0001-048-030
28-B	Hearstard 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	5	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	\$3,000,590	\$3,200,000	\$370,000	\$15,000	12/17/2007	\$2,370,152.00	\$2,518,500	0	0001-084-023
31-B	Debate Office Building, LLC	303 North 4th Street	Purchase	2/6/2007	02/13/07	2/20/2007	\$1,065,900	\$250,000	\$1,400,000	\$60,000	\$25,000	1/6/2008	\$407,003.00	\$1,296,000	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 Leitham Heald LLP	521 East Main Avenue	Lease	5/14/2007	05/22/07	6/8/2007	N/A	N/A	N/A	N/A	\$90,000	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 Krcmar & 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 Kost & 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	Meive 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	Wesgard 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	Rennaker Guato Ventures, LLC	116 North 5th Street	Purchase w/Lease	9/4/2007	09/11/07	10/30/2007	\$166,800	\$137,500	\$300,000	\$21,000	\$5,400	5/21/2008	\$142,650.00	\$52,800	4	0001-048-015
41-B	The Rammer Group, Inc.	116 North 5th Street	Lease	11/14/2007	12/18/07	12/27/2007	N/A	N/A	N/A	N/A	\$50,000	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	Kresko, 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 Kempele	415 East Broadway	Rehab	11/14/2007	12/18/07	1/11/2008	\$184,400	\$136,838	\$393,500	\$28,000	\$28,000	10/1/2008	\$176,955.00	\$291,700	1	0001-048-001
45-B	Centennial Pizza, 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	\$167,893.87	\$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 Value	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 Created	FTE	Parcel ID	
46-B	Vesley's Inc.	423 East Broadway	Lease	2/21/2008	03/11/08	3/19/2008	N/A	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	5/29/2008	\$372,300	\$800,000	\$200,000	\$800,000	\$50,000	\$5,000	7/1/2008	\$243,344.00	\$516,200	0	0001-010-001		
48-B	PV Restaurant, Inc.	401/411 East Main Avenue	Lease	4/18/2008	05/13/08	5/29/2008	N/A	N/A	N/A	N/A	N/A	\$150,000	6/27/2008	N/A	N/A	3		N/A	
48-B	T. Casey Chairman	523 North 1st Street	Rehab	5/12/2008	05/27/08	6/12/2008	\$103,100	\$130,000	\$25,000	\$130,000	\$10,000	\$5,000	12/15/2008	\$23,375.41	\$111,600	0	0006-016-070		
50-B	Stanton Financial	333 North 4th Street	Rehab	5/12/2008	05/27/08	6/12/2008	\$1,154,600	\$2,654,600	\$2,500,000	\$2,654,600	\$270,000	\$550,000	12/1/2009	\$3,180,260.00	\$2,453,300	25	0001-104-030		
51-B	David Bliss, LLC	521 East Main Avenue	Lease	10/6/2008	10/22/08	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN		N/A	
52-B	Mark Bensch & Associates/Prudential	521 East Main Avenue	Lease	10/6/2008	10/22/08	11/4/2008	N/A	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	\$420,000	\$258,720	\$420,000	\$29,030	\$20,975	10/21/2009	\$189,620.00	\$1,186,000	0	0001-048-040		
54-B	RC Properties, LLP	800 East Sweet Avenue	Rehab/New Const.	5/13/2009	05/26/09	6/9/2009	\$576,100	\$1,800,000	\$2,146,500	\$1,800,000	\$68,000	\$485,000	1/20/2011	\$1,335,670.00	\$1,482,400	0	0001-037-025		
55-B	Blaney 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	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	N/A	\$153,665	10/15/2009	N/A	N/A	3		N/A	
57-B	Jim Popman Consulting, Inc.	408 East Main Avenue	Lease	6/10/2009	06/23/09	7/7/2009	N/A	N/A	N/A	N/A	N/A	\$50,000	9/5/2009	N/A	N/A	1		N/A	
58-B	TFRE, LLC	1201/24 North 4th Street	Purchase w/ Major	6/10/2009	06/23/09	6/25/2009	\$231,100	\$350,000	\$245,284	\$350,000	\$30,000	\$15,000	1/17/2010	\$246,605.00	\$475,200	0	0001-050-001		
59-B	Boardwalk on Broadway	100 West Broadway	Rehabilitation	6/12/2009	06/25/09	9/11/2009	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN		N/A	
60-B	SRS&M Partnership	122 East Broadway	Purchase w/ Major	10/14/2009	10/27/09	11/25/2009	\$437,600	\$843,500	\$727,000	\$843,500	\$54,080	\$84,500	6/17/2010	\$620,103.00	\$975,800	0	0001-050-025		
61-B	Sheldon A. Smith, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/9/2009	N/A	N/A	N/A	N/A	N/A	N/A	6/21/2010	N/A	N/A	1.5		N/A	
62-B	Rendall J. Bakke, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/9/2009	N/A	N/A	N/A	N/A	N/A	\$182,500	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	12/9/2009	N/A	N/A	N/A	N/A	N/A	\$182,500	6/21/2010	N/A	N/A	1		N/A	
64-B	Michelle D. Armstrong, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/9/2009	N/A	N/A	N/A	N/A	N/A	\$182,500	6/21/2010	N/A	N/A	1		N/A	
65-B	Kranzer Kingsley Communications, LTD	501 East Main Avenue	Lease	12/9/2009	12/22/09	11/02/2010	N/A	N/A	\$180,000	N/A	N/A	\$17,000	7/16/2010	\$295,865.00	N/A	0.5		N/A	
67-B	IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	12/9/2009	12/22/09	11/02/2010	\$1,251,000	\$1,818,000	\$1,136,650	\$1,818,000	\$125,387	\$0	9/8/2010	\$637,763.00	\$1,794,800	4	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	\$384,400	\$437,000	\$120,000	\$437,000	\$26,000	\$2,500	10/25/2010	\$181,746.00	\$460,800	0	0001-048-050		
68-B	Jimmy John's	301 South 3rd Street	Lease	2/10/2010	02/23/10	3/22/2010	N/A	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	3/22/2010	N/A	N/A	N/A	N/A	N/A	\$8,000	3/11/2010	N/A	N/A	1		N/A	
71-B	J&S Bridal, LLC	115 North 4th Street	Lease	6/9/2010	06/22/10	7/22/2010	N/A	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	N/A	\$12,000	12/1/2010	N/A	N/A	10		N/A	
73-B	A.L. Brand, DDS	207 East Front Avenue	Lease	10/13/2010	10/26/10	11/10/2010	N/A	N/A	\$300,000	N/A	N/A	\$55,000	10/24/2011	N/A	N/A	8		N/A	
74-B	Mighty 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	N/A	\$108,000	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	N/A	\$3,500,000	\$3,500,000	\$15,500	\$15,000	10/15/2012	\$3,046,286.43			0001-122-030		
76-B	Spaces, Inc.	122 East Main Avenue	Lease	1/12/2011	01/25/11	2/7/2011	N/A	N/A	\$60,000	N/A	N/A	\$7,500	2/21/2011	N/A	N/A	3.5		N/A	
77-B	Almea C. Risby	308 South 10th Street	Rehabilitation	3/6/2011	03/22/11	4/17/2011	\$68,200	\$88,200	\$20,000	\$88,200	\$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	6/17/2011	\$66,300	\$66,300	\$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	\$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	06/29/11	8/10/2011	\$25,000	\$23,500,000	\$27,000,000	\$23,500,000	\$1,869,310	\$15,000						0001-058-010	
81-B	Gulch II, LLC (Ria HST, LLC)	506/510 East Main Avenue	Rehabilitation	7/12/2011	7/26/2011	8/10/2011	\$243,500	\$3,000,000	\$3,100,000	\$3,000,000	\$236,635	\$15,439	1/15/2014	\$3,535,146.00				0001-046-020	
82-B	Daymark, LLC	521 East Main Avenue	Lease	7/12/2011	7/26/2011	8/10/2011	N/A	N/A	N/A	N/A	N/A	\$80,000	11/7/2013	N/A	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	\$265,000	\$350,000	\$265,000	\$20,750	\$75,000	11/15/2012	N/A	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	N/A	\$10,000	7/31/2014	N/A	N/A	35		N/A	
85-B	Pine Properties, LLC	100 West Broadway	Lease	2/21/2012	2/27/2012	3/14/2012	N/A	N/A	N/A	N/A	N/A	\$0	7/31/2014	N/A	N/A			N/A	
86-B	Pine Investment Company, LLC	100 West Broadway	Lease	2/21/2012	2/27/2012	3/14/2012	N/A	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	2/27/2012	3/14/2012	N/A	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	2/27/2012	3/14/2012	N/A	N/A	N/A	N/A	N/A	\$509,860	7/31/2014	N/A	N/A			N/A	
89-B	Pine Oil Company	100 West Broadway	Lease	2/21/2012	2/27/2012	3/14/2012	N/A	N/A	N/A	N/A	N/A	\$16,465	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	\$117,600	\$197,000	\$88,000	\$197,000	\$24,430	\$50	2/7/2013	\$85,402.00	\$117,600	0	001-110-035		
91-B	Broad Protek 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	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 Created FTE	Parcel ID
92-B	LBMA/BIK, 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	8/28/2012	N/A	N/A	N/A	N/A	WITHDRAWN	WITHDRAWN	N/A	N/A	3	N/A
94-B	Hump Back Saliv'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	WITHDRAWN	WITHDRAWN	N/A	0	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	WITHDRAWN	WITHDRAWN	\$96,300	0	001-068-895
96-B	Fassas Lavada, LLC	510 East Main Avenue	Lease	1/15/2013	1/22/2013	2/21/2013	N/A	N/A	N/A	N/A	\$66,000	WITHDRAWN	WITHDRAWN	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	WITHDRAWN	WITHDRAWN	N/A	2	N/A
98-B	Sikonyesi 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	WITHDRAWN	WITHDRAWN	\$41,300	0	001-064-040
99-B	Ankota, 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	WITHDRAWN	WITHDRAWN	\$0	0	N/A
100-B	Langan Engineering & Environmental	401 East Broadway Avenue	Lease	8/20/2013	8/27/2013	11/4/2014	N/A	\$55,000	N/A	N/A	\$45,000	WITHDRAWN	WITHDRAWN	N/A	0	N/A
101-B	Kadlec Enterprises, LLC	307 North 3rd Street	Rehabilitation	9/17/2013	9/24/2013	9/25/2013	\$212,400	\$490,061	\$590,000	\$30,000	\$40,000	WITHDRAWN	WITHDRAWN	\$212,400.00	0	001-106-090
102-B	Firefour, LLC	111 North 5th Street	Lease	9/17/2013	9/24/2013	9/25/2013	N/A	\$26,500	N/A	N/A	\$20,000	WITHDRAWN	WITHDRAWN	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	\$704,228	\$460,000	\$34,740	\$18,000	WITHDRAWN	WITHDRAWN	\$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	WITHDRAWN	WITHDRAWN	N/A	0	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	WITHDRAWN	WITHDRAWN	N/A	0	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	WITHDRAWN	WITHDRAWN	N/A	0	N/A
107-B	Lucky Ducks ND, LLC	307 North 3rd Street	Lease	5/20/2014	5/27/2014	5/29/2014	N/A	N/A	N/A	N/A	\$40,000	WITHDRAWN	WITHDRAWN	N/A	30	N/A
109-B	Georgia Yrinesan dba Bismarck Realty Co	113 South 5th Street	Lease	10/22/2014	10/28/2014	11/6/2014	\$5,000	\$17,100	N/A	N/A	\$5,000	WITHDRAWN	WITHDRAWN	N/A	0	N/A
109-B	William F. Cheary	100 West Broadway Avenue	Primary Residential	11/18/2014	11/25/2014	12/15/2014	N/A	N/A	N/A	\$25,000	\$25,000	WITHDRAWN	WITHDRAWN	N/A	0	N/A
110-B	Guech Holdings-II, LLC	514 East Main Avenue	Purchase w/Major	1/20/2015	1/27/2015	1/27/2015	\$400,000	\$246,035	\$400,000	\$25,000	\$0	WITHDRAWN	WITHDRAWN	N/A	0	N/A
111-B	Juniper, LLC	318 East Broadway Avenue	Lease	2/17/2015	TOTALS	TOTALS	\$14,735,300	\$60,459,360	\$61,819,400	\$51,366,258	\$7,814,463	WITHDRAWN	WITHDRAWN	\$32,147,100	374.25	N/A

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	Facade & 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	Facade	08/27/07	09/11/07	\$44,197.00	\$22,088.50	11/29/07			\$22,088.50		\$22,088.50
09-07	Brady, Mantz & Associates, PC	207 East Broadway Avenue	Signage	08/27/07	09/11/07	\$6,112.00	\$3,056.00	03/05/08			\$3,056.00		\$3,056.00
10-07	LeRoy Walker	118 North 5th Street	Facade	08/27/07	09/11/07	\$21,694.27	\$12,500.00	06/17/08			\$10,832.14		\$10,832.14
11-07	Kevin Horneman	408 East Main Avenue	Facade	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	Facade	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	Facade	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. Delicieux/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	\$6,098.16	\$3,000.00	10/09/08			\$3,000.00		\$3,000.00
22-08	Robert Knutson Photography	405 East Sweet Avenue	Facade	11/12/08	11/25/08	WITHDRAWN	\$25,000.00	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
24-08	AC/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			\$632.50		\$632.50
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
38-10	Hedahis Inc.	100 East Broadway Avenue	Signage	1/13/2010	1/26/2010	\$4,607.50	\$3,675.00	07/01/10		\$3,455.25			\$3,455.25
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	1/16/2013	1/22/2013	\$18,712.01	\$9,356.00	05/02/13			\$9,356.00		\$9,356.00
42-13	Blink Eyewear	234 West Broadway Avenue	Signage	1/16/2013	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	NotMor, 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	835 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	03/06/2014		\$2,475.00			\$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	Facade & 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
51-14	Electronic Building Company	212 West Main Avenue	Technical Assistance	4/15/2014	4/22/2014	\$6,270.00	\$5,775.00			\$4,702.50			\$4,702.50
52-14	Pressdough of Bismarck, LLC	304 East Front Avenue	Facade	7/15/2014	8/12/2014	\$55,934.85	\$60,000.00	12/15/2014			\$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	Facade	11/19/2014	11/25/2014								
	Totals					\$1,331,342.91	\$632,696.87		\$206,032.25	\$30,521.00	\$213,177.18	\$29,528.34	\$529,751.19