Bismarck

Community Development Department

RENAISSANCE ZONE AUTHORITY
MEETING AGENDA
September 15, 2015

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

1. **Call to Order**

2. **Approval of Minutes**

   a. August 18, 2015

3. **Renaissance Zone Project**
   a. Request of 100 West Main, LP for designation as a Renaissance Zone project for the purchase of property and new construction at 100 West Main Avenue. The property is owned by Wilhelm Properties and is legally described as the Lots 7-12, Block 56, Original Plat.

4. **Renaissance Zone Boundary Modification– Discussion**

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

6. **Other Business**

7. **Adjourn – Next regular meeting is scheduled for Tuesday, October 20, 2015.**

RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
August 18, 2015

The Bismarck Renaissance Zone Authority met on August 18, 2015 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 Josh Askvig, Jim Christianson, George Keiser, Todd Van Orman and Curt Walth.

Authority members absent were Chuck Huber and Jeff Ubl.

Technical advisors Steph Smith and Bruce Whittey were present.

Staff members present were Jason Tomanek (Planner), Kim Lee (Planning Manager), Brenda Johnson (Assessor), Ross Dettmann (Assessor), Carl Hokenstad (Director of Community Development), Charlie Whitman (City Attorney) and Hilary Balzum (Office Assistant).

Guests present were Kate Herzog, Madison Cermak, Rob McCready, Dave Nelson, Rick Lynam, Chris Sievert, Peter Stenehjem, David Mason and Steve Stenehjem.

CALL TO ORDER

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

TECHNICAL ADVISOR INTRODUCTION

Chairman Walth welcomed Steph Smith, AIA with JLG Architects, as the new Technical Advisor for the Renaissance Zone Authority.

MINUTES

The minutes of the July 21, 2015 were distributed with the agenda packet.

MOTION: A motion was made by Mr. Keiser and seconded by Mr. Christianson to approve the minutes of the July 21 meeting as distributed. The motion passed unanimously with members Askvig, Christianson, Keiser, Van Orman and Walth voting in favor.

DOWNTOWN DESIGN REVIEW

HEARTVIEW FOUNDATION – 123 EAST BROADWAY AVENUE

Dave Nelson, Leaf Design Studio, said an exterior concept was previously approved by the Renaissance Zone Authority which was a fiber cement board material which Heartview Foundation had received quotes on at approximately $15/square foot but have since received bids for $28/square foot. He said this is significantly over the previously received estimates so attempts are now being made to stay on budget while still achieving a desirable façade appearance acceptable by the Renaissance Zone Authority. He said an EIFS product has been found that will be half the price and they could still have the project completed this year. He said they would like to stay with the appearance of diamond scored joints and they would have a finished surface on the panels similar to what was originally proposed. He said they can also get a more limestone aged appearance on the panels if that is preferred as well.

Chairman Walth asked if the City has endorsed the installation of EIFS on any projects recently. Mr. Tomanek said the building to the south has an EIFS façade in addition to granite and that the EIFS used there was of higher grade and was applied differently to achieve a more upscale look. He said others done totally of EIFS prior to that and any that were to be proposed now would probably be denied. He said it is intended to be a complimentary material, not an overall material.

Mr. Keiser asked if there is any guarantee that it will still look acceptable in 20 years. Mr. Nelson said it was used on the Sanford School of Nursing in 1982 and that has only had to be painted once since then. He said the main concern is of people bumping into it or hitting it and since this is to be used on the second floor, it will not be accessible so it is unlikely any damage would be caused to it.

Mr. Christianson said the Patterson Hotel also used EIFS in 1982 between the existing building and the addition 20 feet above the ground and there have not been any issues with it yet. He asked if there is any language in the Downtown Design Review Guidelines that specify the use or prohibition of EIFS.

Mr. Tomanek said the guidelines state the design needs to be complimentary and comparable to the surrounding structures. He said the materials used need to be able to withstand the test of time and that the guidelines are open for interpretation. He said this is a historical building that needs to reflect the original architectural character and the guidelines do prohibit residentially used materials such as vinyl and steel siding.

Ms. Smith said this can be done with high quality results but her experience lately has been that the use of EIFS is trying to be avoided particularly on main floors of structures.

Mr. Van Orman asked if it is allowed here will it have to be allowed everywhere as a complimentary material on upper levels of buildings.

Mr. Keiser said he will oppose the approval of this particular design as he does not feel it is right for this building and something closer to what was originally approved needs to be found.

Mr. Christianson said he agrees with Mr. Keiser and feels this is too far of a compromise.

Mr. Nelson said they do want to leave the glazing on the lower level and redo the transom windows. He said he is not completely sure what color or material would be used on the second level until it is approved.

Mr. Askvig said he would like to abstain from voting on this item.

MOTION: A motion was made by Mr. Keiser and seconded by Mr. Christianson to deny the downtown design review of 123 East Broadway Avenue. The motion passed unanimously with members Christianson, Keiser, Van Orman and Walth voting in favor.

Mr. Christianson said he would like to abstain from discussion and voting on the next item. Ms. Smith said she would also like to abstain from the discussion.

METROPLAINS – 100 WEST MAIN AVENUE

Mr. Tomanek said Metroplains has not yet purchased the property at 100 West Main Avenue to be used as an apartment building, but they will by the end of the year. He said a Renaissance Zone project application has been received but they would like to have a discussion now on whether or not their design concepts are on the right track. He said Mr. Whittey did submit a question to him of whether or not the design guidelines encourage ground floor retail and if this would be a good fit for the location. Mr. Tomanek explained that an active ground floor use in conjunction with housing would ideally be a lobby or a community room as opposed to residential units directly along the sidewalk.

Rob McCreary, Metroplains, said having an active ground floor use would not pose a problem for them at all. He said the modification has already been made architecturally and that the site is under contract as they are working on getting their funding sources together. He said North Dakota Housing Finance Agency rewarded them $600,000 for the project and they chose to seek out the Renaissance Zone designation next. He said downtown infill of affordable housing is needed as well as funds such as those they have received recently being used for redevelopment.

Mr. Keiser said his only concern is if the project is approved but does not get completed then that block will stay in the Renaissance Zone as there are not any other projects approved for that block at this time.

Mr. Tomanek said the City zoning ordinance would require the building to be at least two stories tall so the architect would need to work in that appearance by adding to the structure or elevating the parapet to give the appearance of height.

Mr. McCreary asked if the Renaissance Zone designation application can move forward if a formal approval of the design concept is given today. Mr. Tomanek said yes, that it would have a public hearing at the September 15th meeting and then would move on to the September 22nd meeting of the City Commission for consideration if it is approved by the Renaissance Zone Authority.

The general consensus of the Renaissance Zone Authority was to give a general, overall acceptance of the design concept of the Metroplains apartment building to be located at 100 West Main Avenue.

RENAISSANCE ZONE BOUNDARY MODIFICATION – DISCUSSION

Mr. Tomanek said a good amount of responses were received in the surveys that were sent out to research where there is interest from owners wishing to be part of the Renaissance Zone. He said everything is spelled out in the spreadsheet provided to include if interested was expressed and what types of improvements are planned to be made. He said most of the properties along Jefferson Avenue are residential and many of those lots that are zoned CA-Commercial actually have industrial uses on them so he would advise against encouraging expansion there as there are multiple non-conforming uses on those lots. He said the previously questioned mobile home park could receive some projects but he would have to check with the Department of Commerce on what a qualifying project would be for a mobile home park. He said he received a few comments from residents in the State Street and Divide Avenue area but did not receive any response from any owners in the Kelly Inn block. He said in the area east of Washington Street, a veterinary office as well as the Pure Country business expressed interest in improvements such as new windows and façade as well as Bismarck Arts Gallery Association saying they have plans for exterior improvements.

Mr. Keiser asked if the traffic study in the area around State Street and Divide Avenue has been completed.

Mr. Stenehjem said the draft is done and has been submitted to the City Traffic Engineer, Mark Berg, for review and he feels the initial report looks satisfactory.

Mr. Tomanek said Mr. Berg does have some concerns such as some of the language used and he will not accept it as it is at this time.

Mr. Askvig said there is a major traffic issue in the area surrounding State Street and Divide Avenue and having a Renaissance Zone block in this area would draw attention away from downtown. He said this would be a hard sell at the City Commission level and thinks there are many other areas of town that could be utilized but it would be very difficult to do that

here. He said the traffic study will be heavily analyzed and approval of the traffic study in addition to a Renaissance Zone island in this location would be difficult.

Chairman Walth said he would struggle with approving an island here as there are many other areas of town that could significantly benefit from Renaissance Zone designations more than this location. He said he feels the focus should stay downtown and he does not want to tie up their only allowable island. He said more residential response was received than when these surveys have been done in the past and those are the areas that need projects the most.

Mr. Sievert asked if a decision can be made prior to the traffic studies being completed. Mr. Keiser said he is hesitant to believe that the State will fund 100% of the needs in that area especially since US Highway 83 is a federal roadway.

Mr. Stenehjem said many of those areas surveyed are contiguous to the existing Renaissance Zone and that this would be the only island in a space that if filled will be highly visible. Hee said he feels support from the State would be significant and that there are many companies who would come to this location that are not currently anywhere in Bismarck. He said he has a hard time understanding why this opportunity would not be jumped on and said they will work on the traffic issues and that he believes the State will help fund their needs.

Mr. Christianson said he does not feel it is the responsibility of the Renaissance Zone Authority to resolve these traffic issues and the focus needs to be on the creation of an island and if this is a desirable neighborhood for that.

Mr. Askvig asked what the timeline would be if this island is added. Mr. Tomanek said it would be a minimum of three months but reminded the Authority that there is also a zoning change request for this location that has not yet been approved.

Mr. Christianson said he hates to totally deny the creation of an island in this location as it is an area that needs to be filled with some investment property.

Mr. Askvig said the block and the only allowable island would be tied up but once the bank project is completed the island can be marked completed and removed. He said without the traffic studies being complete a decision cannot be made now and the City Commission wll not favor it at this time either.

Chairman Walth asked if developers in the area should be contacted to see if there is interest in having an island elsewhere and to look at other problem areas.

Mr. Van Orman asked if they could designate the island but not give acceptance to the Renaissance Zone project if it is requested. Mr. Tomanek said the island location, the condition of that location and the proposed use would have to be added to the development plan which the State could potentially deny approval of.

The general consensus of the Renaissance Zone Authority was to look at other communities that have utilized their island blocks to see what the best locations and successful uses have been.

Mr. Stenehjem asked what else can be done for the Renaissance Zone Authority to look favorably at an island here with a Renaissance Zone project designation.

Mr. Keiser said the traffic studies are important and that those were also discussed at the last meeting.

Mr. Sievert said they understand the approvals that are needed and does not think their proposed development of this location will impact the intersection. He asked what else could hold up the process.

Mr. Keiser said the City may not have a choice and that the State may be the ones to deny the project.

Mr. Askvig said this is a lot of work for the City staff to do when the project might end up not going anywhere at all. He said even if the island is approved today the City Commission will not see the request until November. He said he would like to get the boundary modification completed but there are a lot of other issues to address and he understands the frustration this is creating.

Mr. Keiser said if something were to happen with this project down the line and the block is removed then it is removed for good. He said he would like to see Mr. Berg attend the next discussion of this to give his input.

DOWNTOWN UPDATE PROVIDED BY THE DOWNTOWNERS ASSOCIATION

Ms. Herzog said the North Dakota Downtown Conference will be held again in October and distributed reminder cards with registration dates and information. She said the Downtowners are also supportive of the Metroplains proposal as she has been working with them for years to try and identify a good project and location for them.

ADJOURNMENT

There being no further business, Vice Chairman Huber adjourned the meeting of the Bismarck Renaissance Zone Authority at 5:35 p.m.

Respectfully Submitted,

_____
Hilary Balzum
Recording Secretary

_____
Curt Walth
Chairman

BISMARCK RENAISSANCE ZONE AUTHORITY
STAFF REPORT

BACKGROUND:

Title:
100 West Main, LP/MetroPlains Management, LLC – Purchase with New Construction

Status: Renaissance Zone Authority	**Date:** September 15, 2015
Street Address: 100 West Main Avenue	**Legal Description:** Lots 7-12, Block 56, Original Plat
Project Type: Purchase with New Construction	**Renaissance Zone Block Number:** Block 16
Applicant: 100 West Main, LP/MetroPlains, LLC (Rob McCready – Representative)	**Owner:** Wilhelm Properties

Project Description:

The applicant is proposing to construct a new 4-story, 30-unit affordable rental housing project for seniors on a currently-vacant parcel. The proposed apartment building would provide 30 units on the upper three floors of the building comprised of 18 one-bedroom units and 12 two-bedroom units. Three of the units are intended for persons with disabilities or frailties. Each unit would have a living/dining space, bedroom(s), a kitchen, a full-bathroom and a laundry/utility room. The building would also include a community room, chapel, game room, lounge area, kitchen lobby, storage and on-site leasing offices for the owner/management. On-site parking for residents would also be provided on the ground level with a portion of the parking area covered by the 2nd floor of the building. A portion of the off-street parking area would be exposed and accessible from the alley located adjacent to the north.

PROJECT INFORMATION:

Parcel Size: 16,250 square feet	**Building Floor Area:** 36,600 square feet (total)	**Certificate of Good Standing:** In-Process
Assessed Value of Building: $20,000 (vacant property)	**Proposed Investment:** $5,206,732	**Estimated Value w/ Investment:** $3,000,000 +/-
Estimated 2015 Property Taxes: $1,674	**Estimated Property Tax Benefit:** $160,000	**Estimated Income Tax Benefit:** $0 over 5 years

PROJECT REVIEW GUIDELINES:

High Priority Land Use: Yes – residential	**Targeted Area:** Yes – redeveloped property	**Public Space/Design:** N/A
Capital Investment: Yes – significant	**New/Expanding Business:** N/A	**Historic Property:** N/A

ADDITIONAL INFORMATION:

1. The applicant has indicated the property is under contract and the closing for the sale of the vacant lot will occur on or before December 31, 2015.

2. The applicant has also submitted the request prior to the completion of the final design of the building due to a separate deadline with the North Dakota Housing Finance Agency on September 30, 2015. The applicant understands that the final exterior appearance of the building will need to be reviewed and approved by the Downtown Design Review Committee prior to the issuance of a building permit in 2016.

(continued)

3. A preliminary concept sketch of the building was reviewed by the Renaissance Zone Authority on August 18, 2015. The general consensus of the Authority members present was that the preliminary concept of the building would satisfy the requirements of the Downtown Design Review Guidelines with the understanding that the final design must be approved by the Downtown Design Review Committee prior to building permits being issued for the site.

4. The applicant provides low income and affordable housing facilities throughout the region. In addition to the Renaissance Zone property tax exemption, the applicant has indicated other tax credits/exemptions will be pursued as part of the project.

FINDINGS:

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

2. The proposed project has been reviewed by the Downtown Design Review Committee to ensure the project meets or exceeds the regulations of the DC – Downtown Core zoning district and the Downtown Design Review Guidelines. Based on the preliminary information provided, the Committee determined that the building concept would satisfy the requirements of the Downtown Design Guidelines provided high-quality materials and complementary colors would be used on the building. In addition, the Committee noted that the applicant would be responsible for submitting the final design to the Committee for review prior to building permits being issued for the new construction project. Additionally, the Committee determined that the proposed ground floor uses would be considered acceptable active ground floor uses.

3. The project is scheduled to begin in April 2016 with a projected completion during the spring of 2017.

4. The project is subject to the City of Bismarck's site plan review process, at which time multiple City departments will review the project to ensure that the proposed elements satisfy ordinances, regulations and building code requirements.

RECOMMENDATION:

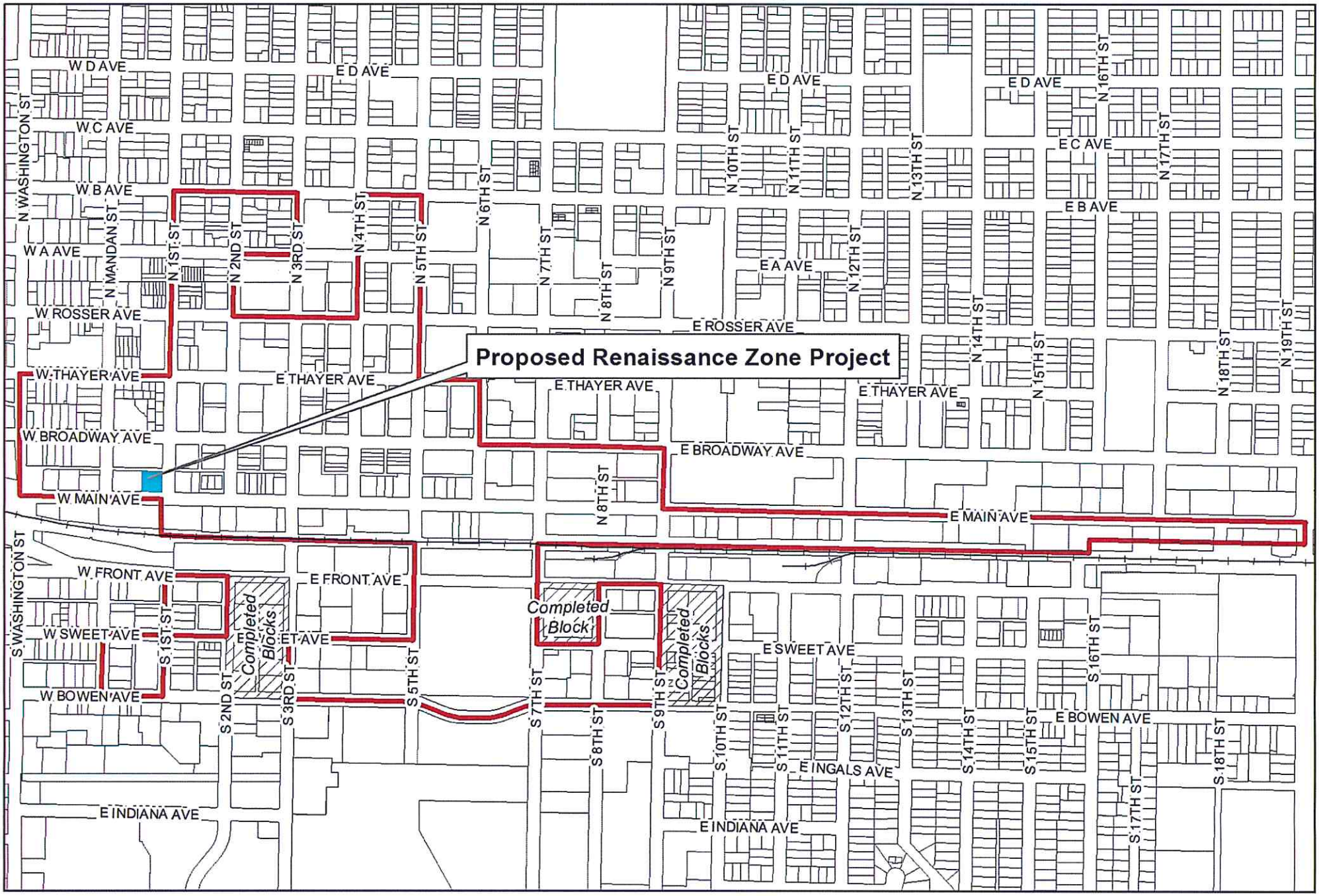
Based on the above findings, staff recommends conditional approval of the designation of the Purchase with New Construction project at 100 West Main Avenue by 100 West Main, LP as a Renaissance Zone project with a 100% property tax exemption on the building and improvements for five years beginning with 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 final design of the facility is submitted for review and approved by the Downtown Design Review Committee to ensure compliance with the Downtown Design Review Regulations and the requirements of the DC – Downtown Core zoning district.
2. The project generally conforms to the project description, site plan and conceptual images submitted with the application.
3. All the necessary building and other required permits are obtained prior to commencement of the project.
4. All the required landscaping and street trees be included with the project.

Title: 100 West Main, LP/MetroPlains Management, LLC	**Project Type:** Purchase with New Construction
Current Valuation: $130,000 (land only)	**Proposed Capital Investment:** $5,206,732

	MINIMUM CRITERIA:	Possible Points	Staff Rating
	Proposals Involving New Construction:		
1	Use consistent with the Renaissance Zone Development Plan Specific goals: A1, A2, A3, A7, C1, C2, D2, D5, E1, F1, F2, F4, F6, G1, G4, & G5	20	20
2	Investment of at least $55 per square foot in capital improvements	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	10
2	Historic Preservation and Renovation • Within the downtown historic district • Contributing or non-contributing • Historic preservation component	10	0
	Subtotal	**20**	10
	TOTAL	**120**	110

100 West Main Avenue - Purchase with New Construction



City of Bismarck - Community Development Department - Planning Division

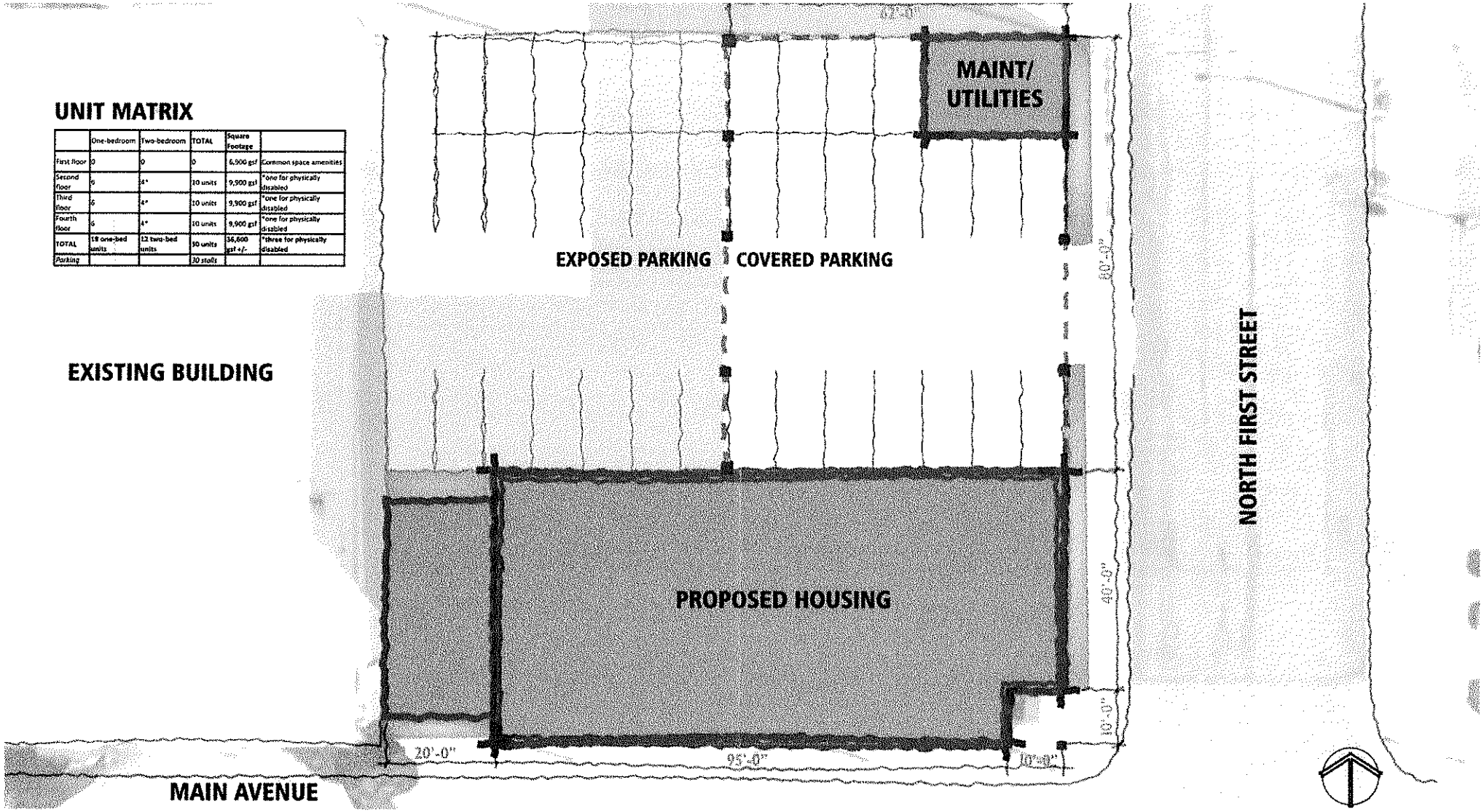
0 250 500 1,000 Feet

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.

August 2015

UNIT MATRIX

	One-bedroom	Two-bedroom	TOTAL	Square Footage	
First floor	0	0	0	6,900 gsf	Common space amenities
Second floor	6	4*	10 units	9,900 gsf	*one for physically disabled
Third floor	6	4*	10 units	9,900 gsf	*one for physically disabled
Fourth floor	6	4*	10 units	9,900 gsf	*one for physically disabled
TOTAL	18 one-bed units	12 two-bed units	30 units	36,600 gsf +/-	*three for physically disabled
Parking			*30 stalls*		



SITE PLAN

© 2015 JLG ARCHITECTS

METROPlains

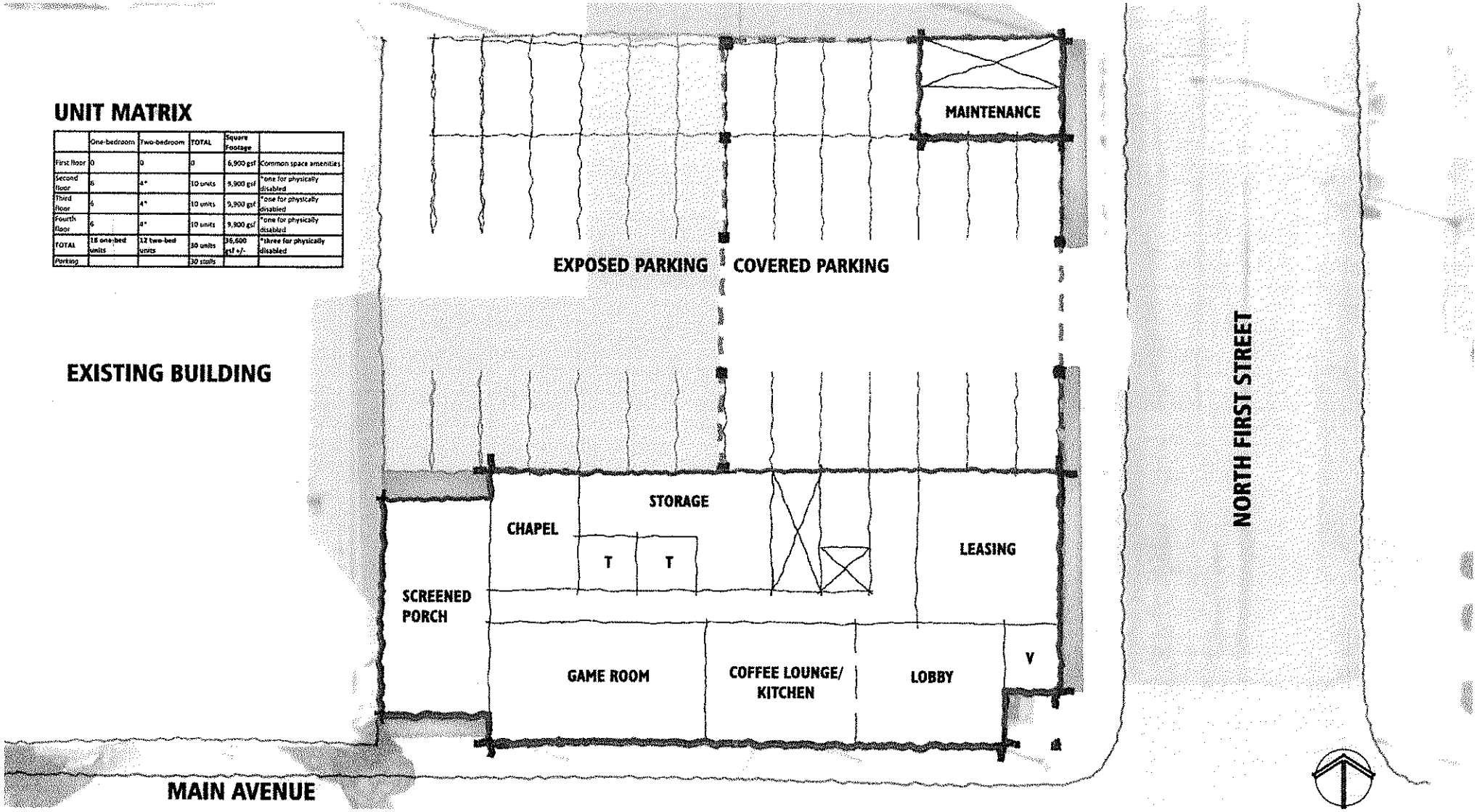
PROJECT NAME: 100 WEST MAIN

OWNER: 100 WEST MAIN LIMITED PARTNERSHIP DEVELOPER: METROPLAINS, LLC
PROJECT ADDRESS: 100 WEST MAIN AVENUE, BISMARCK, ND

JLG

UNIT MATRIX

	One-bedroom	Two-bedroom	TOTAL	Square Footage	
First floor	0	0	0	6,900 gsf	Common space amenities
Second floor	6	4*	10 units	9,900 gsf	*one for physically disabled
Third floor	6	4*	10 units	9,900 gsf	*one for physically disabled
Fourth floor	6	4*	10 units	9,900 gsf	*one for physically disabled
TOTAL	18 one-bed units	12 two-bed units	30 units	36,600 gsf +/-	*three for physically disabled
Parking			30 stalls		



FIRST FLOOR PLAN

© 2015 JLG ARCHITECTS

METROPlains

PROJECT NAME: 100 WEST MAIN

OWNER: 100 WEST MAIN LIMITED PARTNERSHIP DEVELOPER: METROPLAINS, LLC
PROJECT ADDRESS: 100 WEST MAIN AVENUE, BISMARCK, ND

JLG

MAIN AVENUE ELEVATION

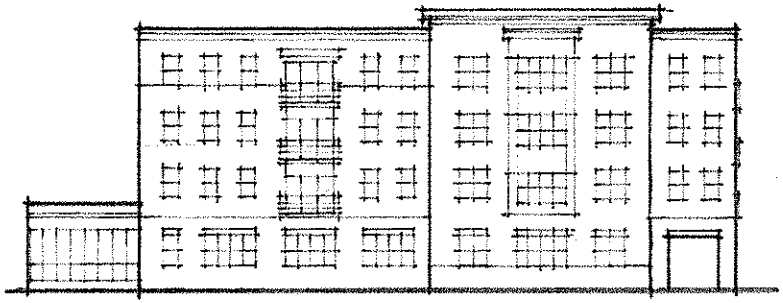
© 2015 JLG ARCHITECTS

METROPlains

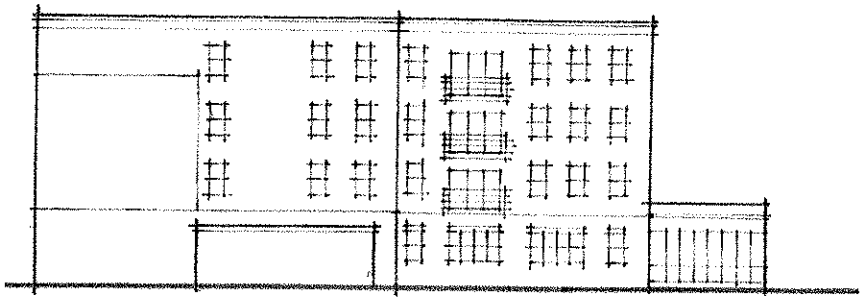
PROJECT NAME: 100 WEST MAIN

OWNER: 100 WEST MAIN LIMITED PARTNERSHIP DEVELOPER: METROPLAINS, LLC
PROJECT ADDRESS: 100 WEST MAIN AVENUE, BISMARCK, ND

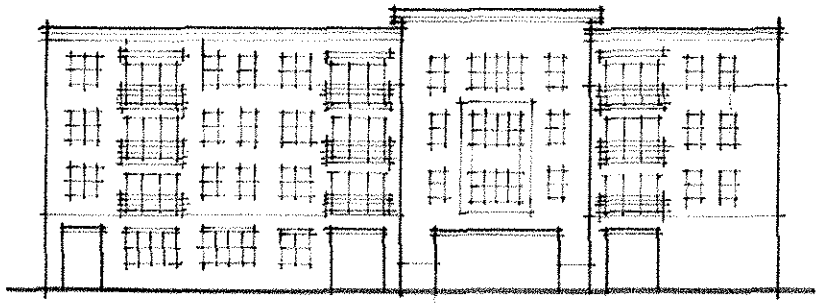
JLG architects



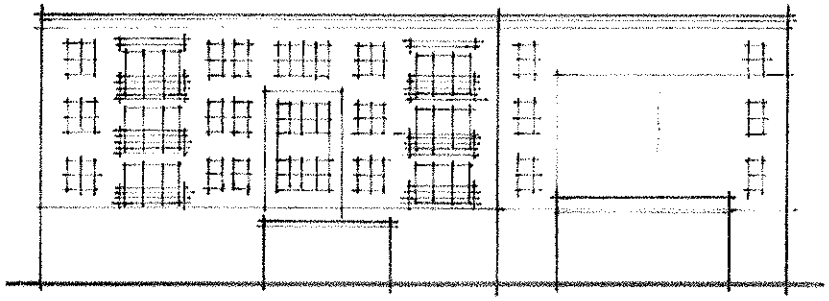
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

ELEVATIONS

© 2015 JLG ARCHITECTS

METROPlains

PROJECT NAME: 100 WEST MAIN

OWNER: 100 WEST MAIN LIMITED PARTNERSHIP DEVELOPER: METROPLAINS, LLC
PROJECT ADDRESS: 100 WEST MAIN AVENUE, BISMARCK, ND

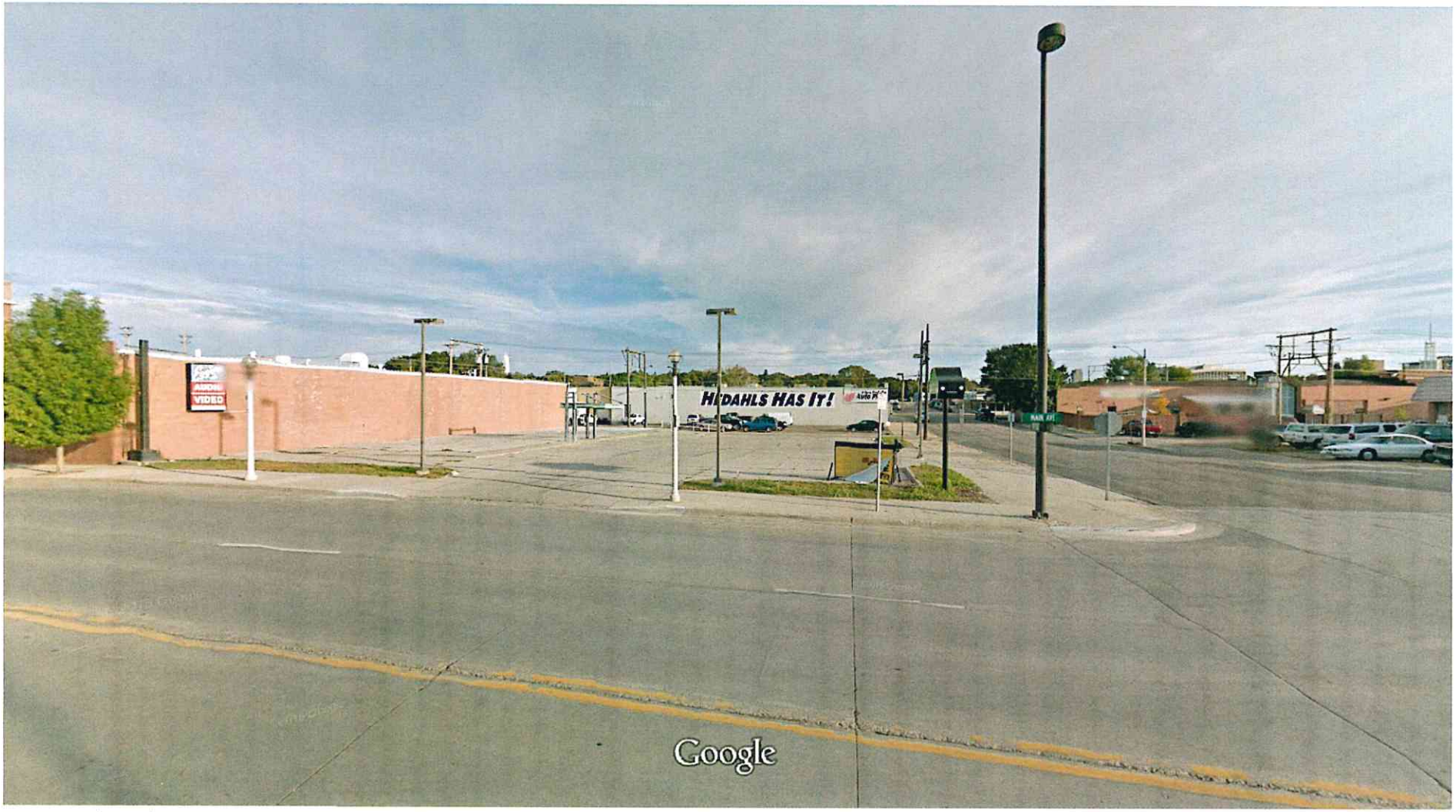
JLG

Google 104 N 1st St

Bismarck, North Dakota

Street View - Aug 2011

Google 103 I-94BUS



Bismarck, North Dakota

Street View - Sep 2011

Narrative

100 West Main Limited Partnerships
100 West Main
Bismarck, North Dakota

Development Description
100 West Main is an affordable rental housing project for seniors located at 100 Main St W. in Bismarck. 100 West Main will offer 30 living units across three of the four stories. There will be 18 one-bedroom, and 12 two-bedroom all accessible by elevator. Three of the units will be fully accessible and set-aside for persons with disabilities/frail elderly.

The site contains roughly 0.373 acres of land and all the units will be concentrated into one building with covered and exposed parking for tenants. The first floor will house community areas including a screened porch, chapel, game room, coffee lounge/kitchen lobby, storage, and on-site leasing office. The goal is to promote interaction with neighbors and a sense of community. The interior of each unit will have a combined living/dining space, bedroom(s), kitchen, full bathroom, and laundry/utility room.

Utilities including water, sewer, gas, and electricity are all present. Each unit will have its own individually controlled central gas fired forced air heating system and a central air conditioning system. The project will be completed in accordance with all applicable state and local codes and guidelines, and in accordance with neighborhood development covenants. The project will also meet life safety and handicap accessibility requirements. The goal is to provide maintain a high quality of living through efficient floor plans, amenities, features, and finishes.

Description of how the project meets specific Renaissance Zone Goals and objectives
The property is located within Bismarck's renaissance zone and the proposed project meets the guidelines of high priority land use, targeted areas, and investment. The Bismarck Renaissance zone plan identifies residential units, including single or multi-family as a high priority land use. It identifies this particular property as targeted for redevelopment because it has been vacant and underutilized for an extended period of time.

Demonstration of Need for Renaissance Zone
The North Dakota Housing Finance Agency 2015-2016 Low Income Housing Tax Credit Program Allocation Plan gives priority to projects that meet certain goals established in the plan. One of those areas is for Community Revitalization Project. This is defined a property located in a City revitalization area as established by resolution or other legal action by the city and the development, which contributes to a concerted community revitalization plan. The renaissance

zone qualifies as a concerted community revitalization plan which will allow our project to score the points needed to compete with applications from other cities.

Additionally, the restricted rents and resulting limited cash flow of the property results in a relatively small amount of supportable debt the project can handle. With the 5 year property tax exemption, the Partnership can take a loan out on the present value of the 5 year tax exemption, which helps reduce the funding gap for the project.

Experience in Multifamily Housing

MetroPlains, LLC has successfully developed 25 LIHTC properties since 2007. Principals have developed over 130 properties throughout their careers. The partners continue to own and management the properties with the help of our property management companies. The owners make biannual trips to assess property conditions and forecast improvements; review the financials quarterly, work with the property manager on annual budgets and compliance procedures for each property. The owners are in contact with the site manager on a continuous basis, as needs dictate.

Plan for Timely Unit Lease-Up

Early in the concept stages of the project, we look at tax credit delivery and how it would affect our syndicator. We also discuss with our property management company on what they perceive the market absorption to be. Taking into consideration this is a senior development, the lease-up time frame is a bit longer than a general occupancy building. We work with surrounding business, churches, senior centers, care centers, hospitals and housing agencies for marketing opportunities and referrals to ensure our goal is met.

Explanation of Need/Market Demand

According to the 2012 North Dakota Statewide Housing Needs Assessment, the number of residents age 65 and older will increase by 51.5 percent. Bismarck is expected to see an increase of renter households of 43.4 percent between now and 2025. Of current renter-occupied households in Bismarck/Mandan, 33.4 percent of renter-occupied households are cost burdened.

The North Dakota Department of Commerce Consolidated Plan for North Dakota Fiscal Years 2010-2014 identifies the Housing Problems Output for All Households in Region 7 (which includes Bismarck) indicates that 61.9% of the elderly in the region whose household income is below 30% have housing problems and 46.9% of the elderly in the region whose household income is at or below 50% AMI have housing problems.

How the Proposed Rents were Determined

There are several components we consider when determining a property's rents. First, there are the FMR and HTC rents we need to follow. Once we know what the maximum rent can be

based on these program rents, we do a market analysis. This process takes comparable properties in the area and compiles the rents, restrictions and amenities. We then evaluate our rents based on this information to ensure they are not too high or too low. Lastly, we make certain the property can sustain the rent levels by projecting a 15-year proforma.

Plan for Management of the Property

The property management company will be MetroPlains Management, LLC. They provide services to over 5,000 housing units over five states and are currently managing 6 properties in Bismarck. With their knowledge of the area and market, they will be involved in the early stages of project. They have and will continue to provide feedback about what the area needs are during construction and throughout the life of the property.

Exterior Appearance

We are submitting this application during the concept stage of design due to requirements for an application for funding due to NDHFA September 30th. Given this, the exterior building materials and colors are to be determined. We understand that prior to issuance of a building permit, we will be submitting a full set of construction plans including specifications regarding exterior building materials. At that time, the project will be reviewed to see that it meets the Downtown Bismarck Design Guidelines. In the meantime, we offer several examples of quality downtown projects that we have completed in the past which exemplify our sensitivity to the neighborhood and population served, which plays a major role in exterior material, landscape, site planning and color selection.

Location of Mechanical, Electrical, or Utility-Related Equipment

There will be air conditioning unit condensers on the roof which will be set back from the building edges for screening. There will also be transformers and utility related equipment on site related to power and telephone. The location of these items is to be determined.

100 West Main

Timeline

HIF Award	July 2015
Apply for Renaissance Zone	August 4, 2015
Informal Review of Renaissance Zone Application	August 18, 2015
Renaissance Zone Meeting	Sept 15, 2015
City Commission Meeting	Sept 22, 2015
LIHTC Application to NDHFA	Sept 30, 2015
Notification of award from NDHFA	October 30, 2015
Purchase Property	December 2015
Close with Investor/Lender and Start Construction	April 2016
Complete Construction	March 2017

Bismarck City Administration

May 12, 2015

Ms. Sylvia Burgess
LIHTC Program Coordinator
North Dakota Housing Finance Agency
P.O. Box 1535
Bismarck, ND 58502

RE: Letter of Support – 100 West Main Avenue

Dear Ms. Burgess:

The Board of City Commissioners of the City of Bismarck, North Dakota is writing this letter in support of the application of MetroPlains, LLC for Housing Incentive Fund consideration for a proposed affordable senior housing project in downtown Bismarck. This project fits into the City's plan to help the senior population in Bismarck and the surrounding areas. The City Commission recognizes and supports the work that MetroPlains, LLC performs in the Bismarck area, and also appreciates their experience in operating and developing similar types of projects.

This project is proposed to be constructed at 100 West Main Avenue in downtown Bismarck. The site proposed for this project is zoned appropriately (zoned RT) for this type of development. It is presently served by a transportation network and a utility system adequate for its development under this proposal.

This 30-unit project consists of 15 one-bedroom units, and 15 two-bedroom units. This housing will help low-income seniors enjoy a more independent lifestyle while still giving them access to the amenities and services they need. We understand the project will be reserved for senior occupancy (age 55+) with income limits. At least 25% of the units will rent at 30% of the area median rent and income requirements with the remaining units renting at the 50% of area rent and median income standard.

In its overall community development strategy, the City Commission recognizes that senior housing issues are a top priority, and that housing for the frail/elderly and special needs populations be given special attention. This project is well suited to this strategy, a valuable new asset to help house the low-income senior population.

The City Commission of the City of Bismarck respectfully requests your favorable consideration of this application. An award of Housing Incentive Fund assistance to the proposed project will be instrumental in helping to deliver quality housing solutions for Bismarck residents.

Sincerely,

Mike Seminary
President, Board of City Commissioners

Item No. 4

Bismarck

Community Development Department

MEMORANDUM

TO: Chair Walth and Renaissance Zone Authority

FROM: Jason Tomanek, Senior Planner JT

DATE: September 10, 2015

RE: Renaissance Zone Expansion Criteria

The purpose of this memo is to provide considerations for evaluating potential blocks considered for inclusion into the Renaissance Zone. The proposed criteria could help establish a consistent manner in which to assess each block in a similar manner.

In addition to the considerations, I will provide information from other communities that have established an island outside the contiguous Renaissance Zone boundary and additional feedback from the North Dakota Department of Commerce - Division of Community Services.

Renaissance Zone Boundary Expansion/Modification Criteria

- ***Land Uses*** – The block of property should contain privately-owned, commercial buildings/land uses.
- ***Building Condition*** – Consideration should be given to the physical condition of the subject properties. Is there a potential for renovations or rehabilitation of the existing structures?
- ***Building to Land Value Ratio*** – If a land value is equal to or greater than a building value, there is good indication the property would be a candidate for redevelopment.
- ***Existing Zoning*** – Would the zoning district allow for adequate redevelopment?
- ***Existing Land Use*** – Consideration should be given for properties that are underdeveloped, surface parking lots, or vacant. Consider a ratio of developed land versus undeveloped or under-utilized land uses such as surface parking lot.
- ***Infill*** – Is there potential for redevelopment of the site? Vacant parcels within blocks are excellent candidates for redevelopment. The term infill refers to the development of a currently vacant parcel on an otherwise built-out block.
- ***Infrastructure*** – The absence or presence of adequate public utilities and infrastructure to service a higher intensive land use or new development project.
- ***Impacts on Existing Land Uses*** – Would the proposed development cause negative impacts to existing/adjacent land uses?
- ***Traffic Impacts*** – Could the proposed development/redevelopment project result in negative impacts to traffic operations in the area? This could be determined by the size/scale of the project, the type of proposed land use or existing traffic/roadway conditions.
- ***Desired Land Use*** – Consider redevelopment opportunities and the type of land uses preferred. The 2013 Downtown Sub Area Study projected some future land uses in the area southwest of downtown.
- ***Proximity*** – Is the area adjacent to or within ½ mile of the existing Renaissance Zone boundary?
- ***Potential Blocks*** – Consider retaining a surplus or inventory of blocks to use in the event that an appropriate Renaissance Zone projects materialize.
- ***Property Owner Interest*** - Is there sufficient support to add the block of property to the Renaissance Zone boundary?
- ***Redevelopment*** – Will redevelopment be in conformance with other adopted plans and policies?

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
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

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
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			$2,475.00
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	$5,632.00	$2,475.00	3/24/2015		$2,475.00			$2,475.00
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	114 on 3rd, LLC	114 North 3rd Street	Technical Assistance	8/21/2014	8/28/2014	$3,300.00	$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	Façade & Signage Incentive	Housing Incentive	Total Payments To Date
						$6,270.00	$5,775.00						
54-14	Jim Barnhardt	223 East Main Avenue	Technical Assistance	8/19/2014	8/26/2014	$17,037.24	$2,475.00	4/25/2014		$2,475.00			$2,475.00
							$5,775.00			$5,775.00			$5,775.00
55-14	Jim Barnhardt	223 East Main Avenue	Façade	11/18/2014	11/25/2014		$60,000.00						
56-15	Electronic Building Company	212 West Main Avenue	Façade	3/17/2015	3/24/2015		$16,929.00						
57-15	NodMor, LLC	120 North 4th Street	Technical Assistance	3/17/2015	3/24/2015		$2,475.00						
							$5,775.00						
58-15	Property 303, LLC	303 North 4th Street	Technical Assistance	4/30/2015	5/15/2015		$2,475.00						
							$5,775.00						
59-15	Feil Orthodontics	416 North 6th Street	Technical Assistance	5/19/2015	5/26/2015		$2,475.00						
							$5,775.00						
	Totals					**$1,433,287.00**	**$723,974.87**		**$206,032.25**	**$41,246.00**	**$241,144.60**	**$29,528.34**	**$542,951.19**

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	$800,000	$500,000	$61,000	$2,500	12/31/2007	$818,111.00	$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	$118,000	9/18/2004	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	12/18/03	12/29/2003	$2,508,200	$2,256,624	$4,409,200	$550,000	$1,248,000	10/28/2005	$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	$409,848.00	$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	218 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	9	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	$56,500	$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	$805,500	$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	$180,900	$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	$233,655.00	$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	8	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	1/30/2009	$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	6/12/2009	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	Kinseloo, 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	$138,836	$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	2/1/2015	$ 23,947,483.00			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	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	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
95-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	1/1/2015	N/A	N/A	10	N/A
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		001-059-001
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	2	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	George Yineman dba Bismarck Realty Co.	113 South 5th Street	Lease	10/22/2014	10/28/2014	11/6/2014	N/A	$17,100	N/A	N/A	$5,000	1/1/2015	$20,365.00	N/A	1	N/A
109-B	William F. Cleary	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	12/17/2014	N/A		0	N/A
110-B	Gulch Holdings II, LLC	514 East Main Avenue	Purchase w/Major	1/20/2015	1/27/2015	3/8/2015	$190,300	$246,035	$400,000	$25,000	$0					001-046-008
111-B	Juniper, LLC	315 East Broadway Avenue	Lease	2/17/2015	2/24/2015	3/25/2015	N/A	$1,233,000	N/A	N/A	$25,000			N/A		N/A
112-B	Terra Nomad, LLC	514 East Main Avenue	Lease	3/17/2015	3/24/2015	4/20/2015	N/A	$28,000	N/A	N/A	$11,000			N/A		N/A
113-B	Leon 'Curly' Schoch	100 West Broadway Avenue	Primary Residential	4/30/2015	5/12/2015	6/3/2015	N/A	N/A	N/A	$25,000	$10,000	6/10/2015	N/A	N/A	0	N/A
114-B	The Barber's Wife, LLC	116 North 5th Street	Lease	4/30/2015	5/12/2015	7/20/2015	N/A	$25,000	N/A	N/A	$5,000	7/23/2015		N/A	2	N/A
XXX-B	Kevin D. Reisenauer	100 West Broadaway Avenue	Primary Residential	4/30/2015	5/12/2015		N/A	N/A	N/A	$25,000	$5,000			N/A		N/A
115-B	Rick and Lori Lee	100 West Broadway Avenue	Primary Residential	5/19/2015	5/26/2015	6/30/2015	N/A	N/A	N/A	$24,000	$30,000	7/1/2015	N/A	N/A	0	N/A
					TOTALS		$14,925,680	$62,008,495	$62,219,400	$5,391,258	$7,850,463		$51,454,544.52	$32,147,100	417.25	