



Community Development Department

**RENAISSANCE ZONE AUTHORITY
MEETING AGENDA
May 17, 2016**

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

1. **Call to Order**

2. **April 19, 2016 Minutes**

3. **Downtown Design Review – Review of Final Design**
 - 100 West Main Avenue – MetroPlains Management, LLC

4. **Renaissance Zone Program State Extension – Update**

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

6. **Other Business**

7. **Adjourn – Next regular meeting is scheduled for Tuesday, June 21, 2016.**



**RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
April 19, 2016**

The Bismarck Renaissance Zone Authority met on April 19, 2016 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, Chuck Huber, George Keiser, Todd Van Orman, and Chair Walth.

Authority member Jeff Ubl was absent.

Technical Advisors Bruce Whittey was present while Steph Smith was absent.

Staff members present were Jason Tomanek (Senior Planner), Brenda Johnson (Real Property Appraiser), Sandra Bogaczyk (Office Assistant), Carl Hokenstad (Community Development Director), Kim Lee (Planning Manager), Daniel Nairn (Planner), Mark Berg (City Traffic Engineer), Will Hutchings (Transportation Planner).

Guests present were Dawn Kopp and Madison Cermak of the Downtowners and Terry Fleck.

CALL TO ORDER

Chairman Walth called the meeting to order at 4:05 p.m.

MINUTES

The corrected February 16, 2016 meeting minutes and March 15, 2016 meeting minutes 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 February 16, 2016 and March 15, 2016 meetings with corrections. The motion passed unanimously with members Askvig, Christianson, Huber, Keiser, Van Orman, and Chairman Walth voting in favor.

QUIET RAIL ZONE IMPLEMENTATION - UPDATE

Mr. Berg stated that representatives of Burlington Northern Sante Fe Railroad (BNSF), SRF Consulting and the City of Bismarck met and discussed the preliminary plans for the quiet rail implementation project. Mr. Berg stated that BNSF wants to start the project in May with equipment in place by the end of August 2016. Mr. Berg stated that the City determined that a full street closure at 3rd Street and 5th Street rather than half the street open and half closed makes more sense during the installation of the safety devices. Mr. Berg stated that the City prefers fully closing the street in order to expedite the process. Mr. Berg further explained

that sidewalks will be dismantled and the City will replace them since it costs more to have BNSF reconstruct the sidewalks. The City's traffic signals and BNSF's equipment will communicate to create the best traffic patterns. Mr. Berg stated after Labor Day equipment will be operational. He continued by stating that there is a 45-day waiting period between the first operational date and when a letter is sent explaining that horns are not to blow after a specific date. The train engineers may still use horns for safety reasons, but it typically takes about two months for rail engineers to acclimate to the new quiet rail rules.

Mr. Christianson asked how long each crossing would be closed entirely. Mr. Berg replied that work will be completed in 4 to 5 days and stated that Balfour Beatty is contracted to do the work.

Mr. Whittey asked if SRF Consulting will continue to be the City's on-site engineer and inspector. Mr. Berg responded yes and the City signal, asphalt, lighting, traffic control and concrete crews will be on-call.

Mr. Whittey asked for clarification on street separation. Mr. Berg confirmed that raised medians or pedestrian mazes, which are not mandatory, will not be erected due to encroachment on private business parking lots.

Mr. Berg continued that BNSF crews will remain on-site warning City crews when trains are approaching.

Mr. Berg mentioned that there will not be any movement of rails. The only place where rails were moved was at 12th Street, where an abandoned rail spur was removed.

With no more questions, Chairman Walth closed the discussion.

RENAISSANCE ZONE PROGRAM STATE EXTENSION PROCEDURES - Update

Mr. Askvig stated that he and Mr. Tomanek attended the Bismarck School Board meeting on April 18, 2016 and secured a letter of support to extend the Renaissance Zone program.

Mr. Christianson asked when the required documents and letters of support will be sent. Mr. Tomanek mentioned that it would be sent as soon as the School Board letter is received which should be this week. Mr. Tomanek stated that he will contact Superintendent Uselman for any updates. The Development Plan and all other documents have already been updated and completed.

Mr. Askvig mentioned that the City Commission does not have any further responsibilities in putting the request forward.

With no more questions, Chairman Walth closed the discussion.

DOWNTOWN UPDATE PROVIDED BY THE DOWNTOWNERS ASSOCIATION

Ms. Kopp and Ms. Cermak presented the planned Downtowners Association event titled State of the Downtown to be held May 3, 2016 at the Dakota Stage Theater, which is being held to present an economic snapshot of downtown Bismarck.

Mr. Whittey asked if there will be a question and answer period. Ms. Kopp responded that the event will not include a Q & A period, but rather presentations from various individuals.

With no more questions, Chairman Walth closed the discussion.

OTHER BUSINESS

Mr. Tomanek announced that he will be leaving the Community Development Department as staff planner to move to a position in City Administration. He will no longer be the primary staff person for the Renaissance Zone Authority, but he intends to attend future meetings as a representative from Administration. Mr. Tomanek further announced that Kim Lee, Planning Manager, who was his predecessor, along with Daniel Nairn, Planner, will be the Renaissance Zone Authority staff going forward.

Chairman Walth expressed thanks on behalf of the Renaissance Zone Authority to Mr. Tomanek for his dedication and guidance.

Mr. Tomanek expressed that it has been a treat to serve the City, its business owners and work on the downtown revitalization.

Mr. Whittey stated that throughout the Renaissance Zone Authority process Mr. Tomanek has allowed everyone to learn and continue to perform better as a civic entity.

Mr. Fleck asked if it is the intention of the Renaissance Zone Authority to expand using island blocks. Mr. Askvig answered by stating that the City of Bismarck's Renaissance Zone Development Plan has no inclusion of island blocks or plans to expand. Mr. Askvig stated that if the Renaissance Zone Authority determined a need to modify the boundary it would go through the established process, including public hearings.

With no more questions, Chairman Walth closed the discussion.

ADJOURNMENT

There being no further business, Chairman Walth adjourned the meeting of the Bismarck Renaissance Zone Authority at 4:24 p.m.

Respectfully Submitted,

Sandra Bogaczyk
Recording Secretary

Curt Walth
Chairman

DRAFT



Community Development Department

MEMORANDUM

TO: Chairman Walth and Renaissance Zone Authority

FROM: Kim L. Lee, AICP, Planning Manager

DATE: May 13, 2016

RE: Downtown Design Review – Final Design for 100 West Main Avenue

The purpose of this memo is to provide background information relating to the Downtown Design Review process for the final design of the project at 100 West Main Avenue. This project was designated as a Renaissance Zone project by the Board of City Commissioners on September 22, 2015. One of the conditions of that designations was “the final design of the facility is submitted for review and approval 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.”

The final design has now been submitted for Downtown Design Review. Attached are the project description, building elevations, and information on exterior finishes with a perspective rendering of the building. The architect will be bringing colored renderings of all four building elevations and physical sample materials to the meeting.

In reviewing previous discussions on this building, it appears that two issues raised in the past have not been addressed. In particular, the fact that the sunroom portion is only one story in height is an issue, as the minimum height in the Downtown Core zoning district is two stories or 20 feet (see Section 14-04-21.1 (3)(g) of the City Code of Ordinances). A concern was also raised in the past about the use of lap siding on the building, because the use of materials typically found on residential dwellings are not allowed in the Downtown Core zoning district (see Section 14-04-21.1 (4)(g) of the City Code of Ordinances). A copy of the Downtown Core zoning district provisions are included for your reference and staff will be working with the project architects prior to the meeting in an attempt to resolve these issues.

This project received preliminary review at the August 18, 2015 meeting of the Authority and a hearing on the project was held at the September 15, 2015 meeting. The minutes from both of those meetings are also attached.





JLG 15069 100 West Main

RE: downtown design review

Date: April 10, 2016

Project Description.

The project, proposed to be built on a currently vacant lot at 100 West Main in Bismarck, is a 30-unit, four-story senior living apartment building. The first floor contains community spaces and a semi-enclosed parking area, with dwelling units located on the upper floors.

SITE CONTEXT

The primary faces of the building are built to lot lines on Main Avenue and First Street, not only to maximize the use of the property, but to reinforce the existing street edge. Portions of the building are set back slightly from the lot lines to create transitions in the façade, which create visual interest and subdivide the building into sections appropriate to the scale of neighboring buildings.

Off-street parking is provided on-grade on the north half of the site. The parking lot is visually screened from First Street by a partially enclosed parking structure. The building's pattern of walls and openings is continued at the perimeter of the enclosed parking, integrating it with the overall design.

Natural elements will be incorporated into the site to an extent consistent with the downtown district. An existing landscaped area within the First Avenue right-of-way will be retained, and soften the transition between the sidewalk and parking structure. A landscaped courtyard will be located at the north end of the sunroom, and provide residents an opportunity for small-scale gardening.

The main entrance of the building is prominently located at the corner of Main Avenue and First Street.

First floors areas are reserved for common areas (office, lobby, community room, etc.) for consistency in use with the downtown district. Dwelling units will be located on the upper floors. Large window units on the street elevations will provide a visual connection to these areas from the sidewalk.

MASS/FORM/SCALE

The massing of the building is consistent with the historic buildings in the downtown district. A first floor height of fourteen feet responds to the scale of neighboring historic commercial buildings. Eleven-foot floor-to-floor heights at the upper levels create a sense of proportion similar to other buildings in the district. Window and door openings are generously provided and distributed in regulated patterns. Similar patterns can be seen in historic buildings such as the Anderson Building, one block west of the site.

MATERIALS

Materials are a combination of traditional and contemporary materials. Brick at the main floor complements the character of surrounding buildings in scale and in color. Upper floors are clad with a combination of fiber-cement lap siding and flat fiber-cement panels. The lap siding responds to the wood construction of historic Camp Hancock structures across the street, but employed in a contemporary manner: an effect of horizontal bands is created by alternating sections of 5" and 8" wide siding. Flat panel will be installed horizontally in a running bond pattern; a modern finish which echoes traditional masonry coursing. The colors selected will be muted and reflect the palette of natural materials used historically.

"Balconettes" and sunshades are factory finished aluminum for long-term durability, in a silver finish as an accent to the muted tones of the other building materials.

ARCHITECTURAL ELEMENTS

The building entrance is the focal point of the exterior design, situated in a deep recess at the corner of the building. This entry is accentuated with a sunshade device which projects over the sidewalk in each direction. The entry recess provides a transitional space between the sidewalk and building interior. It is the owner's intention to encourage use of this space by providing outdoor seating and greenery in planters which complement the building design.

The predominating building mass on the street elevations includes simply detailed cornice. While consistent with the contemporary design, its slight projection and resulting shadow line provide a traditional "cap" to the building.

RELATIONSHIP TO NEIGHBORING BUILDING

One challenge in the design of the project was building adjacent to the neighboring one-story Eggers building. Issues relating to building code, structural design, roof drainage and aesthetics needed to be addressed. Transitioning to a one-story sunroom structure at the west end of the building helped to address all of these issues.

Of these, the most critical were structural implications due to the potential for accumulation of snow at transitions in building heights. By providing a height transition within the new building footprint, the snow loads upon the lower roof can be determined, and accommodated for, in the structural design. A height transition directly adjacent to the Eggers building would have necessitated structural analysis, and potentially, structural modifications to that property.

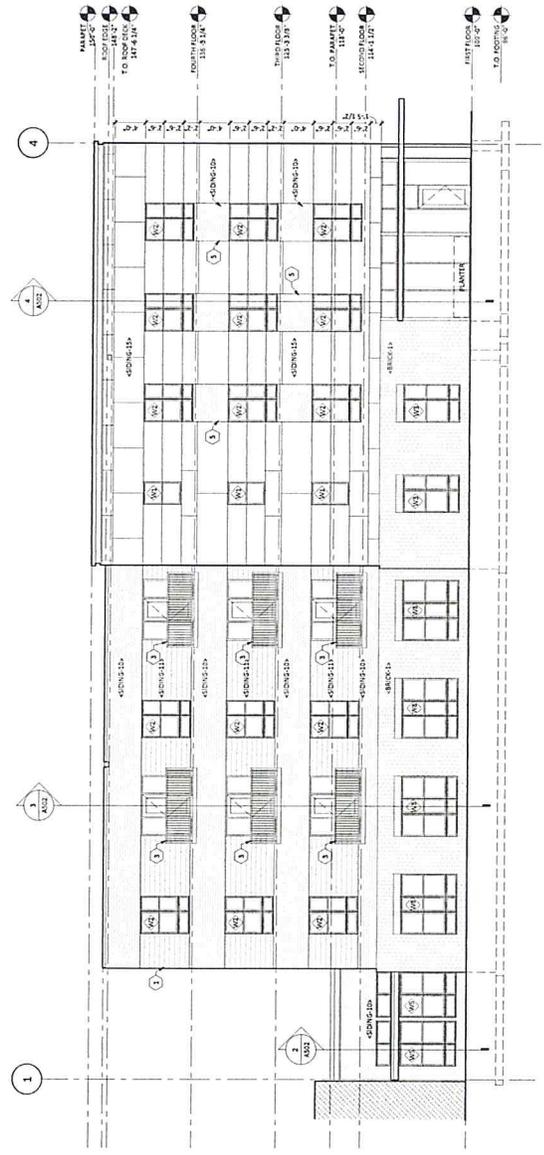
Aesthetically, the height of the sunroom will be the approximately same height as the Eggers façade, providing a visual transition between the two buildings.

SHEET MATERIAL ID LIST

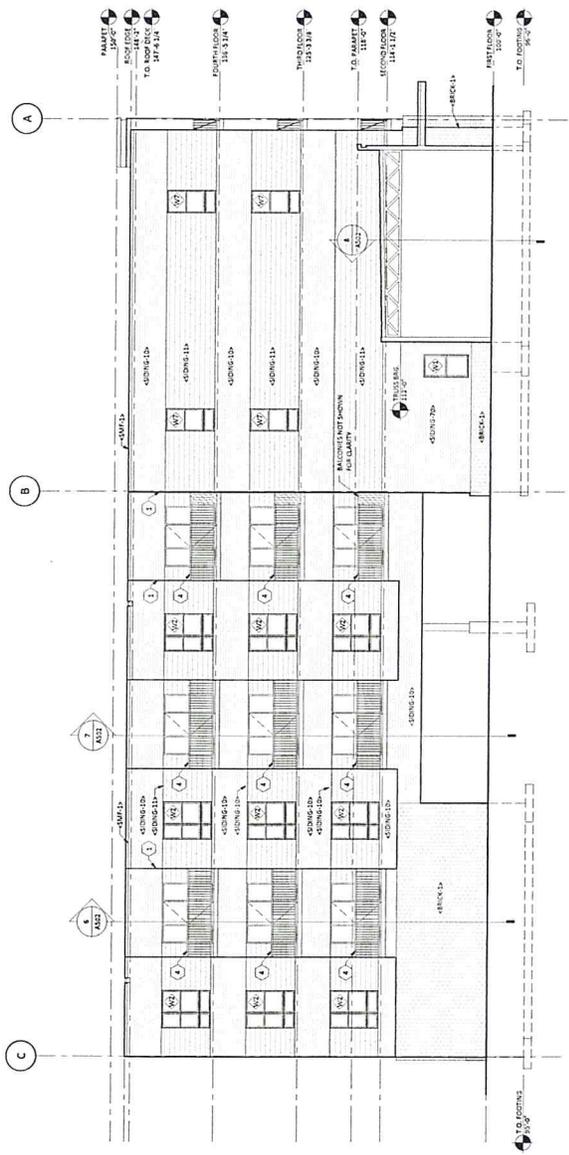
MATERIAL ID	SPECIFICATION & DESCRIPTION
BRK01	24 3/8" x 16 1/2" BRICK
BRK02	12 1/2" x 8 1/2" BRICK
BRK03	8 1/2" x 16 1/2" BRICK
BRK04	24 3/8" x 16 1/2" BRICK
BRK05	24 3/8" x 16 1/2" BRICK
BRK06	24 3/8" x 16 1/2" BRICK
BRK07	24 3/8" x 16 1/2" BRICK
BRK08	24 3/8" x 16 1/2" BRICK
BRK09	24 3/8" x 16 1/2" BRICK
BRK10	24 3/8" x 16 1/2" BRICK
BRK11	24 3/8" x 16 1/2" BRICK
BRK12	24 3/8" x 16 1/2" BRICK
BRK13	24 3/8" x 16 1/2" BRICK
BRK14	24 3/8" x 16 1/2" BRICK
BRK15	24 3/8" x 16 1/2" BRICK
BRK16	24 3/8" x 16 1/2" BRICK
BRK17	24 3/8" x 16 1/2" BRICK
BRK18	24 3/8" x 16 1/2" BRICK
BRK19	24 3/8" x 16 1/2" BRICK
BRK20	24 3/8" x 16 1/2" BRICK
BRK21	24 3/8" x 16 1/2" BRICK
BRK22	24 3/8" x 16 1/2" BRICK
BRK23	24 3/8" x 16 1/2" BRICK
BRK24	24 3/8" x 16 1/2" BRICK
BRK25	24 3/8" x 16 1/2" BRICK
BRK26	24 3/8" x 16 1/2" BRICK
BRK27	24 3/8" x 16 1/2" BRICK
BRK28	24 3/8" x 16 1/2" BRICK
BRK29	24 3/8" x 16 1/2" BRICK
BRK30	24 3/8" x 16 1/2" BRICK
BRK31	24 3/8" x 16 1/2" BRICK
BRK32	24 3/8" x 16 1/2" BRICK
BRK33	24 3/8" x 16 1/2" BRICK
BRK34	24 3/8" x 16 1/2" BRICK
BRK35	24 3/8" x 16 1/2" BRICK
BRK36	24 3/8" x 16 1/2" BRICK
BRK37	24 3/8" x 16 1/2" BRICK
BRK38	24 3/8" x 16 1/2" BRICK
BRK39	24 3/8" x 16 1/2" BRICK
BRK40	24 3/8" x 16 1/2" BRICK
BRK41	24 3/8" x 16 1/2" BRICK
BRK42	24 3/8" x 16 1/2" BRICK
BRK43	24 3/8" x 16 1/2" BRICK
BRK44	24 3/8" x 16 1/2" BRICK
BRK45	24 3/8" x 16 1/2" BRICK
BRK46	24 3/8" x 16 1/2" BRICK
BRK47	24 3/8" x 16 1/2" BRICK
BRK48	24 3/8" x 16 1/2" BRICK
BRK49	24 3/8" x 16 1/2" BRICK
BRK50	24 3/8" x 16 1/2" BRICK
BRK51	24 3/8" x 16 1/2" BRICK
BRK52	24 3/8" x 16 1/2" BRICK
BRK53	24 3/8" x 16 1/2" BRICK
BRK54	24 3/8" x 16 1/2" BRICK
BRK55	24 3/8" x 16 1/2" BRICK
BRK56	24 3/8" x 16 1/2" BRICK
BRK57	24 3/8" x 16 1/2" BRICK
BRK58	24 3/8" x 16 1/2" BRICK
BRK59	24 3/8" x 16 1/2" BRICK
BRK60	24 3/8" x 16 1/2" BRICK
BRK61	24 3/8" x 16 1/2" BRICK
BRK62	24 3/8" x 16 1/2" BRICK
BRK63	24 3/8" x 16 1/2" BRICK
BRK64	24 3/8" x 16 1/2" BRICK
BRK65	24 3/8" x 16 1/2" BRICK
BRK66	24 3/8" x 16 1/2" BRICK
BRK67	24 3/8" x 16 1/2" BRICK
BRK68	24 3/8" x 16 1/2" BRICK
BRK69	24 3/8" x 16 1/2" BRICK
BRK70	24 3/8" x 16 1/2" BRICK
BRK71	24 3/8" x 16 1/2" BRICK
BRK72	24 3/8" x 16 1/2" BRICK
BRK73	24 3/8" x 16 1/2" BRICK
BRK74	24 3/8" x 16 1/2" BRICK
BRK75	24 3/8" x 16 1/2" BRICK
BRK76	24 3/8" x 16 1/2" BRICK
BRK77	24 3/8" x 16 1/2" BRICK
BRK78	24 3/8" x 16 1/2" BRICK
BRK79	24 3/8" x 16 1/2" BRICK
BRK80	24 3/8" x 16 1/2" BRICK
BRK81	24 3/8" x 16 1/2" BRICK
BRK82	24 3/8" x 16 1/2" BRICK
BRK83	24 3/8" x 16 1/2" BRICK
BRK84	24 3/8" x 16 1/2" BRICK
BRK85	24 3/8" x 16 1/2" BRICK
BRK86	24 3/8" x 16 1/2" BRICK
BRK87	24 3/8" x 16 1/2" BRICK
BRK88	24 3/8" x 16 1/2" BRICK
BRK89	24 3/8" x 16 1/2" BRICK
BRK90	24 3/8" x 16 1/2" BRICK
BRK91	24 3/8" x 16 1/2" BRICK
BRK92	24 3/8" x 16 1/2" BRICK
BRK93	24 3/8" x 16 1/2" BRICK
BRK94	24 3/8" x 16 1/2" BRICK
BRK95	24 3/8" x 16 1/2" BRICK
BRK96	24 3/8" x 16 1/2" BRICK
BRK97	24 3/8" x 16 1/2" BRICK
BRK98	24 3/8" x 16 1/2" BRICK
BRK99	24 3/8" x 16 1/2" BRICK
BRK100	24 3/8" x 16 1/2" BRICK

EXTERIOR ELEVATION KEYNOTES

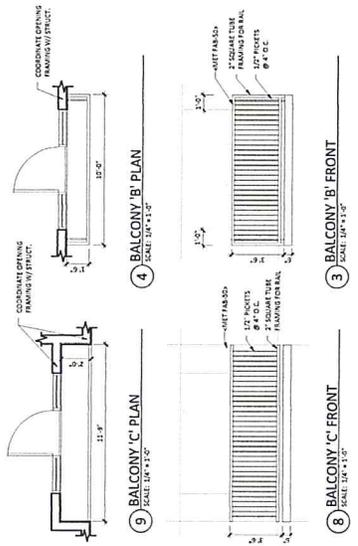
1. CONCRETE FINISH - SEE DETAIL 200333
2. BALCONY TYPE 'A'
3. BALCONY TYPE 'B'
4. BALCONY TYPE 'C'
5. 12" x 16" REIN. CONCRETE W/AL. SDOCL. SEE DETAIL 200333



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



3 BALCONY 'B' FRONT
SCALE: 3/4\"/>

8 BALCONY 'C' FRONT
SCALE: 3/4\"/>

JLC
Grand Forks
100 West Main
Bismarck, ND 58103
Phone: 701.733.4412
Fax: 701.733.4413
www.jlcarchitect.com
Copyright © 2016

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.
NORTH DAKOTA, ARCHITECT REG. NO. 2512
DATE: 3-2-16

100 West Main Limited Partnership
100 WEST MAIN
Bismarck, North Dakota
DATE: 3/24/16
CONSTRUCTION DOCUMENTS
PROJECT: JLG 15069
A302
EXTERIOR ELEVATIONS



PANEL SIDING PAINT COLOR
Sherwin Williams - SW 6147 Panda White



LAP SIDING PAINT COLOR
Sherwin Williams - SW 7069 Iron Ore



SUNSHADE
Classic Industries - Powder-coated aluminum - Silver



FACE BRICK
Hebron - Walnut Creek Ironspot (utility size)



ALUMINUM BALCONIES
Classic Industries - Silver



FIBER-CEMENT LAP SIDING
James Hardie - Smooth (5" and 8" exposures)



ALTERNATE FLAT WALL PANEL
Nichina Illumination Series - color to be determined



PERSPECTIVE RENDERING

100 WEST MAIN - EXTERIOR FINISHES

APRIL 7, 2016 | © 2016 JLG ARCHITECTS



in or near the area where the service is provided.			
--	--	--	--

(Ord. 5422, 05-24-05; Ord. 5719, 05-12-09; Ord. 5958, 03-26-13; Ord. 6020, 11-26-13; Ord. 6034, 02-25-14; Ord. 6118, 05-12-15)

14-04-21.1 **DC Downtown Core District.**

1. Purpose. The purpose of the Downtown Core District is to preserve and enhance the mixed-use, pedestrian-oriented nature of the City's downtown area. The district allows a wide range of mutually supportive uses in order to enhance downtown Bismarck's role as a commercial, cultural, governmental, health/ medical, entertainment and residential center. The district standards also facilitate the creation of a strong and distinctive sense of place through the inclusion of open space and public plazas. The use of design standards will maintain the historical integrity, enhance the quality of design, and preserve the human-scale development of downtown.

2. Uses. Uses are allowed in the Downtown Core District in accordance with the Use Table of Section 14-04-21.

3. Dimensional Standards. Development within the Downtown Core District is subject to the following dimensional standards:

a. Lot Area. The minimum lot area is 7,000 square feet. For lots platted prior to 1953, the minimum lot area is 5,000 square feet.

b. Lot Width. The minimum lot width is 25 feet.

c. Lot Depth. There is no lot depth requirement.

d. Front Yard Setback. There is no minimum front yard setback. New buildings shall be built to the front property line. If the development site is between two existing buildings which are both setback from the front property line, the new building shall be built to match the setback of the adjacent building with the least setback distance from the property line. In no case shall a setback greater than 15 feet be allowed. Consideration will be given to privately-owned spaces that are designed to provide space for

public seating, public events, public displays, public gatherings and public performances. The area shall be landscaped and/or incorporate streetscape elements on a case-by-case basis.

e. Side Yard Setback. There is no minimum side yard setback, unless the side property line abuts residentially-zoned property, in which case the minimum side yard setback shall be 6 feet.

f. Rear Yard Setback. There is no minimum rear yard setback, unless the rear property line abuts residentially-zoned property, in which case the minimum rear yard setback shall be 10 feet.

g. Height. The maximum height is 130 feet, unless a special use permit to exceed this height is granted in accordance with the provisions of Section 14-08-03. The minimum height is two stories or 20 feet.

h. Lot Coverage. The maximum lot coverage is 100%.

4. Design Standards. All development within the Downtown Core District is subject to the following design standards:

a. Intent. The intent of the design standards is to create and maintain a high visual quality and appearance for the Downtown Core District. The regulations are also intended to ensure that new buildings, building additions, façade alterations, building rehabilitations, and signage are compatible with or improve the character of the Downtown Core District and fit into their surroundings. It is also the intent of these regulations to stimulate and protect public and private investment through the establishment of high standards with respect to spatial enclosure, architectural design, building materials, and appearance, and to support the preservation of historically significant buildings.

b. Review and Approval. All new buildings, building additions, facade alterations (both structural and non-structural), demolition of existing buildings, signage, streetscape installation or modification, fences, lighting and improvements within the public right-of-way within the Downtown Core

District shall be subject to the City's downtown design review procedures and guidelines established in the Downtown Design Guidelines document and must be approved prior to issuance of any permits. The City's Renaissance Zone Authority is authorized to act as the Downtown Design Review Committee and shall review project applications for conformance with the Downtown Design Guidelines. After review, the Renaissance Zone Authority may approve an application, deny the application or ask for project modification before approval. A decision by the Renaissance Zone Authority, acting as the Downtown Design Review Committee regarding the application of the design guidelines, may be appealed to the Board of City Commissioners pursuant to the process outlined in Section 14-06-03(3) of the City Code of Ordinances (Appeal to the Board of City Commissioners).

c. Restoration or Rehabilitation of Historically Significant Buildings. Any building listed on the National Register of Historic Places, identified as being individually eligible for listing on the National Register or identified as contributing to the downtown Bismarck historic district in the Historic Architectural Inventory and Evaluation (2000) or any subsequent inventory and evaluation, is considered to be a historically significant building. For any building not identified above that is more than 50 years old, a determination shall be made on a case-by-case basis as to whether or not the building is historically significant. Projects involving the restoration or rehabilitation of existing historically significant buildings should reflect the original architectural character of the building and its characteristics. The removal of historic materials or alteration of features and spaces that characterize the building shall be avoided. The introduction of any new design elements should be consistent with the traditional features of the building. The rehabilitation of existing historically significant buildings is encouraged to be in accordance with the Secretary of the Interior's Standards for Rehabilitation. All projects involving the restoration or rehabilitation of historically significant buildings are subject to review by the Downtown Design Review Committee.

d. New Construction. Projects involving new construction shall consider the context of the site

and be compatible with the general character of the downtown area. While new buildings are required to fit into their surroundings, the City will not require uniformity of design or dictate specific architectural styles. The overall context of the downtown area includes a variety of architectural styles and these regulations are intended to allow both flexibility and creativity in achieving compatible design solutions. All new construction projects are subject to the design criteria established in the Downtown Design Guidelines document. All new construction projects are subject to review by the Downtown Design Review Committee to ensure the design meets the intent of the Downtown Design Guidelines.

e. Renovation or Rehabilitation of Existing Structures. Projects involving the renovation of existing structures that are not historically significant shall consider the context of the site and be compatible with the general character of the downtown area. Renovations of existing structures are subject to the design criteria established in the Downtown Design Guidelines document. All renovation projects are subject to review by the Downtown Design Review Committee to ensure the design meets the intent of the Downtown Design Guidelines.

f. Building Additions. Projects involving an addition to an existing building that is not historically significant shall consider the context of the site and be compatible with the general character of the downtown area. Building additions to existing structures are subject to the design criteria established in the Downtown Design Guidelines document. All building addition projects are subject to review by the Downtown Design Review Committee to ensure the design meets the intent of the Downtown Design Guidelines.

g. Building Materials. Building materials shall be high-quality materials and compatible with those used for adjacent buildings. The following building materials are specifically prohibited from use as the primary exterior finish: unfinished, precast concrete block, vinyl or steel siding, rough sawn wood, or other materials typically found on residential dwellings.

All subsequent renovations, additions and related structures undertaken after the construction of an original building shall be finished with materials comparable to those used in the original construction and shall be designed in a manner conforming to the original architectural design and general appearance.

For existing historically significant buildings, the sheathing or installation of another material over the facade or any wall visible from the street shall be prohibited unless deemed necessary to preserve the structural integrity of the building.

h. Building Design Aspects. Design aspects including mass, form, scale, colors, height, alignment, width and horizontal rhythm shall be in accordance with the Downtown Design Guidelines and be approved by the Downtown Design Review Committee. All other building design aspects not listed herein shall be accordance with the Downtown Design Guidelines.

i. Entrances. Main entrances to buildings shall face and be clearly visible from the street, and be recessed to maintain a coherent pattern along the sidewalk and to define the entry point. Recessed entrances shall allow operation of the door(s) without the doors extending beyond the property line into the public right-of-way.

j. Windows. Ground floor windows shall be transparent. The original size, shape and proportion of all windows on existing historically significant buildings shall be preserved. For new non-residential buildings, a minimum of seventy percent (70%) of first floor facades fronting the street shall be windows, doors and other transparent elements. In order to preserve the character of existing historically significant buildings, it is not the intent of this provision to require windows to be installed where none existed in the original design. However, if the exterior of an existing historically significant building is being remodeled, renovated or rehabilitated, the size, shape and proportion of the original window openings shall generally be restored or maintained. Replacement windows shall generally conform with the style of the original windows used in the building.

k. Rooftop Equipment. Rooftop equipment shall be screened from ground level views with parapet walls or enclosures similar in form, material and detail to the primary structure.

l. Demolition and Vacant Lots. Any demolition shall be in accordance with the provisions of Section 4-05-03 of the City Code of Ordinances. Any lots left vacant after demolition shall be treated to control fugitive dust. If the lot is to remain vacant for more than sixty (60) days, said lot shall be landscaped, mulched and seeded or sodded to establish a perennial vegetative grass cover. The lot shall be maintained and kept free of debris and litter. If common walls are exposed due to demolition of adjoining buildings, the walls shall be treated to ensure that the walls do not become a visual detriment. The treatment may be temporary or permanent depending on the potential for redevelopment of adjoining parcels. Permanent alternative treatments include architectural treatment that is similar to the front façade of the building or stucco. The wall treatment shall be in place within ninety (90) days of the date of demolition, unless a longer period is authorized at the time of approval of the demolition plans, and shall be the financial responsibility of the owner of the property upon which the demolished building was located.

m. Work in Public Right-of-Way. Any work within the public right-of-way that relates to an identified streetscape element, as identified in the Streetscape Guidelines for Downtown Bismarck (May 1995) or subsequent updates, shall be in accordance with the design elements identified by those guidelines and shall comply with the standards established by the City Engineer.

5. Off-street Parking and Loading. Off-street parking and loading shall be provided in accordance with the provisions of Section 14-03-10. Off-street parking shall not be required for properties within the Downtown Parking District.

6. Landscaping and Screening. Development within the Downtown Core District, including the development of parking areas, shall be subject to the requirements of Section 14-03-11 of the City Code of Ordinances (Landscaping and Screening. If decorative fencing or any other streetscape elements are used, they shall be

consistent with or complementary to the designated downtown streetscape elements as described in the Downtown Streetscape Standards document.

7. Signage. All signage in the Downtown Core District shall be installed and maintained in accordance with the provisions of Chapter 4-04 of the City Code of Ordinances (Signs and Outdoor Display Structures).. Canopies used for signage shall be consistent with the architectural style of the building.

(Ord. 5422, 05-24-05; Ord. 5813, 03-22-11; Ord. 5852, 11-22-11; Ord. 6118, 05-12-15)

14-04-21.2 DF Downtown Fringe District.

1. Purpose. The purpose of the Downtown Fringe District is to strengthen and complement the City's downtown area by allowing uses not normally allowed in the Downtown Core District. The Downtown Fringe District also serves to provide a transitional area between the Downtown Core District and adjacent commercial and residential zoning districts. The uses allowed in this district usually require larger parcels and a greater emphasis on automobile access and parking.

2. Uses. Uses are allowed in the Downtown Fringe District in accordance with the Use Table of Section 14-04-21.

3. Dimensional Standards. Development within the Downtown Fringe District is subject to the following dimensional standards:

a. Lot Area. The minimum lot area is 7,000 square feet. For lots platted prior to 1953, the minimum lot area is 5,000 square feet.

b. Lot Width. The minimum lot width is 60 feet. For lots platted prior to 1953, the minimum lot width is 50 feet.

c. Lot Depth. There is no lot depth requirement.

d. Front Yard Setback. There is no minimum front yard setback, unless the property is immediately adjacent to a residentially-zoned property, in which case the minimum front yard setback shall be 15 feet. In no case shall a setback greater than 25 feet be allowed, and this area must be landscaped and/or

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 had abstained from discussion and 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 on the next item.

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 and MetroPlains 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 likely 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 awarded them \$600,000 for the project and they chose to seek out the Renaissance Zone designation next.

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 to 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 spreadsheets provided to include if interest was expressed and what types of improvements are planned to be made by the property owners. 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 may qualify as a Renaissance Zone project, but he would have to check with the Department of Commerce on what a qualifying project would require. 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. Mr. Tomanek noted that he received responses from the area east of Washington Street, including a veterinary office as well as the Pure Country business expressed interest in improvements such as new windows and façade. Bismarck Arts Gallery Association also indicated they have plans for exterior improvements at 420 West Front Avenue.

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 work with the consultant that prepared the study to address the concerns.

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.

**RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
September 15, 2015**

The Bismarck Renaissance Zone Authority met on September 15, 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, Chuck Huber and Curt Walth.

Authority members absent were George Keiser, Todd Van Orman and Jeff Ubl.

Technical advisors Steph Smith and Bruce Whittey were present.

Staff members present were Jason Tomanek (Senior Planner), Charlie Whitman (City Attorney), Mark Berg (Traffic Engineer), Ross Dettmann (Real Property Appraiser) and Hilary Balzum (Administrative Assistant).

Guests present were Kate Herzog, Madison Cermak, Chris Sievert and David Mason.

CALL TO ORDER

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

MINUTES

The minutes of the August 18, 2015 meeting were distributed with the agenda packet.

Mr. Whittey made the correction that he was not present for the August meeting. Mr. Christianson said page 2 needs to be corrected to say the EIFS on the Patterson Building is 120 feet above the ground, not 20.

MOTION: A motion was made by Mr. Christianson and seconded by Mr. Askvig to approve the minutes of the August 18, 2015 meeting with corrections. The motion passed unanimously with members Askvig, Christianson, Huber and Walth voting in favor.

RENAISSANCE ZONE PROJECT

100 WEST MAIN AVENUE – 100 WEST MAIN, LP

Mr. Tomanek said the applicant, 100 West Main, LP, 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 adjacent alley located to the north.

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

Chairman Walth asked if it is necessary for Mr. Christianson to abstain from voting on this item as he is the realtor for the applicant and if that will cause the Authority to lose its meeting quorum. Mr. Whitman explained that a vote can be taken to decide if he should vote or abstain and have his vote count with the majority of the other votes. The general consensus was to have Mr. Christianson abstain from voting and have his vote count with the majority of the other votes.

Ms. Smith appeared on behalf of the applicant and participated in the discussion in that capacity rather than as a Technical Advisor.

Mr. Askvig said it seems the west side of the property has been addressed as far as having an active ground floor use on that side, but asked if the east side will have something similar or if the covered parking is an acceptable use.

Mr. Tomanek said the suggested active ground floor uses tie into the current Downtown Subarea Plan and are mainly focused along main corridors, not side streets as in this location.

He said a leasing office is part of the ground floor use and the remainder is covered parking and an alley which he feels are acceptable for this location.

Mr. Askvig asked if a motion to approve this project could include an additional condition of the sale of the property being completed prior to project approval by the State. Mr. Whitley said he would also like to include a condition that the design of the ground floor windows be more of a commercial design rather than residential so as to reflect that active use appearance on the east and west sides of the building.

Ms. Smith said it can also be proposed to the owner that some pocket park areas be added to those sides to encourage resident activity and she feels they would see that as an acceptable addition.

Mr. Tomanek asked when they can expect to see the final design of the building. Ms. Smith said early 2016, as the applicant will close on the property in December and she does not foresee there being too many changes compared to the preliminary concepts.

Mr. Huber asked if the covered porch is a three seasons area. Ms. Smith said it will actually be a year round space and the verbage on the design renderings can be changed to reflect that.

Chairman Walth opened the public hearing.

There being no comments, Chairman Walth closed the public hearing.

MOTION: A motion was made by Mr. Askvig and seconded by Mr. Huber to approve 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; 5. The sale of the property be completed prior to the project being approved by the State; and 6. The window designs are similar to that of a commercial use. The motion passed unanimously with members Askvig, Huber and Walth voting in favor. Mr. Christianson abstained from voting and his vote was counted with the majority.



May 5, 2016

Carl D. Hokenstad
Director of Community Development
City of Bismarck
PO Box 5503
Bismarck, ND 58506-5503

RE: Renaissance Zone Program 5-Year Extension Request - Bismarck

Dear Mr. Hokenstad:

Thank you for your recent application for a 5-year extension for the current Bismarck Renaissance Zone program.

The Department of Commerce is not granting approval for the requested five year extension as the development plan does not contain all of the letters of support necessary to demonstrate community support. However, an extension through August 1, 2017, is granted in order to provide the legislature with an opportunity to clarify the definition of "evidence of community support."

The statute governing the Renaissance Zone program, NDCC Chapter 40-63, requires that a development plan include "evidence of community support." Commerce has interpreted this requirement to include, at a minimum, letters of support from the school district and the county that would be impacted by the property exemptions provided within a Renaissance Zone. This interpretation is spelled out in the Renaissance Zone Program Guidelines.

To date, 58 communities have been approved for a Renaissance Zone and 6 have been approved for 5 year renewals. The City of Bismarck's application for a 5 year extension is the first instance in which county opposition has been encountered in the program's 17 year history.

I understand that there is disagreement with Commerce's interpretation that "evidence of community support" must include support from the school district and county. Given this disagreement, and the fact that the statute does not clearly define what is required to demonstrate community support, I believe it is appropriate to allow the legislature an opportunity to clarify their intent in requiring evidence of community support.

The Renaissance Zone program is focused on revitalizing communities and therefore puts the decisions that impact the communities and the taxpayers with local control. The program is unique in that cities develop handcrafted development plans that address each city's specific goals. Commerce serves only as the due diligence arm of the process, ensuring appropriate

guidelines are met in accordance with the program, reviews the plan and makes a determination decision based on evidence provided to ensure community support is demonstrated.

As clarification of the true intent of the statute is sought during the upcoming session, we hope that the City of Bismarck capitalizes on the opportunity to gain insights into support for the proposed zone extension, as well as resident concerns.

Enclosed is an updated Renaissance Zone Memorandum of Agreement and a copy of the map indicating the blocks located in the zone. The MOA is effective May 9, 2016 through August 1, 2017. Please ensure the appropriate official signs the MOA and it is returned to our office.

Sincerely,



Alan R. Anderson
Commerce Commissioner

BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

Project	Applicant	Street Address	Project Type	RA 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	2015 Building Market Value	Jobs Created	Parcel ID
01-B	George T. Duemeland Recreable Trust	301 East Thayer Avenue	Purchase w/Major	12/17/2002	12/17/02	7/20/2003	\$77,000	\$44,346	\$150,000	\$18,095	\$5,650	12/17/2003	\$66,397.00	\$207,800	0	0001-003-001
02-B	Dakota Building Partnership	501 East Main Avenue	Purchase - Land	1/6/2003	01/07/03	2/20/2003	\$444,200	\$300,000	\$540,000	\$32,023	\$7,500	1/31/2007	\$284,195.00	\$914,400	0	0001-012-000
03-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/Major	2/7/2003	02/11/03	4/21/2003	\$500	\$600,000	\$900,000	\$61,000	\$2,500	12/31/2007	\$618,111.00	\$1,340,200	0	0001-012-001
04-B	Duemelands Commercial LLLP	301 East Thayer Avenue	Lease	7/14/2003	07/22/03	9/25/2003	N/A	N/A	N/A	N/A	\$699	12/17/2003	N/A	N/A	2	N/A
05-B	John & Barbara Grimsfelder	200 North Main 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	0001-004-025
06-B	Woodmansee's	114 North 4th Street	Rehab/Historic	10/30/2003	11/15/03	11/17/2003	\$49,900	\$125,000	\$120,000	\$15,500	\$25,000	1/26/2005	\$123,333.00	\$137,000	1	0001-050-015
07-B	Bertsch Properties LLC	207 East Front Avenue	Rehab	11/19/2003	11/25/03	12/31/2003	\$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	12/31/2003	N/A	N/A	N/A	N/A	\$116,000	9/16/2004	N/A	N/A	1425	N/A
09-B	Bertsch Properties LLC	218 South 3rd Street	Rehab	11/19/2003	11/25/03	12/31/2003	\$142,300	\$329,150	\$840,000	\$107,600	\$3,000	1/20/2005	\$378,013.00	\$68,300	20	0001-049-030
10-B	Lee Enterprises, Inc.	707 East Front Avenue	Rehab	12/15/2003	12/16/03	12/29/2003	\$2,508,200	\$2,256,624	\$4,408,200	\$1,248,000	\$1,248,000	10/26/2005	\$2,400,716.00	\$4,939,900	7.5	0001-039-001
11-B	PCM Partners, LLP	901/907 East Front Avenue	Rehab	3/3/2004	03/23/04	3/29/2004	\$151,300	\$239,840	\$420,000	\$52,795	\$2,700	6/30/2005	\$409,846.00	\$569,700	3	0005-035-015
12-B	Mark Garner	302 East Thayer Avenue	Rehab	5/25/2004	05/25/04	6/4/2004	\$49,900	\$85,000	\$125,000	\$15,715	\$4,700	12/16/2005	\$103,455.00	\$160,200	2.5	0001-060-005
13-B	AW Enterprises	216 North 2nd Street	Rehab	8/10/2004	08/10/04	8/19/2004	\$173,500	\$208,814	\$275,000	\$34,573	\$12,500	6/22/2005	\$263,473.00	\$329,900	1	0001-030-005
14-B	Daryl Roseman & Clarence Saylor	225 West Broadway Avenue	Purchase	2/7/2005	02/09/05	2/16/2005	\$176,000	\$69,550	\$182,500	\$21,470	\$1,750	12/16/2007	\$70,002.00	\$255,300	0	0001-030-005
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	\$773,000	6	0001-108-001
16-B	Prague Mills, 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	09/08/05	3/22/2005	\$20,100	\$200,000	\$200,000	\$25,000	\$4,000	7/30/2005	\$191,897.54	\$216,600	6	0005-035-040
18-B	Susan & Ed Stroh/Fuchs & 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	\$8,500	\$10,500	7/1/2006	\$278,372.00	\$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	\$869,300	\$3,100,000	\$2,000,000	\$288,760	\$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	2/3/2006	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	2/3/2006	N/A	N/A	N/A	N/A	\$10,500	3/13/2006	N/A	N/A	12	N/A
23-B	Duemelands Properties, LLLP	302 South 3rd Street	Purchase	1/12/2006	02/14/06	2/16/2006	\$312,700	\$190,900	\$345,000	\$44,840	\$4,500	12/1/2006	\$277,795.00	\$192,400	0	0001-065-001
24-B	Duemelands Properties, LLLP	312 South 3rd Street	New Construction	1/12/2006	02/14/06	2/16/2006	N/A	\$215,223	\$240,000	\$32,500	\$4,100	12/1/2006	\$233,855.00	\$398,700	0	0001-065-003
25-B	Malcoch 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	\$248,500	0	0001-064-015
26-B	River O, 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	Germ Group LLC	412 East Main Avenue	Rehab	5/23/2006	05/23/06	5/20/2006	\$47,800	\$40,000	\$75,000	\$5,990	\$6,500	10/30/2006	\$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	5/20/2006	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	N/A	N/A	N/A	\$172,000	9/14/2006	N/A	N/A	6	N/A
30-B	Main Avenue Properties, LLC	122 East Main Avenue	New Construction	10/9/2006	10/10/06	11/9/2006	\$1,095,900	\$290,000	\$1,400,000	\$60,000	\$25,000	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	\$290,000	\$1,400,000	\$60,000	\$25,000	1/30/2008	\$407,003.00	\$1,298,000	0	0001-106-015
32-B	American Legal Services PC	521 East Main Avenue	Lease	4/2/2007	04/10/07	4/19/2007	N/A	N/A	N/A	N/A	\$10,000	8/1/2007	N/A	N/A	5	N/A
33-B	Internet Design & Consulting	521 East Main Avenue	Lease	4/2/2007	04/10/07	4/24/2007	N/A	N/A	N/A	N/A	\$10,000	8/1/2007	N/A	N/A	1	N/A
34-B	Larson Latham Heutte 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 Kirschmeier & 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	MeVie 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	Bainmaker Gusto Ventures, LLC	116 North 5th Street	Purchase w/Major	9/4/2007	09/11/07	10/30/2007	\$166,800	\$137,500	\$300,000	\$21,000	\$5,400	5/21/2008	\$142,050.00	\$352,800	4	0001-048-015
41-B	The Rainmaker Group, Inc.	116 North 5th Street	Lease	11/14/2007	12/18/07	12/27/2007	N/A	N/A	N/A	N/A	\$530,000	6/12/2008	N/A	N/A	4	N/A
42-B	Capital Holdings, LLC/Roger Zink	402 East Main Avenue	Rehab	12/5/2007	12/18/07	12/27/2007	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	N/A
43-B	Kinsico, 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 Keimale	413 East Broadway	Rehab	11/14/2007	12/18/07	1/11/2008	\$184,400	\$136,836	\$263,500	\$38,000	\$8,000	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	\$35,000	\$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	2015 Building Market Value	Jobs Created	Parcel ID
46-B	Wesley'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	\$600,600	\$50,000	\$5,000	7/12/2009	\$243,344.00	\$516,200	0	0001-010-001
48-B	FV Restaurants, Inc.	407/411 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	\$35,000	\$130,000	\$10,000	\$5,000	12/15/2008	\$23,375.41	\$111,600	0	0005-016-070
50-B	Stairon 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	12/17/2009	\$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	4/12/2009	N/A	N/A	2	N/A
53-B	CG Investments, LLP	408 East Main Avenue	Rehab	3/11/2009	03/24/09	4/21/2009	\$80,700	\$248,720	\$420,000	\$22,030	\$20,975	10/21/2009	\$159,620.00	\$1,195,000	0	0001-048-040
54-B	RC Properties, LLP	800 East Sweet Avenue	Rehab/New Const.	5/13/2009	05/26/09	6/3/2009	\$576,100	\$2,145,500	\$1,800,000	\$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	10/12/2009	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	\$13,665	10/15/2009	N/A	N/A	3	N/A
57-B	Jim Peckman 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	TRE, 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	11/12/2010	\$246,693.00	\$475,200	0	0001-050-001
59-B	Boardwalk on Broadway	100 West Broadway	Rehabilitation	8/12/2009	08/25/09	9/14/2009	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	N/A
60-B	SRS&W Partnership	122 East Broadway	Purchase w/ Major	10/14/2009	10/27/09	11/23/2009	\$437,660	\$777,000	\$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	12/2/2009	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	12/2/2009	N/A	N/A	N/A	N/A	\$192,500	6/21/2010	N/A	N/A	1	N/A
63-B	Scott K. Poraborg, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/2/2009	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	12/2/2009	N/A	N/A	N/A	N/A	\$192,500	6/21/2010	N/A	N/A	0.5	N/A
66-B	Kranzer 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 & L 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	J5 Brides, 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	11/17/2010	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	Maggi 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	\$3,500,000	\$3,500,000	\$15,500	\$15,000	10/15/2012	\$3,046,296.43	\$2,705,100	10	0001-132-030
76-B	Spaces, Inc.	122 East Main Avenue	Lease	1/12/2011	01/25/11	2/7/2011	N/A	\$601,000	N/A	N/A	\$7,500	2/7/2011	N/A	N/A	3.5	N/A
77-B	Aimee C. Reidy	305 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 5-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 L. 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	\$4,050	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	\$450,000	\$27,000,000	\$23,500,000	\$1,866,310	\$15,000	2/1/2015	\$23,947,483.00	N/A	0	0001-058-010
81-B	Gulch II, LLC (Ika 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	N/A	0	001-046-015
82-B	Dymarek, 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	118-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	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	N/A	35	N/A
85-B	Pine Properties, LLC	100 West Broadway	Lease	2/21/2012	2/27/2012	5/14/2012	N/A	N/A	N/A	N/A	\$0	7/31/2014	N/A	N/A	1	N/A
86-B	Pine Investment Compny, LLC	100 West Broadway	Lease	2/21/2012	2/27/2012	5/14/2012	N/A	N/A	N/A	N/A	\$0	7/31/2014	N/A	N/A	1	N/A
87-B	Pine Enterprises, LLC	100 West Broadway	Lease	2/21/2012	2/27/2012	5/14/2012	N/A	N/A	N/A	N/A	\$0	7/31/2014	N/A	N/A	1	N/A
88-B	Pine Petroleum, Inc.	100 West Broadway	Lease	2/21/2012	2/27/2012	5/14/2012	N/A	N/A	N/A	N/A	\$599,880	7/31/2014	N/A	N/A	1	N/A
89-B	Pine Oil Company	100 West Broadway	Lease	2/21/2012	2/27/2012	5/14/2012	N/A	N/A	N/A	N/A	\$16,485	7/31/2014	N/A	N/A	1	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 Peets 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	2015 Building Market		Jobs Created	Parcel ID
													Value	Actual Investment		
92-B	IBMABMK, 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	3	N/A
93-B	CherMiller 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	12/31/2012	\$96,300	\$1,400,000	\$1,200,000	\$110,940	\$45,000			\$96,300		001-048-065
95-B	Hump Back S&B'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	Fears Landis, LLC	510 East Main Avenue	Lease	11/20/2012	11/27/2012	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	\$73,314.00	N/A	2	N/A
98-B	Sjogaby Unlimited, Inc.	222 West Broadway Avenue	Rehabilitation	6/18/2013	6/25/2013	6/27/2013	\$41,300	\$72,421	\$90,000	\$5,500	\$93,607.06	12/20/2013	\$93,607.06	\$41,300	0	001-064-040
99-B	Arloco, LP	300 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	11/4/2014	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	9/24/2013	9/24/2013	9/25/2013	\$212,400	\$490,051	\$550,000	\$30,000	\$40,000	6/14/2014	\$412,637.29	\$312,400	0	001-106-030
102-B	Firefour, 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, LP	215 North 3rd Street	Rehabilitation	10/15/2013	10/22/2013	1/9/2014	\$418,700	\$704,226	\$450,000	\$34,740	\$18,000	12/18/2013	\$859,155.00		0	001-064-035
104-B	CC's Physical Therapy, LLC	100 West Broadway Avenue	Lease	3/18/2014	3/18/2014	4/7/2014	N/A	\$390,000	N/A	N/A	\$10,000	12/10/2014	N/A	N/A	5	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	12/12/2014	N/A	N/A	3	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	15	N/A
107-B	Lucky Ducks HD, LLC	307 North 3rd Street	Lease	4/15/2014	4/22/2014	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 Yimman dba Bismarck Realty Co.	113 South 5th Street	Lease	10/27/2014	10/28/2014	11/6/2014	N/A	\$17,100	N/A	N/A	\$5,000	1/1/2015	\$20,865.00	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	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	8/22/2014	\$258,513.00	\$310,200	0	001-046-008
111-B	Juniper, LLC	315 East Broadway Avenue	Lease	2/17/2015	2/14/2015	3/25/2015	N/A	\$1,233,000	N/A	N/A	\$95,000	5/21/2015	N/A	N/A		N/A
112-B	Terra Nomad, LLC	514 East Main Avenue	Lease	3/17/2015	3/14/2015	4/20/2015	N/A	\$28,800	N/A	N/A	\$11,000	6/30/2015	N/A	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	N/A	\$5,000	7/23/2015	N/A	N/A	2	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	\$30,000	7/1/2015	N/A	N/A	0	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
116-B	Kevin D. Reismaner	100 West Broadway Avenue	Primary Residential	4/30/2015	5/12/2015	8/11/2015	N/A	N/A	N/A	\$25,000	\$5,000	8/11/2015	N/A	N/A	0	N/A
117-B	100 Main, LP	100 West Main Avenue	New Construction	9/15/2015	9/22/2015	11/23/2015	\$20,000	\$5,206,732	\$3,000,000	\$160,000	\$0					001-056-010
118-B	Glosser Images, LLC	510 East Main Avenue	Lease	11/17/2015	11/24/2015	12/16/2015	N/A	\$140,000	N/A	N/A	\$5,000			N/A	8	N/A
119-B	River Road Partners, LLC	212 East Main Avenue	Purchase w/Major	12/15/2015	12/22/2015	2/11/2016	\$130,200	\$100,000	\$360,000	\$20,800	\$5,000			N/A		001-052-035
					TOTALS		\$15,525,880	\$67,455,227	\$65,579,400	\$5,625,658	\$79,10,463			\$52,536,391.70	465.25	

CORE Incentive Grant Program

CORE Project	Applicant	Street Address	Project Type	RZA Hearing	Commission Approval	Total Project Cost	Approved Grant Amount	Completion Date	Sidewalk Subsurface Infill	Technical Assistant Bank	Façade & Signage Incentive	Housing Incentive	Total Payments To Date
01-07	Red Wing Shoes	529 East Broadway Avenue	Signage	05/14/07	05/22/07	\$8,199.34	\$3,000.00	11/19/07			\$3,000.00		\$3,000.00
02-07	LeRoy Walker	118 North 5th Street	Subsurface Infill	05/14/07	05/22/07	\$3,300.00	\$2,800.00	05/30/07	\$2,800.00				\$2,800.00
03-07	LeRoy Walker	118 North 5th Street	Technical Assistance	07/17/07	08/14/07	\$1,015.00	\$1,575.00	09/17/07		\$771.38			\$771.38
04-07	Janet Pinks	207 East Avenue B	Housing Incentive	07/17/07	08/14/07	\$23,874.00	\$5,000.00					\$4,439.60	\$4,439.60
			Technical Assistance	07/17/07	08/14/07	\$2,100.00	\$1,575.00	01/29/08		\$1,055.62			\$1,055.62
			Housing Incentive	03/11/09	03/24/09	\$90,487.14	\$13,657.83	02/28/09				\$13,657.83	\$13,657.83
05-07	Kevin Horneman	408 East Main Avenue	Technical Assistance	07/17/07	08/14/07	\$2,100.00	\$1,575.00	01/23/08		\$1,575.00			\$1,575.00
06-07	Kevin Horneman	410 East Main Avenue	Technical Assistance	07/17/07	08/14/07	\$2,100.00	\$1,575.00	01/23/08		\$1,575.00			\$1,575.00
07-07	Greg Bavendick	301 East Broadway Avenue	Technical Assistance	08/27/07	09/11/07	WITHDRAWN	\$1,575.00	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN		WITHDRAWN
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
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
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
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
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			\$25,000.00		\$25,000.00
33-09	DoCo Group	114 North 3rd Street	Technical Assistance	7/8/2009	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	Hedahl's 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	1/15/2013	1/22/2013	\$21,521.00	\$10,760.50	05/02/13			\$10,760.50		\$10,760.50
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	4/17/2013	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
49-14	Pressdough of Bismarck, LLC	304 East Front Avenue	Signage			\$10,459.82	\$3,000.00	9/1/2013			\$3,000.00		\$3,000.00
50-14	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
51-14	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
52-14	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
53-14	Pressdough of Bismarck, LLC	304 East Front Avenue	Technical Assistance	7/15/2014	8/12/2014	\$55,934.95	\$2,475.00	3/24/2015		\$2,475.00			\$2,475.00
54-14	Pressdough of Bismarck, LLC	304 East Front Avenue	Façade	8/21/2014	8/12/2014	\$60,000.00	\$60,000.00	12/16/2014			\$27,967.42		\$27,967.42
55-14	114 on 3rd, LLC	114 North 3rd Street	Technical Assistance	8/21/2014	8/28/2014	\$3,300.00	\$2,475.00	WITHDRAWN		WITHDRAWN			WITHDRAWN

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
54-14	Jim Barnhardt	223 East Main Avenue	Technical Assistance	8/19/2014	8/26/2014	\$6,270.00	\$5,775.00	WITHDRAWN		WITHDRAWN			WITHDRAWN
						\$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	\$55,325.00	\$60,000.00	2/3/2016			\$60,000.00		\$60,000.00
56-15	Electronic Building Company	212 West Main Avenue	Façade	3/17/2015	3/24/2015	\$33,858.00	\$16,929.00	4/18/2016			\$16,929.00		\$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						
60-15	Kadlec Enterprises, LLC	309 North 3rd Street	Technical Assistance	7/1/2015	7/8/2015		\$2,475.00						
							\$5,775.00						
61-15	114 on 3rd, LLC	114 North 3rd Street	Technical Assistance	7/1/2015	7/8/2015		\$2,475.00						
							\$5,775.00						
62-15	Los Lunas Mexican Restaurant	109 North Mandan Street	Façade	12/15/2015	N/A	N/A	DENIED	12/15/2015			DENIED		DENIED
63-15	Triple J Properties, LLC	710 East Bowen Avenue	Technical Assistance	1/19/2016	1/26/2016		\$2,475.00						
64-16	Vold Tire Company, LLC	214/216 East Main Avenue	Technical Assistance	1/19/2016	1/26/2016		\$2,475.00						
							\$5,775.00						
	Totals					\$1,525,278.99	\$725,375.37		\$206,032.25	\$39,671.00	\$345,209.10	\$29,528.34	\$620,440.69