



## *Community Development Department*

**RENAISSANCE ZONE AUTHORITY  
MEETING AGENDA  
November 10, 2016**

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City-County Office Building

4:00 p.m.

David J. Blackstead Meeting Room

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- 1. Call to Order**
- 2. October 18, 2016 Minutes**
- 3. Downtown Design Review**
  - a. Continuation of review of American Bank Center accessory parking lot at 411 North 4<sup>th</sup> Street.
  - b. Review of demolition of residence at 120 East Avenue A.
  - c. Continuation of review of criteria for downtown design review.
- 4. CORE Incentive Grant Program**
  - a. Continuation of review of amendments to guidelines regarding recurring or combined use of incentive programs.
- 5. Downtown Update Provided by the Downtowners Association**
- 6. Other Business**
  - a. Briefing on 2016 Infill and Redevelopment Plan
- 7. Adjourn – Next regular meeting is scheduled for December 8, 2016**

**Attached:**

*Renaissance Zone Project Status Spreadsheet*

*CORE Incentive Grant Program Project Status Spreadsheet*



**RENAISSANCE ZONE AUTHORITY  
MEETING MINUTES  
October 18, 2016**

The Bismarck Renaissance Zone Authority met on October 18, 2016 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5<sup>th</sup> Street. Chairman Walth presided.

Authority members present were Jim Christianson, Joe Fink, Chuck Huber, George Keiser Todd Van Orman and Chairman Curt Walth.

Authority member Josh Askvig was absent.

Technical Advisors Bruce Whittey and Steph Smith were present.

Staff members present were Kim Lee (Planning Manager), Sandra Bogaczyk (Office Assistant), Jason Tomanek (Assistant City Administrator), Daniel Nairn (Planner), Carl Hokenstad (Director of Community Development), Charlie Whitman (City Attorney), Brady Blaskowski (Building Official) and Brenda Johnson (Senior Real Property Appraiser).

Guests present were Jennifer Jackson (Architect JLG), Chad Johnson (Marketing President First Western Bank), Carol Hall (RESIDENT OF 100 West Broadway, Unit 310), Kevin Dykema (Regional President, American Bank Center), and Todd Kovash.

**CALL TO ORDER**

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

**MINUTES**

The minutes of the September 20, 2016 meeting were distributed with the agenda packet.

**MOTION:** A motion was made by Mr. Christianson and seconded by Mr. Keiser to approve the minutes of the September 20, 2016 meeting as distributed. The motion passed unanimously with members Christianson, Fink, Huber, Keiser, Van Orman and Chairman Walth voting in favor.

**RENAISSANCE ZONE REVIEW**

**100 WEST BROADWAY AVENUE**

Mr. Nairn introduced the request to obtain Renaissance Zone designation for the purchase of a 2,687 square foot primary residential condominium (Unit 310) in a previously approved Renaissance Zone Project at 100 West Broadway, and legally described as Lots 1-24, Block 58, Original Plat. Mr. Nairn stated that staff recommends that, based on the finding in the

staff report, approval of the designation of the purchase of the condominium unit at 100 West Broadway as a Renaissance Zone project, a 100% property tax exemption on the value of the condominium along with an exemption up to \$10,000 of personal income tax liability for five taxable years beginning with the date of occupancy.

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

## **DOWNTOWN DESIGN REVIEW**

### **411 NORTH 4<sup>th</sup> STREET – AMERICAN BANK CENTER REVIEW ACCESSORY PARKING LOT**

Mr. Nairn stated that the applicant, after being granted special use permits to demolish the existing structure at 411 North 4<sup>th</sup> Street and install an accessory parking lot, is requesting approval of the design of that accessory parking lot. The approved demolition has not yet occurred. The site is within the DC-Downtown Core zoning district, and therefore subject to Downtown Design Review. Landscaping must be provided for surface parking lots. The applicant has requested a waiver from the landscaping requirements on the northern portion, on the grounds that the parking lot over this portion already exists. Mr. Nairn stated that the City Planning and Zoning Commission has already approved the accessory parking lot, but the design, as currently submitted, does not comply with the ordinance or Downtown Design Guidelines and there are no clear grounds for a landscape waiver on this site.

Mr. Nairn stated that the proposed access to the parking lot from North 4<sup>th</sup> Street is only 60 feet away from the existing access and would add an undue burden on the public, and has not been approved by the City Traffic Engineer. The additional approach would disrupt sidewalk access and result in a loss of 3-4 parking spaces. Creating an additional access to the alley on the east side is less of a concern. Proposed landscaping is insufficient. Staff recommends access by only one point along North 4<sup>th</sup> Street and landscaping features that form a distinct street edge and add visual interest for pedestrians.

Mr. Dykema stated that the purchase of the property at 411 North 4<sup>th</sup> Street preceded the current Downtown Design Review requirements, and also stated that the requested landscaping requirements limit the number of parking spaces available and therefore requested a landscape waiver.

Mr. Whittey stated that the alternative of creating three curb cuts in the block is a pedestrian safety concern. He suggested using a barrier wall or fencing.

Chairman Walth suggested creating something similar to the other American Bank Center location as the shrubbery used there is quite nice as a pedestrian environment.

Chairman Walth asked if there were any public comments. There being none he closed the public hearing.

Mr. Keiser stated that the property would be pulling a lot of cars off the street but safety should be looked at.

**MOTION:** A motion was made by Mr. Huber and seconded by Mr. Christianson to continue the review of the design for the American Bank Center Accessory Parking lot at 411 North 4<sup>th</sup> Street until the following revisions to the site plan are made:

1. The accessory parking lot is accessed by only one point along North 4<sup>th</sup> Street.
2. The entire length of the accessory parking lot along North 4<sup>th</sup> Street not used to access the lot is lined by landscaping features that form a distinct street edge and add visual interest for pedestrians.

The motion passed with members Christianson, Fink, Huber, Van Orman, and Chairman Walth voting in favor with Mr. Keiser voting against.

### **304 EAST FRONT AVENUE – FIRST WESTERN BANK AND TRUST** **PRELIMINARY REVIEW OF SITE LAYOUT**

Mr. Nairn stated that the new owners of the property at 304 East Front Avenue have demolished the former Reza's Pitch building and have submitted preliminary designs for a new 3-story building on the site for a bank. Staff and the architect have met and reviewed initial layouts. Staff recommended that the applicant seek preliminary opinion from the Renaissance Zone Authority on the layout before the building designs are complete and ready for final Downtown Design Review submission. A copy of the proposed layout diagram of the site, as well as an aerial photograph with topographical contours, was distributed to Authority members. The applicant requested guidance on the layout before proceeding to further design.

Ms. Smith recused herself from advising the Authority due to her relationship with the presenting architectural firm.

Ms. Jackson stated that the proposed building would have a six to seven-thousand square foot footprint, a second floor canopy from the building's west side to the sidewalk and three to four stories. The bank would occupy the first two floors with lease space in the upper floor(s).

Mr. Christianson clarified that the property is located in the Downtown Parking District, therefore no parking is required.

Mr. Keiser mentioned that due to proposed signage a traffic study should be performed to ensure safety regarding site lines.

Chairman Walth expressed his encouragement to Ms. Jackson to converse with the City Traffic Engineer regarding proposed traffic patterns, signage and rail location.

Mr. Nairn stated that the property is in the Downtown Core, but not in the Renaissance Zone.

Mr. Whittey asked why the building does not extend to the property line since that is a requirement downtown reminding Authority members and the applicant that, in fact, the applicant is requesting a variance from a fundamental aspect of Downtown Design ordinances regulating building footprints.

Ms. Jackson responded that there would not be the necessary drive-through space otherwise and that the landscaping creates the perception that the building does extend to the property line. She also stated that it is unclear as of yet who owns the retaining wall; the City or the applicant.

Mr. Whittey emphasized that the surrounding buildings are also built to the lot lines making this site plan a non-conforming request of the City.

Mr. Van Orman questioned if there was a better drive-through pattern. Ms. Jackson stated that the current plan allows for the most space for cars to wait for a possible train back-up.

Chairman Walth emphasized that the exception is the drive-through. Mr. Nairn emphasized that the applicant will have to apply for a special use permit for the drive-through and ok at that time the City Engineer will have to assess traffic patterns.

Chairman Walth emphasized that he would like to see the applicant and architect meet with the Traffic Engineer before continuing.

Mr. Christianson stated that he does not have any concerns with the current layout but it would be helpful to see an elevation layout.

There was a consensus that the layout matches the neighborhood and in fact improves the look, even if the building is not to the lot line and has to provide a drive-through. There was also agreement that it would look better if the building would be extended to both the west and south lot lines.

Mr. Johnson stated that the bank was most likely considering only a three-story building, comparable to a neighboring building.

Mr. Christianson asked what building materials are being considered. Ms. Johnson replied that terra-cotta coloring to match the Depot was being considered, but not yet decided. The screen would be metallic, fitting in with the guidelines.

### **CLARIFICATION OF ACTIONS REQUIRING DOWNTOWN DESIGN REVIEW - DISCUSSION**

Mr. Nairn suggested that design requirements could be broken into tiers for approvals, such as signage or small scale interim improvements, due to existing complaints that the process of waiting up to a month for small approvals is taxing for applicants. He added that most cities do employ a threshold assessment using tiers for less significant or minor modifications which alternatively could be approved by the Building Official or the Director of Community Development.

Mr. Nairn continued that the proposal to use tiers has been discussed briefly at previous meetings. The draft proposal included in the meeting packet is more detailed and steered by specific guidelines including threshold examples from other urban areas, defining terms of activities, and suggested text amendments to current Downtown Design Review ordinance.

Mr. Christianson stated that he is in favor of delegating some approvals.

Mr. Keiser stated that transparency and the public process is too important to delegate approvals.

Chairman Walth suggested that Commissioner Askvig's opinion as a City Commissioner is important to hear and suggested that the Renaissance Zone Authority wait until his opinions can be heard, and added his own mixed feelings about delegating approvals.

**MOTION:** A motion was made by Mr. Keiser and seconded by Mr. Christianson to continue discussion the design requirements draft proposal to the next meeting. The motion passed unanimously with members Christianson, Fink, Huber, Keiser, Van Orman, and Chairman Walth voting in favor.

## **RENAISSANCE ZONE PROGRAM**

### **RENAISSANCE ZONE NEEDS ASSESSMENT AND SELF-EVALUATION- DISCUSSION**

Mr. Nairn stated that, as Renaissance Zone Authority members requested, an executive summary of a needs assessment and a self-evaluation of Renaissance Zone projects has been prepared in draft form and distributed to Authority members. The draft distributed to Authority members refers to program performance over the last 15 years, shows changes in tax valuation, indicates unmet needs, capital investment and job creation statistics.

Mr. Keiser suggested that the graph showing increased property values in the Renaissance Zone also show estimated property values without investment assuming inflation.

Mr. Whitman suggested that Mr. Nairn could include more years of records, back to 1977, looking at previous TIF district valuations.

Mr. Keiser asked how the Authority could use the document. Several suggestions included that Mr. Askvig, along with other Renaissance Zone Authority members, present it to City Commission, that copies could be kept at the Library and department counters and posted on the City's website. Mr. Whitley suggested that a speaking engagement could be organized.

Mr. Tomanek reminded the Authority that the League of Cities could disseminate the information more uniformly so that various cities throughout the state have a similar format in which to present their city's outcomes.

Mr. Christianson suggested a change in wording for the Total Taxes Generated to "current projects are projected to surpass."

## **CORE INCENTIVE GRANT PROGRAM**

### **GUIDELINE AMENDMENTS FOR INCENTIVE PROGRAMS - REVIEW**

Chairman Walth suggested that the item be continued to the next meeting.

A voice vote was made to continue the Core incentive grant program item including guideline amendments for incentive programs, and passed unanimously with members Christianson, Fink, Huber, Keiser, Van Orman, and Chairman Walth voting in favor.

## **DOWNTOWN UPDATE PROVIDED BY THE DOWNTOWNERS ASSOCIATION**

No business was discussed.

## **OTHER BUSINESS**

Mr. Nairn reminded Authority members that the Renaissance Zone regular meeting could alternatively be held every second Thursday, according to preferences sent to him since the last meeting. There was a consensus that the stated time would be accepted.

## **ADJOURNMENT**

There being no further business, Chairman Walth adjourned the meeting of the Bismarck Renaissance Zone Authority at 4:59 p.m.

Respectfully Submitted,

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Sandra Bogaczyk  
Recording Secretary

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Curt Walth  
Chairman



# STAFF REPORT

City of Bismarck  
Community Development Department  
Planning Division

Agenda Item # 3a  
November 10, 2016

## Application for: Downtown Design Review

TRAKiT Project ID: DDR2016-001

### Project Summary

Title:	American Bank Center Accessory Parking Lot
Status:	Renaissance Zone Authority
Owner(s):	American Bank Center
Project Contact:	Chad Skretteberg, American Bank Center
Location:	411 N 4 <sup>th</sup> Street. Lots 4, 5, 13, and 14, Block 122, Original Plat.
Request:	Create an accessory parking lot



### Staff Analysis

The Renaissance Zone Authority considered the design of the accessory parking area at 411 N 4<sup>th</sup> Street during their October 18, 2016 meeting and voted to continue the request until the following conditions are met:

1. The accessory parking lot is accessed by only one point along North 4<sup>th</sup> Street.
2. The entire length of the accessory parking lot along North 4<sup>th</sup> Street not used to access the lot is lined by landscaping features that form a distinct street edge and add visual interest for pedestrians.

The applicant has submitted a revised site plan that reduces the number of access points to North 4<sup>th</sup> Street from two to one and includes a more extensive landscaping screen along the frontage of North 4<sup>th</sup> Street.

It should be noted that the role of Renaissance Zone Authority is to review the design of the parking lot and landscaping according to the criteria of the downtown design guidelines. The site plan also requires

administrative approval according to general site plan review procedures.

The landscape buffer is shown as four feet in width. Based on Section 14-03-11 of the Code of Ordinances, the width of a planting strip is required to be at least six feet. The ordinance also requires one additional tree beyond what is shown. The proposed shrubbery is sufficient.

The applicant has the option of using a masonry wall, decorative fence, or continuous hedge, and only a four foot strip would be required. However, material samples and designs would need to be provided to the Renaissance Zone Authority for review if this option is exercised.

### Required Findings of Fact

1. The proposed design conforms to Sections 4-04-09, 14-04-21.1, and 14-04-21.2 of the Bismarck Code of Ordinances, relating to Design Standards within the DC – Downtown Core and DF – Downtown Fringe zoning districts.
2. The proposed design generally conforms to the purpose and intent of the 2015 Downtown

(continued)

Design Guidelines, and other relevant plans and policies.

1. All landscaping requirements of Section 14-03-11 are met before the site plan is approved.

**Staff Recommendation**

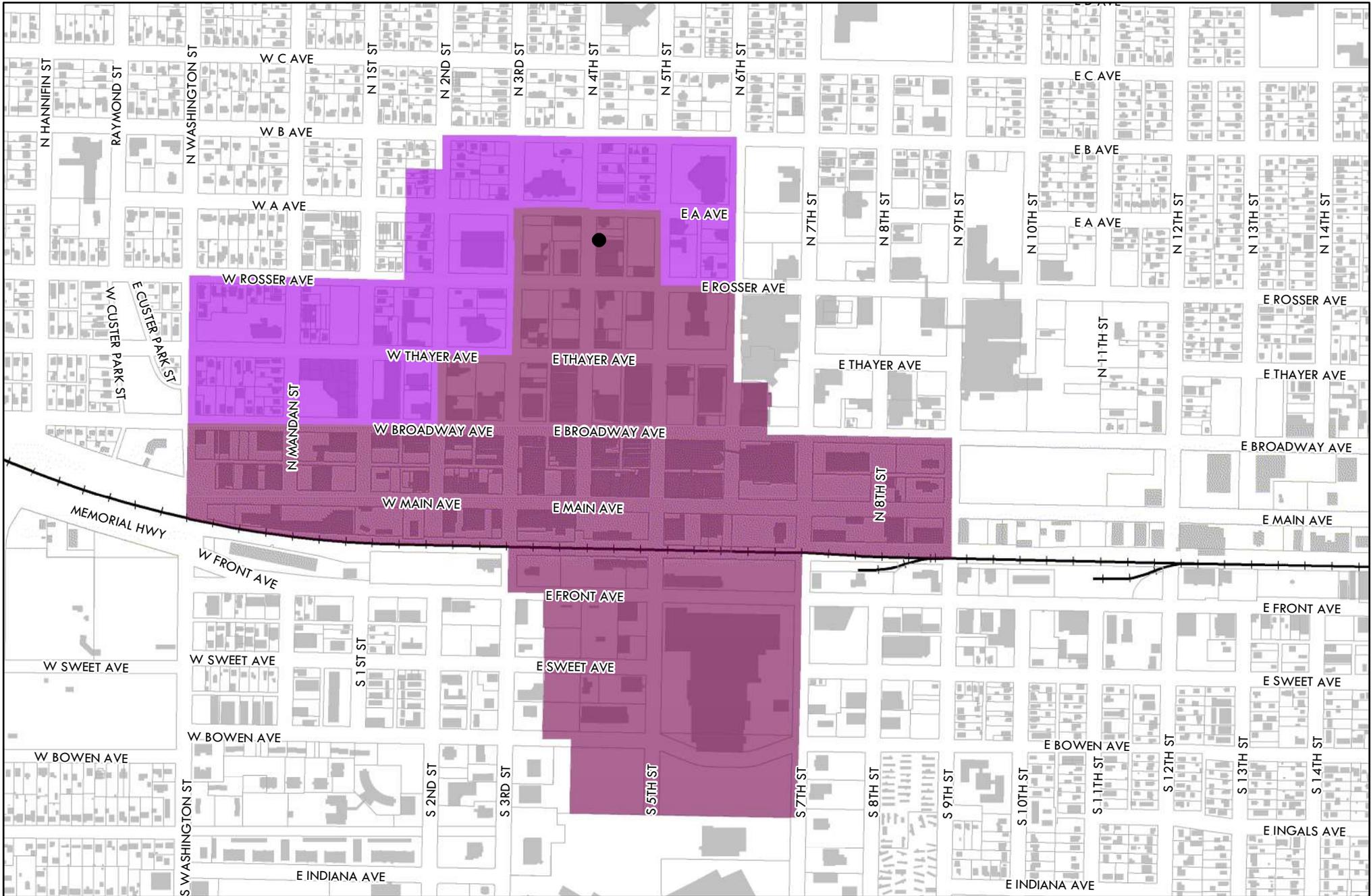
Staff recommends approval of the design for the accessory parking lot and landscaping at 411 North 4<sup>th</sup> Street, on the condition that:

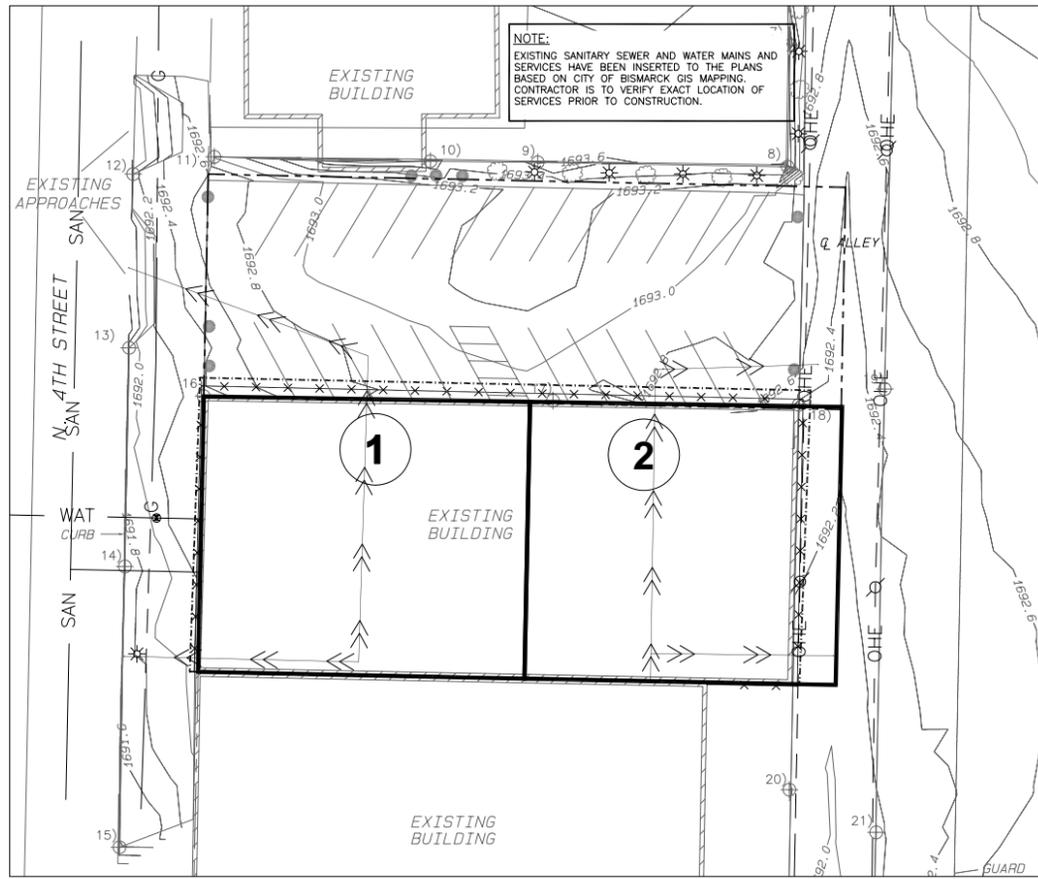
**Attachments**

1. Location Map
  2. Revised Site Plan
  3. Revised Landscape Plan
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*Staff report prepared by:* Daniel Nairn, AICP, Planner  
701-355-1854 | [dnairn@bismarcknd.gov](mailto:dnairn@bismarcknd.gov)

# 411 North 4th Street - Downtown Design Review

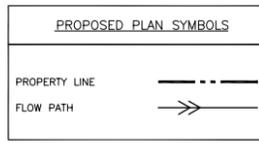




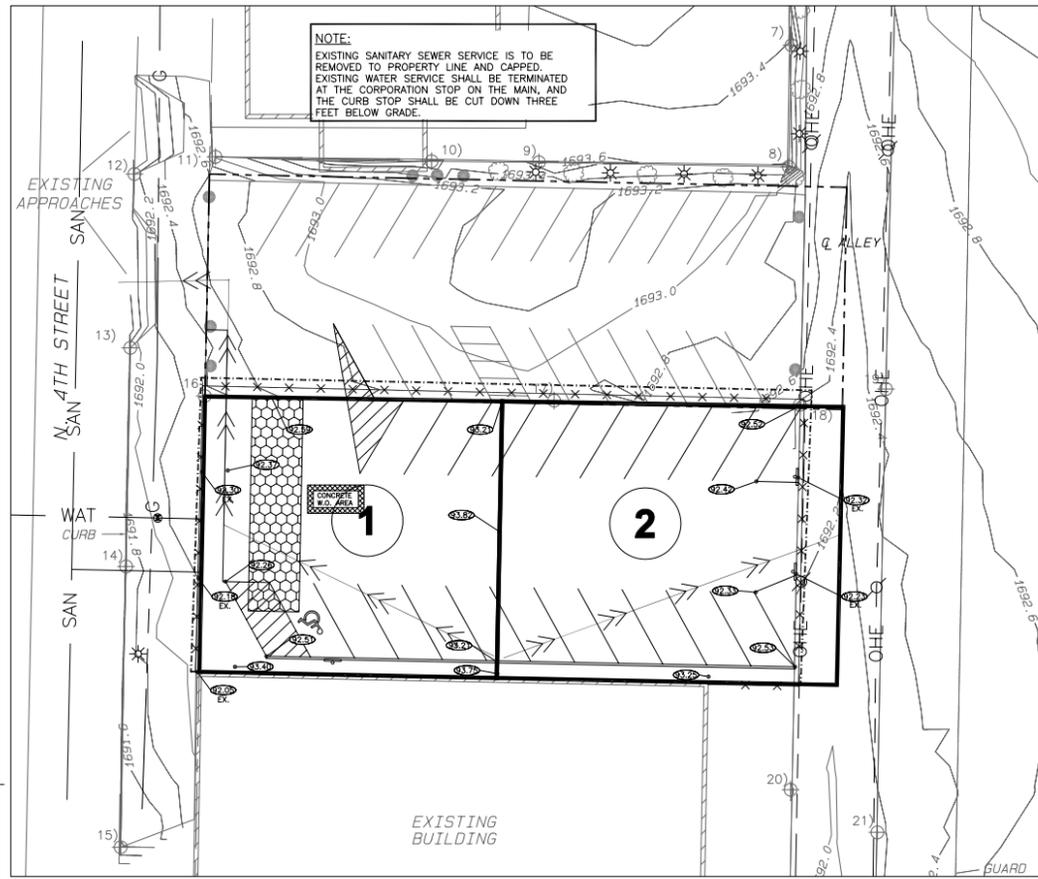
1  
C1.0 EXISTING CONDITIONS  
1" = 20'

EXISTING DRAINAGE AREAS				
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	IMPERVIOUS AREA (PERCENT)
1	0.11	0.00	0.11	
2	0.11	0.00	0.11	
TOTAL	0.22	0.00	0.22	100%

20' 10' 0 20' 40'  
SCALE 1" = 20'



**GRADING & SOILS**  
 GEOTECHNICAL EXPLORATION WILL NOT BE PERFORMED FOR THIS PROJECT. FROM ONLINE SOURCES, IT IS BELIEVED THE UNDERLYING SOILS ARE MANDAN SILT LOAMS, CLASSIFIED AS A HYDROLOGICAL SOIL GROUP "B".



2  
C1.0 PROPOSED CONDITIONS  
1" = 20'

PROPOSED DRAINAGE AREAS				
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	IMPERVIOUS AREA (PERCENT)
1	0.09	0.01	0.10	
2	0.11	0.01	0.12	
TOTAL	0.20	0.02	0.22	89%

**PROJECT NARRATIVE**  
 THE EXISTING SITE IS LOCATED IN DOWNTOWN BISMARCK, ND AND CONTAINS A BUILDING. THE PROPERTY IS ZONED DC (DOWNTOWN CORE) AND THE SITE'S STORMWATER CURRENTLY DRAINS TO A CITY STORM SEWER SYSTEM. THE PORTION OF THE SITE WHERE THE BUILDING CURRENTLY SITS IS APPROXIMATELY 0.22 ACRES. THE SITE IS CURRENTLY 100% IMPERVIOUS.  
 THE PROPOSED WORK CALLS FOR THE DEMOLITION OF AN OLD BUILDING AND THE CONSTRUCTION OF A NEW PARKING LOT. THE PARKING LOT IS DESIGNED WITH 4 PERVIOUS LANDSCAPE AREAS THAT CAN BE USED FOR GRASS OR PLANTINGS. THESE PERVIOUS AREAS WILL ALLOW FOR THE RETENTION AND TREATMENT OF SOME STORMWATER BEFORE IT LEAVES THE SITE. THE PROPOSED PARKING LOT WILL IMPROVE THE SITE FROM 100% IMPERVIOUS TO APPROXIMATELY 89% IMPERVIOUS. CONSTRUCTION IS TO START AS SOON AS POSSIBLE.

**NOTE:**  
 THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT INCLUDES THE CIVIL ENGINEERING PLANS AND THE PROJECT MANUAL. CONTRACTOR TO SUPPLY CONSTRUCTION PHASING NARRATIVE, ESTIMATED PRELIMINARY QUANTITIES OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S ANTICIPATED AT THE START OF THE PROJECT AND FOR THE LIFE OF THE PROJECT, AND LOCATION OF AREAS WHERE CONSTRUCTION WILL BE PHASED TO MINIMIZE DURATION OF EXPOSED SOIL AREAS. CONTRACTOR IS TO REVIEW POLLUTION CONTROL AGENCY'S INSTRUCTIONS FOR THE APPLICATION FOR NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY PRIOR TO SUBMITTING APPLICATION.

**INSPECTIONS**  
 EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 1/2 INCH OVER 24 HOURS RAIN EVENT.  
 STABILIZED AREAS: ONCE EVERY 30 DAYS.  
 FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.  
**RECORDS:** A COPY OF THE GRADING, DRAINAGE EROSION CONTROL PLAN, & SWEEP PLANS AS WELL AS THE INSPECTIONS/MAINTENANCE LOGS ARE TO BE KEPT EITHER IN THE FIELD OFFICE, INSPECTOR'S VEHICLE OR CONTRACTOR'S VEHICLE.

**POLLUTION PREVENTION MANAGEMENT MEASURES**  
 SOLID WASTE DISPOSED PROPERLY; COMPLY WITH PCA REQUIREMENTS.  
 HAZARDOUS WASTE STORED (SECONDARY CONTAINMENT, RESTRICTED ACCESS) AND DISPOSED IN COMPLIANCE WITH PCA REQUIREMENTS.  
 EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED.  
 NO ENGINE DEGRASING ALLOWED ON-SITE.  
 CONCRETE WASHOUT ON-SITE: ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH PCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. THE CONCRETE WASHOUT AREA INDICATED ON THE PLANS IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION IN ACCORDANCE WITH PCA REQUIREMENTS.

**HANDLING AND STORAGE OF HAZARDOUS MATERIALS:**  
 IF THE CONTRACTOR INTENDS TO USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ON THE PROJECT SITE, THE CONTRACTOR MUST COMPLY WITH THE FOLLOWING MINIMUM REQUIREMENTS:  
 1. THE CONTRACTOR MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION TO ENSURE EFFECTIVE TREATMENT. CHEMICALS MAY ONLY BE APPLIED WHERE TREATED STORMWATER IS DIRECTED TO A SEDIMENT CONTROL SYSTEM WHICH ALLOWS FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.  
 2. CHEMICALS MUST BE SELECTED THAT ARE APPROPRIATELY SUITED TO THE TYPES OF SOILS LIKELY TO BE EXPOSED DURING CONSTRUCTION, AND TO THE EXPECTED TURBIDITY, PH AND FLOW RATE OF STORMWATER FLOWING INTO THE CHEMICAL TREATMENT SYSTEM OR AREA.  
 3. CHEMICALS MUST BE USED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, AND WITH DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR PROVIDER/SUPPLIER OF THE APPLICABLE CHEMICALS.

**TEMPORARY SEDIMENT BASINS:**  
 TEMPORARY SEDIMENT BASINS SHALL BE PROVIDED PER APPENDIX A, SECTION C.1.B OF THE MPCA GENERAL STORMWATER PERMIT.  
 ENGINEER ANTICIPATES THAT, PRIOR TO INSTALLATION OF FILTRATION MEDIA AND DRAIN TILE, CONTRACTOR WILL USE PROPOSED FILTRATION BASINS AS TEMPORARY SEDIMENT BASINS. CONTRACTOR SHALL EXCAVATE TEMPORARY BASINS AND CLAY LINE PRIOR TO USE. SURFACE WATER SHALL BE REMOVED BY SKIMMER DEVICE SUCH AS FAIRCLOTH SKIMMER OR THIRST DUCK, OR USING A PUMP WITH A FILTER. ALTERNATIVE TEMPORARY SEDIMENT BASINS SHALL BE APPROVED BY ENGINEER PRIOR TO USE.

**OWNER:**  
 AMERICAN BANK CENTER  
 320 N 4TH ST, BISMARCK ND 58501  
 701-258-2611  
**CONTACT:**  
 CHAD SKRETTEBERG  
 140 1st AVENUE WEST  
 DICKINSON, ND 58601  
 701-483-3250

**CONSTRUCTION ACTIVITY EROSION PREVENTION PRACTICES**  
 CONTRACTOR SHALL STABILIZE ALL EXPOSED SOIL AREAS (INCLUDING STOCKPILES). STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHENEVER ANY CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 7 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.  
 FOR PUBLIC WATER THAT THE DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, ALL EXPOSED SOIL AREAS THAT ARE WITHIN 200 FEET OF THE WATER'S EDGE, AND DRAIN TO THESE WATERS MUST COMPLETE THE STABILIZATION ACTIVES WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.  
 PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24-HOURS AFTER CONNECTION TO A SURFACE WATER.  
 SEDIMENT CONTROL MEASURES MUST BE INSTALLED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN.

**SEDIMENT AND EROSION CONTROL MAINTENANCE**  
 PERIMETER SEDIMENT CONTROL PRACTICES: WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE BMP, THE SEDIMENT MUST BE REMOVED WITHIN 24 HOURS. IF PERIMETER SEDIMENT CONTROL HAS BEEN DAMAGED OR IS NOT FUNCTIONING PROPERLY, IT MUST BE REPAIRED AND/OR REPLACED WITHIN 24 HOURS. PERIMETER BMP MEASURES MAY INCLUDE SILT FENCING.  
 CONSTRUCTION SITE VEHICLE EXIT LOCATIONS: ALL TRACKED SEDIMENT ONTO PAVED SURFACES MUST BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR MORE FREQUENTLY IF REQUIRED BY NORTH DAKOTA DEPARTMENT OF HEALTH.  
 CONSTRUCTION SITE DEWATERING: SITE WATER DISCHARGE DUE TO CONSTRUCTION DEWATERING OPERATIONS SHALL BE MONITORED FOR SEDIMENTATION AND TREATED PRIOR TO DISCHARGE TO PUBLIC STORM SEWERS. TREATMENT OF DEWATERING DISCHARGE MAY BE ACCOMPLISHED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE BMP'S.

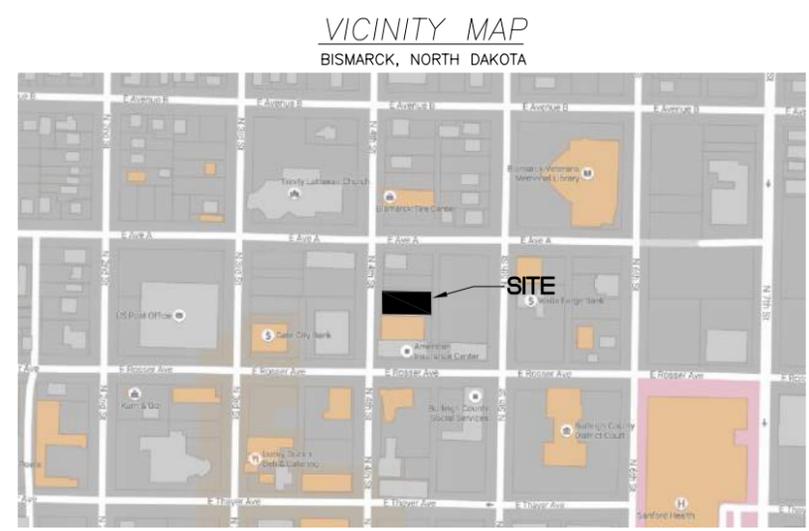
**AGENCY CONTACTS**  
 CITY OF BISMARCK  
 ENGINEERING DEPARTMENT  
 221 N 5TH ST.  
 P.O. BOX 5503  
 BISMARCK, NORTH DAKOTA 58506-5503  
 PHONE: (701) 355-1300

**ABBREVIATIONS**  
 BLDG Building  
 BMP Best Management Practice  
 CONC Concrete  
 ELEV Elevation  
 EX Existing  
 MAX Maximum  
 MIN Minimum  
 NPDES National Pollutant Discharge Elimination System  
 W.O. Washout

**STOCKPILES:**  
 TEMPORARY STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN ANY NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.

**TEMPORARY SEDIMENT BASINS:**  
 TEMPORARY SEDIMENT BASINS SHALL BE PROVIDED PER APPENDIX A, SECTION C.1.B OF THE MPCA GENERAL STORMWATER PERMIT.  
 ENGINEER ANTICIPATES THAT, PRIOR TO INSTALLATION OF FILTRATION MEDIA AND DRAIN TILE, CONTRACTOR WILL USE PROPOSED FILTRATION BASINS AS TEMPORARY SEDIMENT BASINS. CONTRACTOR SHALL EXCAVATE TEMPORARY BASINS AND CLAY LINE PRIOR TO USE. SURFACE WATER SHALL BE REMOVED BY SKIMMER DEVICE SUCH AS FAIRCLOTH SKIMMER OR THIRST DUCK, OR USING A PUMP WITH A FILTER. ALTERNATIVE TEMPORARY SEDIMENT BASINS SHALL BE APPROVED BY ENGINEER PRIOR TO USE.

**AGENCY CONTACTS**  
 CITY OF BISMARCK  
 ENGINEERING DEPARTMENT  
 221 N 5TH ST.  
 P.O. BOX 5503  
 BISMARCK, NORTH DAKOTA 58506-5503  
 PHONE: (701) 355-1300



SECTION 33, TOWNSHIP 139N, RANGE 80W  
 EXISTING ZONING = DC (DOWNTOWN CORE)

**GT ARCHITECTURE**  
 401 WEST VILLARD STREET SUITE 206  
 DICKINSON, NORTH DAKOTA 58601  
 WWW.GTARCHITECTURE.COM  
 PHONE: 701-483-8434

**BKBM ENGINEERS**

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of North Dakota.



Keith A. Matte  
 Lic. No. PE-7788

AMERICAN BANK CENTER  
 NEW PARKING LOT  
 BISMARCK, NORTH DAKOTA

DRAWN BY:	W1
REVISIONS:	11/03/2016
DATE:	9/23/2016
PROJECT NO:	16156
SHEET TITLE:	C1.0

SHEET:  
 WATER SHED PLAN

# AMERICAN BANK CENTER NEW PARKING LOT

## PROJECT TEAM

**GT ARCHITECTURE**  
401 WEST VILLARD STREET SUITE 206  
DICKINSON, NORTH DAKOTA 58601  
TELEPHONE: 701-463-8434  
WWW.GTARCHITECTURE.COM

**BKBM ENGINEERS**  
104 3RD AVE NW SUITE 304  
MANDAN, NORTH DAKOTA 58554  
TELEPHONE: 701-220-8450  
WWW.BKBM.COM

**AMERICAN BANK CENTER**  
OWNER REP: CHAD SKRETTEBERG  
140 1ST AVE W  
DICKINSON, NORTH DAKOTA 58601  
TELEPHONE: 701-463-3250

ARCHITECT

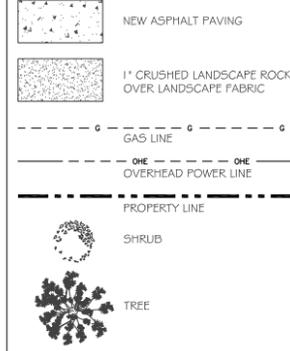
CIVIL

OWNER

## DRAWING INDEX

A100 LANDSCAPE PLAN  
C1.0 WATER SHED PLAN

### LEGEND:

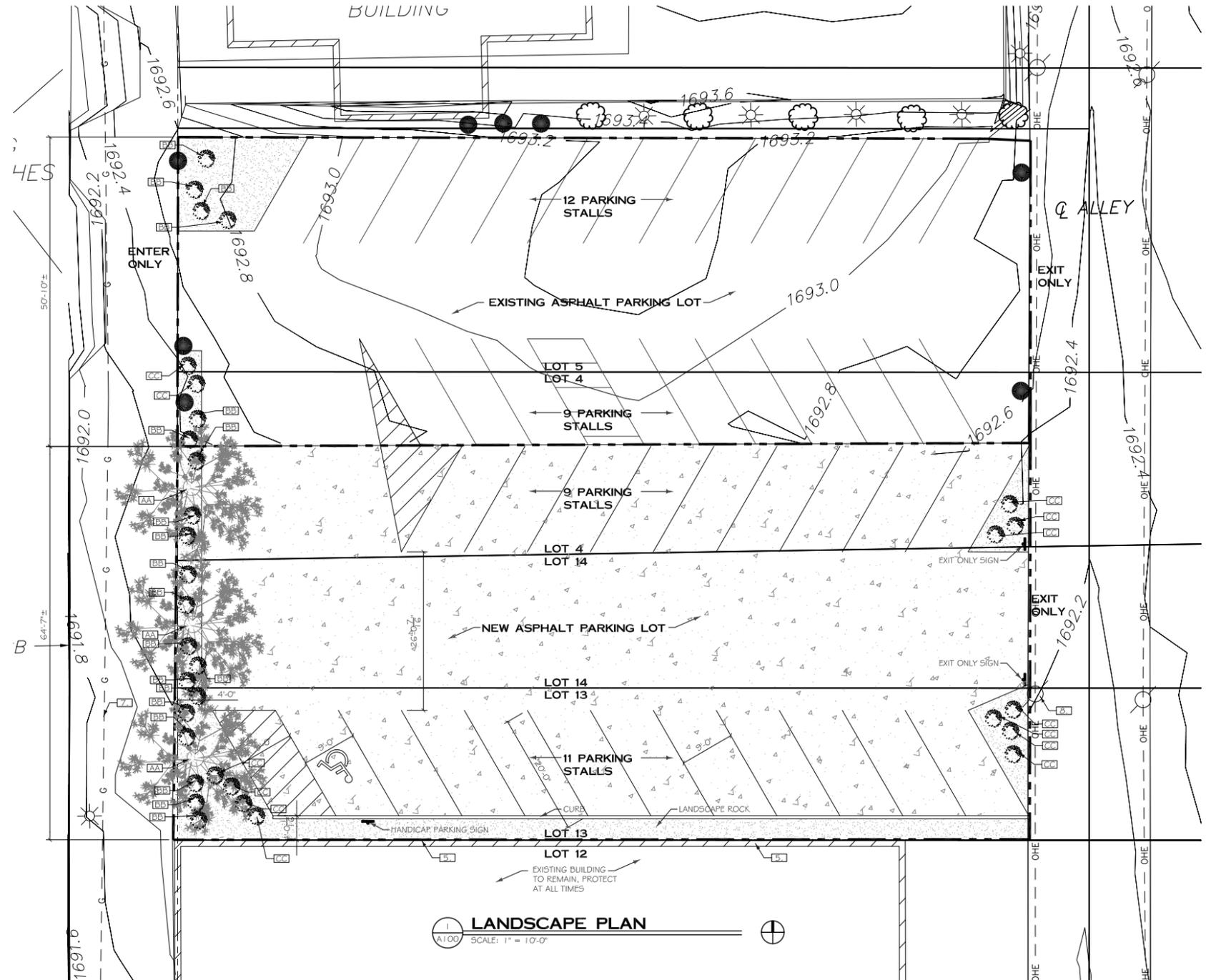


### CALL BEFORE YOU DIG

NORTH DAKOTA  
UTILITIES UNDERGROUND LOCATION SERVICE  
1-800-795-0555

### GENERAL NOTES:

- DAMAGE THAT OCCURS TO PLANTS DURING TRANSPORTATION AND INSTALLATION WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- ALL LANDSCAPE PLANTINGS ARE TO BE WATERED BY THE LANDSCAPE CONTRACTOR THE SAME DAY THAT THE PLANTING OCCURS. IF WATER IS NOT AVAILABLE AT THE BUILDING, THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALTERNATIVE METHODS FOR WATERING.
- FURNISH WRITTEN WARRANTIES THAT THE TREES ARE GUARANTEED TO LIVE AND REMAIN STRONG, VIGOROUS, AND HEALTHY CONDITION FOR 365 DAYS MINIMUM FROM THE DATE LANDSCAPE INSTALLATION IS ACCEPTED AS COMPLETED.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND CARING FOR ALL PLANT MATERIAL, AND OTHER LANDSCAPING IMPROVEMENTS UNTIL THE DATE OF FINAL INSPECTION AND APPROVAL.
- EXISTING BUILDING TO REMAIN, PROTECT AT ALL TIMES.
- CONTRACTOR IS TO DETERMINE THE FOUNDATION SYSTEM OF THE BUILDING TO BE DEMOLISHED ALONG THE EXISTING BUILDING AND COORDINATE WITH THE NEIGHBORING PROPERTY OWNER AND PROTECT AGAINST ANY DAMAGE TO THE NEIGHBORING PROPERTY. EXISTING GAS MAIN TO REMAIN, PROTECT AT ALL TIMES.
- EXISTING POWER POLE AND OVERHEAD POWER LINES TO REMAIN, PROTECT AT ALL TIMES.
- PRIOR TO START OF DEMOLITION, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY OF BISMARCK AND BURLEIGH COUNTY. ALL SILT FENCES SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY CONSTRUCTION ACTIVITY. SILT FENCES SHALL BE INSTALLED ALONG THE CONTOUR.
- PRIOR TO START OF CONSTRUCTION, DISCONNECT ALL GAS AND ELECTRIC SERVICES. COORDINATE DISCONNECTION OF EACH UTILITY WITH THE UTILITY OWNER. REMOVE ALL GAS AND ELECTRIC LINES UNDER PROPOSED BUILDING FOOTPRINT.
- CONTRACTOR TO DEMO AND CAP OFF WATER AND SEWER LINES FROM THE BUILDING TO BE DEMOLISHED. VERIFY DEMOLITION REQUIREMENTS WITH THE CITY OF BISMARCK.
- ALL WORK IN THE PUBLIC RIGHT OF WAY IS TO BE COORDINATED WITH THE CITY OF BISMARCK. ROADWAY REPAIRS, BOULEVARD REPAIRS, AND TRAFFIC CONTROL ARE TO BE PER CITY OF BISMARCK STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN WHILE WORKING WITHIN THE RIGHT OF WAY. THE TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO STREET ENCROACHMENT.
- THE NORTH PROPERTY IS APPROXIMATELY 0.17 ACRES.
- THE SOUTH PROPERTY IS APPROXIMATELY 0.23 ACRES.

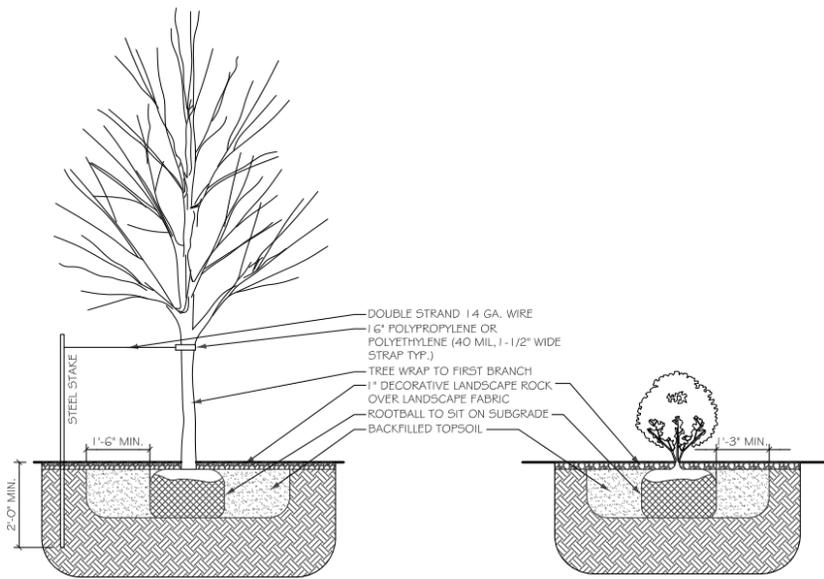


### LANDSCAPE PLAN

A100 SCALE: 1" = 10'-0"

### PLANTING LIST:

	SYM.	COMMON NAME	SCIENTIFIC NAME	SIZE	QTY.
TREES	AA	SKYLINE HONEYLOCUST	GLEDTISIA TRIACANTHOS VAR. INERMIS 'SKYCOLE'	2" CALIPER	3
SHRUBS	BB	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	2 GALLON	20
	CC	ANTHONY WATERER SPIREA	SPIRAEA X BUMALDA 'ANTHONY WATERER'	2 GALLON	13



### 2 TREE PLANTING

A100 SCALE: 1/2" = 1'-0"

### 3 SHRUB PLANTING

A100 SCALE: 1/2" = 1'-0"

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401 WEST VILLARD STREET SUITE 206  
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WWW.GTARCHITECTURE.COM  
PHONE: 701-463-8434

AMERICAN BANK CENTER  
NEW PARKING LOT  
BISMARCK, ND

DRAWN BY: BG  
REVISIONS: 11-02-16  
DATE: 09-23-16  
PROJECT NO: 27 01 15  
SHEET TITLE:  
LANDSCAPE PLAN

SHEET:

A100



# STAFF REPORT

City of Bismarck  
Community Development Department  
Planning Division

Agenda Item # 3b  
November 10, 2016

## Application for: Downtown Design Review

TRAKiT Project ID: DDR2016-002

### Project Summary

Title:	Demolition of Residence at 120 East Avenue A
Status:	Renaissance Zone Authority
Owner(s):	The Boutrous Group
Project Contact:	Michael Boutrous
Location:	Part of Lot 5 and 6, Block 16, Northern Pacific Addition (120 East Avenue A)
Request:	Demolish single-family home.



### Staff Analysis

The applicant has filed a permit for the demolition of an existing residence at 120 East Avenue A. This lot is within the Downtown Fringe (DF) zoning district and thus subject to downtown design review procedures.

The home slated for demolition was built in 1949 and it is not within the Downtown Bismarck Historic District or the Cathedral Historic District, nor is it individually listed on the National Historic Register. The owner of this lot also owns all other lots on the east side of this Block 16 of North Pacific Addition. Exactly one year ago, these lots were rezoned to the Downtown Fringe (DF) zoning district, and at this time the applicant shared with the Planning and Zoning Commission his intent to ultimately redevelop the block with rowhouses.

At this time, the applicant does not have immediate plans for the lot. It would be graded and seeding in compliance with the ordinance. The applicant still intended to redevelop this block in the future.

### Required Findings of Fact

1. The proposed design conforms to Sections 4-04-09, 14-04-21.1, and 14-04-21.2 of the Bismarck Code of Ordinances, relating to Design Standards within the DC – Downtown Core and DF – Downtown Fringe zoning districts.
2. The proposed design generally conforms to the purpose and intent of the 2015 Downtown Design Guidelines, and other relevant plans and policies.

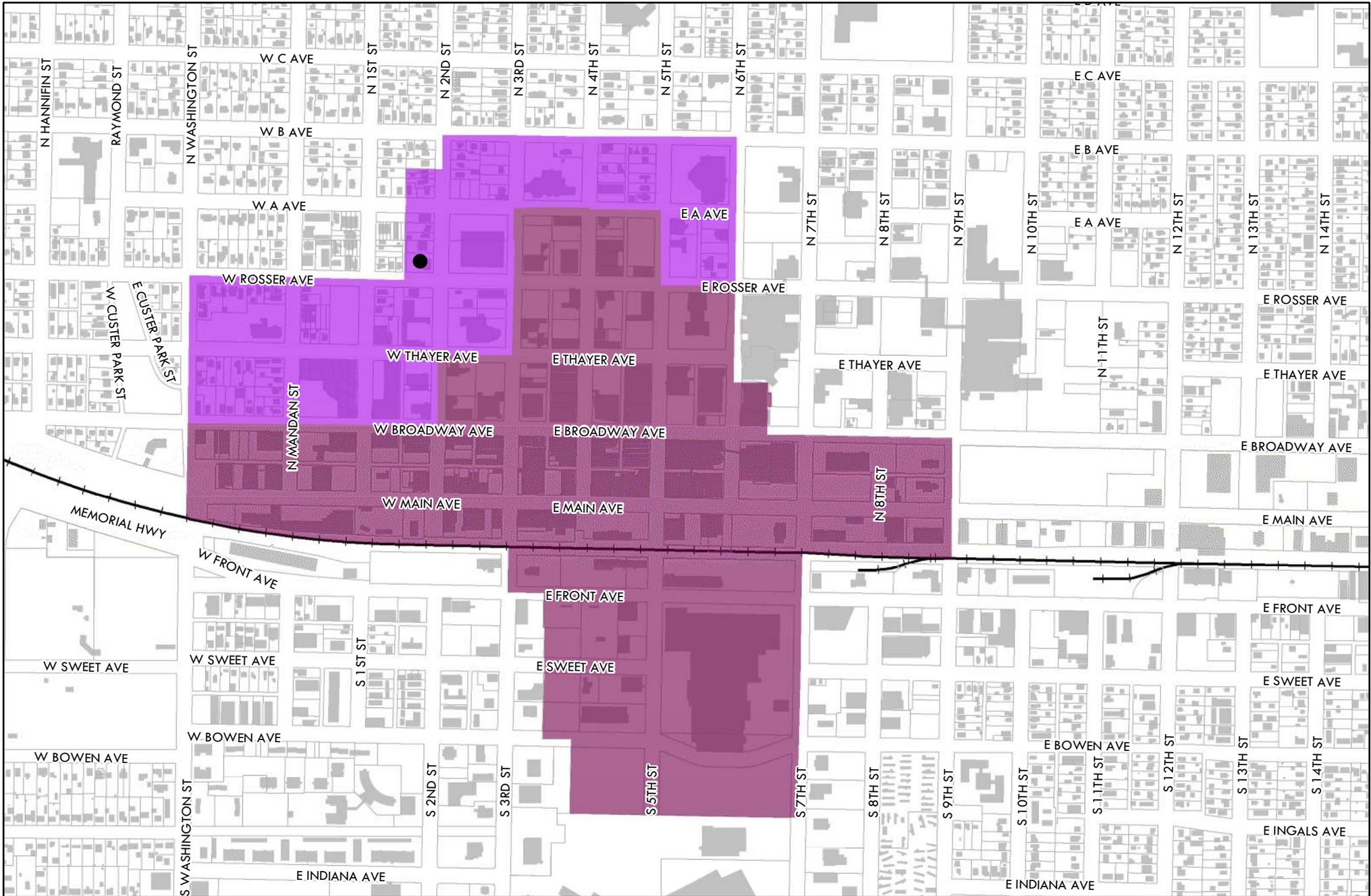
### Staff Recommendation

Staff recommends approval of the demolition of the residence at 120 East Avenue A.

### Attachments

1. Location Map

# 120 East Avenue A - Downtown Design Review



## Proposed Downtown Design Review Procedures

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### Current Applicability

Downtown design review procedures currently outlined in the City of Bismarck Zoning Ordinance apply broadly to all development within the Downtown Core and Downtown Fringe zoning districts.

From Title 14-04-21.1 and 14-04-21.2:

*"4. Design Standards. All development within the Downtown Core District [or Downtown Fringe District in 14-04-21.2] is subject to the following design standards:*

*\* \* \* \* \**

*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 [or Downtown Fringe District in 14-04-21.2] 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)."*

### Threshold Examples

Cities that practice downtown design review typically only require a full review from the Downtown Design Committee for projects that are above a certain threshold, allowing administrative review or no review for projects that have a lesser impact. The primary concern is the time required for review, and the level of compliance with the requirements.

- Boulder, CO – Only applies to “more complex” alterations to historic buildings or exterior improvements of \$25K or more. Or any encroachments into the pedestrian mall.
- Fargo, ND (Historic districts) – Exterior renovations that require a building permit are reviewed administratively. All new construction, demolitions, or non-compliant renovations are reviewed by the committee.
- Seattle, WA – Only applies to new construction of commercial buildings (50K or 20K SF or greater depending on zone) or residential buildings (20+ units).
- Knoxville, TN – Major building alterations facing public street, new construction, and demolitions receive full review. Signs, minor modifications and replacements are reviewed administratively.

- Grand Forks, ND – All new construction or exterior building renovations that require a building permit require full review. In practice, some discretion is exercised for improvements that are not visible. Grand Forks is also reviewing their procedures.

### Suggested Tiers of Review

Staff proposes a series of tiers between minor and major alterations, which would allow a streamlined review in certain situations and a more rigorous review in others in proportion to the expected impact of the development.

The procedures could be included in the beginning of the Downtown Design Guidelines.

1. Exterior Maintenance and Repair – Includes refurbishing, repainting (similar color and texture), repair or replacement of the roof, and in-kind replacement of damaged equipment or materials. The building and/or site retain both the function and appearance originally intended.
2. Minor Exterior Alteration, Signage, and Demolitions – Includes replacement or alteration of finish building treatments, such as windows, doors and awnings. Repainting or alterations of façade that are visible from the public street, but do not alter the overall appearance and character of the building. Includes all signage, whether new or altered. Includes all partial or complete demolitions, if no replacement is proposed.
3. Minor Public Improvement – Includes the replacement or installation of one streetscape element such as a street tree, light, bench, fences or walls, outdoor seating area, or bike rack, whether on the public right-of-way or private property. Includes street, sidewalk, or gutter maintenance, or addition or one new street access/curb cut.
4. Major Exterior Alteration – Includes the demolition and replacement of more than 25 percent of the surface area of the façade and/or buildings treatments, such as windows, doors, and awnings, or any addition to the building's floor area that is visible from any public street or space.
5. New Construction – The construction of an entire building or structure, or any development or installation that requires a site plan review.
6. Major Public Improvement – Includes major improvements to or new construction of streets, sidewalks, streetscape elements, and public spaces or buildings conducted or approved by any governmental entity or public utility that significantly alter the appearance or function of the public space.

Type	Review	Process
<b>Exterior Maintenance and Repair</b>	None	None
<b>Minor Exterior Alteration, Signage, and Demolitions<sup>1</sup></b>	Administrative Approval	Director of Community Development makes determination based on Downtown Design Guidelines and other code requirements. Decision may be appealed to Renaissance Zone Authority.
<b>Minor Public Improvement</b>	Administrative Approval	City Engineer and/or Director of Community Development makes

<sup>1</sup> Most demolitions in the downtown also require a Special Use Permit from the Planning and Zoning Commission.

		determination based on Downtown Design Guidelines and other code requirements. Decision may be appealed to Renaissance Zone Authority.
<b>Major Exterior Alteration</b>	Downtown Design Review	Submitted for review by Renaissance Zone Authority, per Title 14-04-21.1 and 14-04-21.2. Decision may be appealed to City Commission.
<b>New Construction</b>	Downtown Design Review	Submitted for review by Renaissance Zone Authority, per Title 14-04-21.1 and 14-04-21.2. Decision may be appealed to City Commission.
<b>Major Public Improvements</b>	Downtown Design Review	Submitted for review by Renaissance Zone Authority, per Title 14-04-21.1 and 14-04-21.2. Decision may be appealed to City Commission.

**Suggested Zoning Ordinance Text Amendment**

If the Renaissance Zone Authority chooses to delegate their design review responsibilities for certain projects, the zoning ordinance should be amended to allow this. This would require a public hearing with the Planning and Zoning Commission, and approval from the City Commission. The following language would allow the Renaissance Zone Authority to delegate while remaining flexible concerning exactly how it should be arranged.

*“4. Design Standards. All **Certain** development within the Downtown Core District [or Downtown Fringe District in 14-04-21.2] is subject to the following design standards:*

*\*\*\*\*\**

*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 **or walls, exterior** lighting and improvements within the public right-of-way within the Downtown Core District [or Downtown Fringe District in 14-04-21.2] 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 **or delegate said approval to technical advisors or city staff subject to established procedures.** After review, the Renaissance Zone Authority, **or any delegates,** 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).”*



*Community Development Department*

**MEMORANDUM**

TO: Chairman Walth and Renaissance Zone Authority

FROM: Daniel Nairn, AICP

DATE: November 4, 2016

RE: Clarification of CORE Guidelines for Previously-Funded Properties

During the September 20, 2016 Renaissance Zone Authority meeting, Chairman Walth requested from staff proposed guidelines for the use of the CORE Incentive Grant Program if funds have previously been award for the property. These proposed guidelines were presented to the Renaissance Zone Authority during the October 18, 2016 meeting and then continued to the following month.

The following draft amendments to the approved 2013 CORE guidelines are presented for your review.



## Sidewalk Subsurface Infill Grant Program

1. **Purpose:** The purpose of this program is to eliminate the existence of hollow basements under the public sidewalks and within the public right-of-way. The intent of this program is to incorporate the subsurface infill project as part of an overall improvement project to the adjacent property owner's building.
2. **Applicability:** Downtown standards for sidewalks will be incorporated into each project. Funds from the Tax Increment Fund (TIF) will be used for all work within the public right-of-way, including excavation, compaction, fill and new sidewalk construction. Any utility service lines or connections, building foundations or any other building projections or protrusions into the public right-of-way will be the responsibility of the applicant.
3. **General Requirements:** The subject property must be located within the Tax Increment Finance District. Property owners seeking assistance from the Sidewalk Subsurface Infill program will provide three written bids. Three written bids/estimates from licensed and bonded contractors eligible to work within the public right-of-way must be obtained by the applicant and submitted with an application request for assistance. The estimates must generally be comparable and address similar aspects of the project in order to have a reasonable comparison of the scope of work to be performed. Upon identifying the lowest estimate/bid, the property owner may apply to the Renaissance Zone Authority for approval of a project. Once approved by the Renaissance Zone Authority and the Board of City Commissioners a signed agreement between all involved parties will be required. If removal of the water and/or sewer line(s) is required by the project, the City of Bismarck will cover fifty percent (50%) of the cost of the reconnection fee, the applicant would be required to cover fifty percent (50%) of the reconnection fee incurred. Properties that are exempt from general property taxes are not eligible to apply for assistance from this program.
4. **Process:** The property owner may apply to the Renaissance Zone Authority for approval of a project. The Renaissance Zone Authority will hold a public hearing and make a recommendation to the Board of City Commissioners based on the findings contained in the staff report. The Board of City Commissioners will take final action based on the recommendation provided by the Renaissance Zone Authority. If the applicant's request is approved by the Board of City Commissioners he/she may instruct the contractor to begin work on the project. The applicant will be responsible for all applicable bills and invoices associated with the project within the private property of the subject property. The City of Bismarck will be responsible for applicable bills and invoices associated with the project within the public

right-of-way. The work performed will be inspected by City staff to ensure appropriate methods of construction were used. The City of Bismarck will remit payment to the contractor for the work performed and completed on that part of the project. The property owner will be responsible for paying any portion of the work within the right-of-way that has been determined to be a private expense located within the public right-of-way and affiliated with the project.

5. **Grant Limits:** The grant limits will be considered on a case-by-case basis based on the estimates and scope of work to be performed.

**For all CORE programs:**

Reimbursements for work under a CORE program that does not have a stated hourly rate and for which bids or quotes are required will be reimbursed at the lowest quoted or bid amount unless otherwise approved in advance by the Renaissance Zone Authority.

1. **Recurrence and Program Combination:** The following guidelines are instated to avoid unnecessary duplication of funds between CORE programs and the Renaissance Zone program:
  - a. Any building or parcel for which a CORE Sidewalk Subsurface Infill grant has been awarded is ineligible for another CORE Sidewalk Subsurface Infill grant, regardless of the ownership of the property.
  - b. CORE Sidewalk Subsurface Infill grants may be awarded in concurrence with other CORE programs or the Renaissance Zone program, as long as the required applicant investment for the other funding program is not used to meet the required applicant investment for the CORE Sidewalk Subsurface Infill grant.

## Technical Assistance Bank Grant Program

2. **Purpose:** The purpose of this program is to provide monetary assistance for professional technical services during the preliminary and design phases of projects that involve structural assessment, assessment of suitability for rehabilitation and assessment of mechanical or electrical systems. This program is not intended to provide assistance for projects that mainly consist of remodeling, resurfacing or updating a property.
3. **Applicability:** The program is available to current or potential building owners, tenants, developers or other entities interested in projects that will promote or improve the downtown area in accordance with the Central Business District Plan.
4. **General Requirements:** The subject property must be located within the Tax Increment District (TIF). The projects must support the Central Business District Plan (1993), the Streetscape Guidelines for Downtown Bismarck (1995), the Downtown Bismarck Subarea Study (2013), any subsequent updates or revisions and the applicable design regulations of the DC-Downtown Core and DF-Downtown Fringe zoning districts for which the property is located within. All work shall be preliminary in scope. Construction work is not eligible for Technical Assistance Bank funds. Properties that are exempt from general property taxes are not eligible to apply for assistance from this program. A remodeling project is not eligible for Technical Assistance Bank funds. A project for the rehabilitation of a building which includes remodeling as a component of the project may be considered.
5. **Process:** The applicant submits an application to the Community Development Department – Planning Division requesting assistance from the Technical Assistance Bank. Planning Division staff will review the applicant’s request and provide a staff report and recommendation to the Renaissance Zone Authority. The Renaissance Zone Authority will hold a public hearing and make a recommendation to the Board of City Commissioners based on the findings contained in the staff report. The Board of City Commissioners will take final action based on the recommendation provided by the Renaissance Zone Authority. If the applicant’s request is approved by the Board of City Commissioners he/she may instruct the architect or engineer providing professional services to begin work on the project. The applicant will be responsible for paying all applicable bills and invoices associated with the project. A request for reimbursement may be submitted to the Planning Division once the professional services have been performed and all related bills have been paid by the applicant.

6. **Grant Limits:** The current hourly rate is \$110/hour and will be evaluated on an annual basis to determine if the rate is consistent with professional architectural and engineering rates. The grant program covers façade design work and other services as delineated below under “Other Technical Services.” Each grant will require a match of funding by the applicant at the percentages listed below:

- *Façade Improvement Grants.* Façade improvement grant funds may be used to secure professional services to assist with the preliminary review and design of improvements to a building façade. The grant is limited to 30 hours of professional service at a rate of \$110/hour. The City of Bismarck will provide a grant for seventy-five percent (75%). Applicants will provide a twenty-five percent (25%) match. The maximum grant amount is \$2,475; the applicant’s responsibility would be \$825 for a total project amount of \$3,300.
- *Other Technical Services Grants.* The grant is limited to 70 hours of professional service at a rate of \$110/hour. The City of Bismarck will provide a grant for seventy-five percent (75%). Applicants will provide a twenty-five percent (25%) match. The maximum grant amount is \$5,775; the applicant’s responsibility would be \$1,925 for a total project amount of \$7,700.

Services which may qualify for façade improvement grant money or other technical service grants include, but are not limited to:

- Feasibility studies
- Preliminary development review assistance
- Preliminary building condition assessment studies – structural, mechanical, electrical, bacterial etc.
- Renovation versus restoration options
- Renovation for reuse studies
- Preliminary cost estimates
- Code analysis
- Landscape improvements
- Graphic design

7. **Recurrence and Program Combination:** The following guidelines are instated to avoid unnecessary duplication of funds between CORE programs and the Renaissance Zone program:

- a. Any building or parcel for which CORE Technical Assistance Bank funds have been awarded within the last two (2) years is ineligible for another CORE Technical Assistance Bank grant, regardless of the ownership of the property.
- b. CORE Technical Assistance Bank grants may be awarded in concurrence with other CORE programs or the Renaissance Zone program, as long as the required applicant

investment for the other funding program is not used to meet the required applicant investment for this CORE Technical Assistance Bank grant.

**For all CORE programs:**

Reimbursements for work under a CORE program that does not have a stated hourly rate and for which bids or quotes are required will be reimbursed at the lowest quoted or bid amount unless otherwise approved in advance by the Renaissance Zone Authority.

## Façade Incentive Grant Program

1. **Purpose:** The purpose of this program is to promote exterior maintenance, rehabilitation and exterior improvements of commercial buildings in order to enhance the overall appearance, quality and vitality of downtown Bismarck.
2. **Applicability:** The program is available to current or potential building owners, tenants, developers or other entities interested in projects that will promote or improve the downtown area in accordance with the Central Business District Plan.
3. **General Requirements:** The subject property must be located within the Tax Increment Finance District (TIF). The projects must support the Central Business District Plan (1993), the Streetscape Guidelines for Downtown Bismarck (1995), the Downtown Bismarck Subarea Study (2013), any subsequent updates or revisions and the applicable design regulations of the DC-Downtown Core and DF-Downtown Fringe zoning districts. Three written estimates must be obtained by the applicant and submitted with an application request for assistance. The estimates must generally be comparable and address similar aspects of the project in order to have a reasonable comparison of the scope of work to be performed. If the applicant prefers to work with a contractor whose estimate is not the lowest, the maximum grant amount would be based on the lowest estimate provided of a comparable project. For buildings located on a corner lot or a building with multiple facades adjacent to a public street, consideration will be given to allow an increase in the total maximum grant on a case-by-case basis, provided improvements are planned for all façades adjacent to a public street and the proposal satisfies the intent of the applicable zoning district regulations. A primary and secondary façade must be identified and grant amounts would be tiered accordingly. The grant amount available would be discretionary and up to double the amount available for one façade. Rehabilitation projects must address every story of the building façade, all signs of blight, deterioration and any portion of the façade that demonstrates a poor visual appearance, non-period appropriate building materials or renovations, and previous modifications that may compromise the historic integrity of historically significant properties. Properties that are exempt from general property taxes are not eligible to apply for assistance from this program.
4. **Process:** The applicant submits an application to the Community Development Department – Planning Division requesting assistance from the Façade Grant program. Planning Division staff will review the applicant’s request and provide a staff report and recommendation to the Renaissance Zone Authority. The Renaissance Zone Authority will hold a public hearing and make a recommendation to the Board of City Commissioners based on the findings contained in

the staff report. The Board of City Commissioners will take final action based on the recommendation provided by the Renaissance Zone Authority. If the applicant's request is approved by the Board of City Commissioners he/she may instruct the contractor to begin work on the project. The applicant will be responsible for all applicable bills and invoices associated with the project. A request for reimbursement may be submitted by the applicant to the Planning Division at the completion of a project and payment of any related bills or invoices.

5. **Grant Limit:** Façade improvement grant funds are limited to fifty percent (50%) of the total project cost up to \$30,000 (\$60,000 total project costs). If a building lies on a corner lot, with two facades, the maximum grant amount would be \$60,000 (\$120,000 total project cost). Applicants shall provide a fifty percent (50%) match for all applicable improvements.
6. **Recurrence and Program Combination:** The following guidelines are instated to avoid unnecessary duplication of funds between CORE programs and the Renaissance Zone program:
  - a. Any building or parcel for which CORE Façade Incentive Grant Program funds have been awarded within the last five (5) years is ineligible for another CORE Façade Incentive grant, regardless of the ownership of the property. If funds had previously been awarded, no building elements (e.g. window replacements) that were previously funded may be included in an additional grant.
  - b. The CORE Façade Incentive Grant Program may not be combined with the Renaissance Zone program. Any building or parcel for which Renaissance Zone funding has been awarded is not eligible for CORE Façade Incentive grant funds during the five-year tax exemption period for the project.

**For all CORE programs:**

Reimbursements for work under a CORE program that does not have a stated hourly rate and for which bids or quotes are required will be reimbursed at the lowest quoted or bid amount unless otherwise approved in advance by the Renaissance Zone Authority.

## Housing Incentive Grant Program

1. **Purpose:** The purpose of this program is to increase the residency rate and tax base in the downtown area by encouraging the creation of new or substantially rehabilitated housing units within the Tax Increment Finance District (TIF).
2. **Applicability:** The program is available to current or potential building owners, developers or other entities interested in projects that will promote or improve the residency rate and market-rate housing opportunities in the downtown area in accordance with the Central Business District Plan.
3. **General Requirements:** The subject property must be located within the Tax Increment Finance District (TIF). The project must support the Central Business District Plan (1993), the Streetscape Guidelines for Downtown Bismarck (1995), the Downtown Bismarck Subarea Study (2013), any subsequent updates or revisions and the applicable zoning regulations for which the property is located within. The following criteria must be met:
  - a. Substantial rehabilitation of existing housing and apartment units; including but not limited to, mechanical, electrical, plumbing and HVAC systems, exterior improvements including but not limited to, windows, roofing, exterior siding; interior improvements including but not limited to, flooring, cabinets, fixtures and other capital improvements tied to the living units.
  - b. Creation of new housing units that address the housing goals of the Urban Renewal Plan.
  - c. The minimum investment level is \$20,000 per household/apartment.
  - d. The property must be owner-occupied, rental property or property intended for sale.
  - e. The program is not available for projects tied to state or federal programs that require below market rents or sale prices.
  - f. Each unit/house must meet current building and zoning code regulations listed in Title 4 – Building Regulations and Title 14 – Zoning, of the City Code of Ordinances.Properties that are exempt from general property taxes are not eligible to apply for assistance from this program.
4. **Process:** The applicant must submit an application with supporting plans and information along with three written contractor bids/estimates for the work proposed to the Community Development Department – Planning Division requesting assistance from the Housing Incentive Grant Program. Planning Division staff will review the applicant’s request and provide a staff report and recommendation to the Renaissance Zone Authority. The Renaissance Zone Authority will hold a public hearing and make a recommendation to the Board of City

Commissioners based on the findings contained in the staff report. The Board of City Commissioners will take final action based on the recommendation provided by the Renaissance Zone Authority. If the applicant's request is approved by the Board of City Commissioners he/she may begin work on the project. The applicant will be responsible for all applicable bills and invoices associated with the project. A request for reimbursement may be submitted to the Planning Division at the 50% completion level and 100% completion level of a project.

5. **Grant Limit:** The grant limit is based upon capital improvements to the property only. Capital improvements include, but are not limited to improvements tied to the building. Typical capital improvements include, exterior improvements such as windows, doors, roofing and siding, HVAC, electrical and plumbing systems; flooring and wall treatments would be eligible when part of a demolition and rehabilitation project only. General maintenance, appliances and fixtures would not be applicable. The maximum grant amount for single, two and three-family dwellings is 20% of the applicant's investment, up to \$70,000. The maximum grant amount for dwellings with four (4) units or more is 20% of the applicant's investment, up to \$100,000.

8. **Recurrence and Program Combination:** The following guidelines are instated to avoid unnecessary duplication of funds between CORE programs and the Renaissance Zone program:
  - a. Any building or parcel for which a CORE Housing Incentive grant has been awarded is ineligible for another CORE Housing Incentive grant, regardless of the ownership of the property.
  - b. CORE Housing Incentive grants may be awarded in concurrence with other CORE programs or the Renaissance Zone program, as long as the required applicant investment for the other funding program is not used to meet the required applicant investment for the CORE Housing Incentive grant.

**For all CORE programs:**

Reimbursements for work under a CORE program that does not have a stated hourly rate and for which bids or quotes are required will be reimbursed at the lowest quoted or bid amount unless otherwise approved in advance by the Renaissance Zone Authority.

BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

State ID	Applicant	Street Address	Project Type	Status	RZA Hearing	Commission Approval	State Approval	Beginning Building Market Value	Proposed Investment	Estimated Building Value w/Investment	Estimated Property Tax Benefit	Estimated Income Tax Benefit	Completion Date	Actual Investment	Present Building Market Value	Jobs Created FTE	
001-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/ Major	Completed	12/10/02	12/17/02	01/02/03	\$77,000	\$44,366	\$150,000	\$18,095	\$5,650	12/01/03	\$66,397	\$316,400.00	0	
002-B	Dakota Building Partnership	501 East Main Avenue	Purchase - Land	Completed	01/06/03	01/07/03	02/26/03	\$444,200	\$300,000	\$540,000	\$32,023	\$7,500	01/31/07	\$284,195	\$1,325,600.00	0	
003-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/ Major	Completed	02/07/03	02/11/03	04/21/03	\$500	\$600,000	\$500,000	\$61,000	\$2,500	12/31/07	\$618,111	\$2,041,700.00	0	
004-B	Duemelands Commercial LLLP	301 East Thayer Avenue	Lease	Completed	07/14/03	07/22/03	09/25/03	N/A	N/A	N/A	\$609	\$609	12/01/03	N/A	N/A	2	
005-B	John & Barbara Grinsteiner	200 North Mandan Street	Purchase	Completed	10/07/03	10/14/03	10/16/03	\$43,300	\$5,000	\$77,500	\$5,550	\$2,000	10/17/03	N/A	\$158,200.00	2	
006-B	Woodmansee's	114 North 4th Street	Historic Rehabilitation	Completed	10/30/03	11/15/03	11/21/03	\$49,900	\$125,000	\$120,000	\$15,500	\$25,000	01/26/05	\$129,333	\$198,000.00	1	
008-B	Northland Financial	207 East Front Avenue	Lease	Completed	11/19/03	11/25/03	12/03/03	N/A	N/A	N/A	N/A	\$116,000	09/16/04	N/A	N/A	14.25	
007-B	Bertsch Properties LLC	207 East Front Avenue	Rehabilitation	Completed	11/19/03	11/25/03	12/03/03	\$371,200	\$601,600	\$1,455,000	\$186,375	\$8,200	01/19/05	\$734,707	\$2,850,000.00	0	
009-B	Bertsch Properties LLC	218 South 3rd Street	Rehabilitation	Completed	11/19/03	11/25/03	12/03/03	\$142,300	\$329,150	\$840,000	\$107,600	\$3,000	01/20/05	\$378,013	\$949,300.00	20	
010-B	Lee Enterprises Inc.	707 East Front Avenue	Rehabilitation	Completed	12/15/03	12/16/03	12/29/03	\$2,508,200	\$2,256,624	\$4,408,200	\$550,000	\$1,248,000	10/26/05	\$2,400,776	\$6,547,000.00	7.5	
011-B	PJCM Partners, LLP	901/907 East Front Avenue	Rehabilitation	Completed	03/03/04	03/23/04	03/29/04	\$151,300	\$298,840	\$420,000	\$52,795	\$2,700	06/30/05	\$409,846	\$789,900.00	3	
012-B	Mark Gartner	302 East Thayer Avenue	Rehabilitation	Completed	05/25/04	05/25/04	06/04/04	\$49,900	\$85,000	\$125,000	\$15,715	\$4,700	12/06/05	\$103,455	\$217,000.00	2.5	
013-B	AW Enterprises	216 North 2nd Street	Rehabilitation	Completed	08/10/04	08/18/04	08/18/04	\$173,500	\$208,814	\$275,000	\$34,573	\$12,500	06/22/05	\$263,473	\$498,900.00	1	
014-B	J & L Development, Inc.	324 North 3rd Street	Rehabilitation	Completed	11/15/04	12/14/04	02/16/05	\$500,000	\$750,000	\$900,000	\$113,500	\$15,000	09/15/06	\$698,396	\$1,094,500.00	6	
015-B	Daryl Rosenau & Clarence Saylor	225 West Broadway Avenue	Purchase	Completed	02/07/05	02/08/05	02/16/05	\$176,000	\$69,550	\$182,500	\$21,470	\$1,750	12/26/07	\$70,002	\$356,900.00	0	
017-B	Zorells Jewelry Inc.	221 South 9th Street	New Construction	Completed	09/20/04	03/08/05	03/22/05	\$20,100	\$200,000	\$200,000	\$25,000	\$4,000	07/30/05	\$191,898	\$305,600.00	6	
016-B	Piroque Grille, Inc.	121 North 4th Street	Lease	Completed	03/02/05	03/08/05	03/22/05	N/A	\$128,000	N/A	N/A	\$3,500	08/24/05	N/A	N/A	8	
019-B	CCC Properties, LLLP	310 South 5th Street	Purchase	Completed	08/25/05	09/13/05	09/21/05	\$410,400	\$168,000	\$450,000	\$8,500	\$10,500	07/01/06	\$298,372	\$2,404,100.00	0	
018-B	Petals and More	122 East Rosser	Rehabilitation	Withdrawn	08/25/05	09/13/05	09/21/05	\$120,300	\$64,675	\$130,000	\$16,900	\$5,600	N/A	N/A	\$305,600.00	N/A	0
020-B	American Bank Center	320 North 4th Street	Rehabilitation	Completed	09/21/05	09/27/05	10/04/05	\$809,500	\$3,100,000	\$2,000,000	\$258,760	\$250,000	08/01/09	\$2,301,478	\$2,821,700.00	10	
022-B	Dentyne, Inc. (Bakke & Roller)	310 South 5th Street	Lease	Completed	01/12/06	01/24/06	02/03/05	N/A	N/A	N/A	N/A	\$10,500	03/13/06	N/A	N/A	12	
021-B	Foot Care Associates PC	310 South 5th Street	Lease	Completed	01/12/06	02/14/06	02/03/05	N/A	N/A	N/A	N/A	\$1,000	04/01/06	N/A	N/A	3.5	
023-B	Duemelands Properties, LLLP	302 South 3rd Street	Purchase	Completed	01/12/06	02/14/06	02/16/06	\$312,700	\$190,900	\$345,000	\$44,840	\$4,500	12/01/06	\$227,295	\$271,200.00	0	
024-B	Duemelands Properties, LLLP	312 South 3rd Street	New Construction	Completed	01/12/06	02/14/06	02/16/06	N/A	\$215,223	\$250,000	\$32,500	\$4,100	12/01/06	\$233,855	\$554,900.00	0	
025-B	Makoché Media, LLC	208 North 4th Street	Purchase	Completed	01/12/06	02/14/06	02/16/06	\$247,000	\$1,612	\$320,000	\$41,600	\$1,000	12/27/07	\$91,672	\$381,900.00	0	
026-B	River Q, LLC	312 South 3rd Street	Lease	Completed	04/13/06	04/25/06	05/05/06	N/A	N/A	N/A	N/A	\$25,000	12/04/06	N/A	N/A	21	
028-B	Heartland Mortgage Company	412 East Main Avenue	Lease	Completed	05/23/06	05/23/06	05/30/06	N/A	N/A	N/A	N/A	\$10,500	07/01/06	N/A	N/A	4	
027-B	Gem Group LLC	412 East Main Avenue	Rehabilitation	Completed	05/23/06	05/23/06	05/30/06	\$47,800	\$40,000	\$75,000	\$5,990	\$6,500	10/20/06	\$50,292	\$170,800.00	0	
029-B	Bismarck MSA dba Verizon Wireless	302 South 3rd Street	Lease	Completed	07/24/06	07/25/06	08/02/06	N/A	\$100,000	N/A	N/A	\$172,000	09/14/06	N/A	N/A	6	
030-B	Main Avenue Properties, LLC	122 East Main Avenue	New Construction	Completed	10/09/06	10/10/06	12/05/06	N/A	\$3,020,590	\$3,200,000	\$370,000	\$15,000	12/17/07	\$2,370,152	\$647,300.00	0	
031-B	Dakota Office Building, LLC	300 North 4th Street	Purchase	Completed	02/05/07	02/13/07	02/20/07	\$1,095,900	\$250,000	\$1,400,000	\$60,000	\$25,000	01/30/08	\$407,003	\$1,772,500.00	0	
032-B	American Legal Services PC	521 East Main Avenue	Lease	Completed	04/02/07	04/10/07	04/19/07	N/A	N/A	N/A	N/A	\$10,000	08/01/07	N/A	N/A	5	
033-B	Internet Design & Consulting	521 East Main Avenue	Lease	Completed	04/02/07	04/10/07	04/24/07	N/A	N/A	N/A	N/A	\$10,000	08/01/07	N/A	N/A	1	
034-B	Larson Latham Heutle LLP	521 East Main Avenue	Lease	Completed	05/14/07	05/22/07	06/08/07	N/A	N/A	N/A	N/A	\$60,000	07/01/07	N/A	N/A	9	
035-B	Retirement Consulting LLC	521 East Main Avenue	Lease	Completed	05/14/07	05/22/07	06/08/07	N/A	N/A	N/A	N/A	\$12,500	07/01/07	N/A	N/A	2	
036-B	Jason Kirchmeyer & Associates	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	N/A	N/A	N/A	N/A	\$30,000	08/01/07	N/A	N/A	1	
037-B	Roger Koski & Associates	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	N/A	N/A	N/A	N/A	\$30,000	08/01/07	N/A	N/A	1	
038-B	Melvie Financial Planning	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	N/A	N/A	N/A	N/A	\$35,000	08/01/07	N/A	N/A	2	
039-B	Westgard Financial Services	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	N/A	N/A	N/A	N/A	\$30,000	08/01/07	N/A	N/A	1	
040-B	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Purchase w/ Major	Completed	09/04/07	09/11/07	10/30/07	\$166,800	\$137,500	\$300,000	\$21,000	\$5,400	05/21/08	\$142,050	\$453,900.00	4	
041-B	The Rainmaker Group, Inc.	116 North 5th Street	Lease	Completed	11/14/07	12/27/07	N/A	N/A	N/A	N/A	\$530,000	06/12/08	N/A	N/A	N/A	4	
044-B	Rick & Theresa Keimele	413 East Broadway Avenue	Rehabilitation	Completed	11/14/07	12/18/07	01/11/08	\$184,400	\$136,836	\$263,500	\$28,000	\$28,000	10/01/08	\$176,955	\$364,300.00	1	
045-B	Centennial Plaza, LLC	116 North 4th Street	Purchase	Completed	12/05/07	12/18/07	01/22/08	\$803,100	\$238,000	\$1,047,600	\$25,000	\$25,000	01/29/09	\$167,894	\$1,245,000.00	0	
042-B	Capital Holdings, LLC	402 East Main Street	Rehabilitation	Withdrawn	12/05/07	12/18/07	12/27/07	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$453,900.00	N/A	0
043-B	Kinselco, Inc.	403 East Main Street	Lease	Withdrawn	12/05/07	12/18/07	12/27/07	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
046-B	Westley's Inc.	423 East Broadway Avenue	Lease	Completed	02/21/08	03/11/08	03/19/08	N/A	N/A	N/A	N/A	\$28,000	07/14/08	N/A	N/A	1	
048-B	FV Restaurant, Inc.	401/411 East Main Avenue	Lease	Completed	04/18/08	05/13/08	05/28/08	N/A	N/A	N/A	N/A	\$150,000	06/27/08	N/A	N/A	3	
047-B	Depot Associates	401 East Main Avenue	Rehabilitation	Completed	04/18/08	05/13/08	05/28/08	\$372,300	\$200,000	\$600,000	\$50,000	\$5,000	07/01/09	\$243,344	\$917,100.00	0	
049-B	T. Casey Cashman	523 North 1st Street	Rehabilitation	Completed	05/12/08	05/27/08	06/12/08	\$103,100	\$25,000	\$130,000	\$10,000	\$5,000	12/15/08	\$23,375	\$181,800.00	0	
050-B	Starion Financial	333 North 4th Street	Rehabilitation	Completed	05/12/08	05/27/08	06/12/08	\$1,154,600	\$2,500,000	\$2,654,600	\$270,000	\$550,000	12/01/09	\$3,193,260	\$3,006,700.00	25	
052-B	Mark Benesh & Associates/Prudential	521 East Main Avenue	Lease	Completed	10/08/08	10/22/08	11/04/08	N/A	N/A	N/A	N/A	\$15,000	04/01/09	N/A	N/A	2	
051-B	David Bliss, LLC	521 East Main Avenue	Lease	Withdrawn	10/22/08	10/28/08	07/11/09	N/A	\$99,000	N/A	N/A	\$27,500	N/A	N/A	N/A	N/A	0
053-B	CIG Investments, LLP	408 East Main Avenue	Rehabilitation	Completed	03/11/09	03/24/09	04/21/09	\$80,700	\$258,720	\$420,000	\$22,030	\$20,975	10/21/09	\$199,620	\$1,064,100.00	0	
054-B	RC Properties, LLLP	800 East Sweet Avenue	Rehab/New Const.	Completed	05/13/09	05/26/09	06/03/09	\$576,100	\$2,145,500	\$1,900,000	\$68,000	\$485,000	01/20/11	\$1,335,670	\$1,710,300.00	0	
057-B	Jim Poolman Consulting, Inc.	408 East Main Avenue	Lease	Completed	06/10/09	06/23/09	07/07/09	N/A	N/A	N/A	N/A	\$50,000	09/05/09	N/A	N/A	1	
055-B	Blarney Stone Pub, LLC	408 East Main Avenue	Lease	Completed	06/10/09	06/23/09	07/07/09	N/A	N/A	N/A	N/A	\$30,000	10/01/09	N/A	N/A	46	
056-B	Cavalier Homes, Inc.	408 East Main Avenue	Lease	Completed	06/10/09	06/23/09	07/07/09	N/A	N/A	N/A	N/A	\$153,665	10/15/09	N/A	N/A	3	
058-B	TFRE, LLC	120/124 North 4th Street	Purchase w/ Major	Completed	06/10/09	06/23/09	06/25/09	\$231,100	\$245,284	\$350,000	\$30,000	\$15,000	11/01/10	\$246,603	\$1,042,800.00	0	
059-B	SPGMC, LLC/Boardwalk on Broadway, LLC	100 West Broadway Avenue	Rehabilitation	Withdrawn	08/12/09	08/25/09	09/17/09	\$10,902	\$76,964	\$78,200	\$130,356	\$176,741	N/A	N/A	\$1,042,800.00	N/A	0
060-B	SRSMS Partnership	122 East Broadway Avenue	Purchase w/ Major	Completed	10/14/09	10/27/09	11/25/09	\$437,680	\$727,000	\$843,500	\$54,080	\$84,500	06/17/10	\$620,109	\$1,022,900.00	0	
061-B	Sheldon A. Smith, P.C.	123 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	N/A	N/A	N/A	N/A	\$192,500	06/21/10	N/A	N/A	1.5	
062-B	Randall J. Bakke, P.C.	124 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	N/A	N/A	N/A	N/A	\$192,500	06/21/10	N/A	N/A	1	
063-B	Scott K. Porsborg, P.C.	125 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	N/A	N/A	N/A	N/A	\$192,500	06/21/10	N/A	N/A	1	
064-B	Mitchell D. Armstrong, P.C.	126 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	N/A	N/A	N/A	N/A	\$192,500	06/21/10	N/A	N/A	0.5	
065-B	Suzanne M. Schweigert, P.C.	122 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	N/A	N/A	N/A	N/A	\$192,500	07/01/10	N/A	N/A	1	
066-B	Kranzler Kingsley Communications, LTD	501 East Main Avenue	Lease	Completed	12/09/09	12/22/09	01/10/10	N/A	\$180,000	N/A	N/A	\$17,000	07/16/10	\$295,896	N/A	4	
067-B	IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	Completed	12/09/09	12/22/09	01/10/10	\$1,251,000	\$1,136,650	\$1,818,000	\$125,287	\$0	09/08/10	\$837,783	\$2,143,000.00	0	
068-B	J & J Smith Property Management, LLC	115 North 4th Street	Purchase w/ Major	Completed	01/13/10	01/26/10	02/12/10	\$294,400	\$120,000	\$437,000	\$25,000	\$2,500	10/25/10	\$161,746	\$515,300.00	0	
070-B	J2 Studio Architecture + Design	521 East Main Avenue	Lease	Completed	02/10/10	02/23/10	03/02/10	N/A	N/A	N/A	N/A	\$8,000	03/11/10	N/A	N/A	1	
069-B																	

BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

State ID	Applicant	Street Address	Project Type	Status	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	Present Building Market Value	Jobs Created FTE
076-B	Spaces, Inc.	122 East Main Avenue	Lease	Completed	01/12/11	01/25/11	02/07/11	N/A	\$60,000	N/A	N/A	\$7,500	02/21/11	N/A		N/A 3.5
077-B	Aimee C. Reidy	306 South 10th Street	Rehabilitation	Completed	03/09/11	03/22/11	04/17/11	\$68,200	\$20,000	\$120,000	\$5,500	\$2,500	08/24/11	\$45,433	\$142,500.00	0
078-B	Loran L Galpin	123 North 4th Street	Purchase w/ Major	Withdrawn	04/11/11	04/26/11	05/16/11	\$96,300	\$1,100,000	\$1,200,000	\$41,000	\$6,000	N/A	N/A	\$142,500.00	N/A
079-B	Sheridan House Bed & Breakfast	522 North 5th Street	Purchase w/ Major	Withdrawn	05/11/11	05/24/11	06/20/11	\$41,400	\$300,000	\$237,500	\$5,170	\$42,050	N/A	N/A	\$142,500.00	N/A
080-B	Pine Properties, LLC	100 West Broadway Avenue	New Construction	Completed	06/08/11	06/28/11	08/10/11	\$450,000	\$27,000,000	\$23,500,000	\$1,869,310	\$15,000	02/01/15	\$23,947,483	\$16,046,300	0
082-B	Daymark, LLC	521 East Main Avenue	Lease	Completed	07/12/11	07/26/11	08/10/11	N/A	N/A	N/A	N/A	\$80,000	11/07/13	N/A		N/A 4
081-B	Gulch II, LLC (fka HST, LLC)	506/510 East Main Avenue	Rehabilitation	Completed	07/12/11	07/26/11	08/10/11	\$243,500	\$3,100,000	\$3,000,000	\$238,635	\$15,439	01/15/14	\$3,535,146	\$3,759,100.00	25
083-B	JLB-BIS, Inc.	217 North 3rd Street	Rehabilitation	Completed	02/21/12	02/28/12	03/12/12	\$113,500	\$350,000	\$265,000	\$20,750	\$75,000	11/15/12	N/A	\$338,900.00	0
084-B	Broadway Centre, LLC	100 West Broadway	Lease	Completed	02/21/12	02/28/12	03/12/12	N/A	N/A	N/A	N/A	\$10,000	07/31/14	N/A		N/A 35
085-B	Pine Properties, LLC	100 West Broadway	Lease	Completed	02/21/12	03/27/12	05/14/12	N/A	N/A	N/A	N/A	\$0	07/31/14	N/A		N/A 1
086-B	Pine Investment Compay, LLC	100 West Broadway	Lease	Completed	02/21/12	03/27/12	05/14/12	N/A	N/A	N/A	N/A	\$351,020	07/31/14	N/A		N/A 1
087-B	Pine Enterprises, LLC	100 West Broadway	Lease	Completed	02/21/12	03/27/12	05/14/12	N/A	N/A	N/A	N/A	\$0	07/31/14	N/A		N/A 1
088-B	Pine Petroleum, Inc.	100 West Broadway	Lease	Completed	02/21/12	03/27/12	05/14/12	N/A	N/A	N/A	N/A	\$509,880	07/31/14	N/A		N/A 1
089-B	Pine Oil Company	100 West Broadway	Lease	Completed	02/21/12	03/27/12	05/14/12	N/A	N/A	N/A	N/A	\$16,485	07/31/14	N/A		N/A 1
090-B	Kenneth Clark and Dave Clark	106 East Thayer Avenue	Rehabilitation	Completed	07/17/12	07/24/12	07/26/12	\$117,800	\$89,000	\$197,000	\$24,430	\$600	02/07/13	\$95,402	\$230,100.00	0
091-B	Bread Poets Baking Company, LLC	106 East Thayer Avenue	Lease	Completed	07/17/12	07/24/12	07/26/12	N/A	N/A	N/A	N/A	\$12,400	02/07/13	N/A		N/A 1
092-B	Obermiller Nelson Engineering	116 North 5th Street	Lease	Completed	08/21/12	08/28/12	08/29/12	N/A	N/A	N/A	N/A	\$10,000	09/01/12	N/A		N/A 3
093-B	LBMA BMK (dba Drunken Noodle)	510 East Main Avenue	Lease	Withdrawn	08/21/12	08/28/12	N/A	N/A	N/A	N/A	N/A	\$150,000	N/A	N/A		N/A N/A
095-B	Hump Back Sally's, LLC	510 East Main Avenue	Lease	Completed	11/20/12	11/27/12	01/09/13	N/A	N/A	N/A	N/A	\$45,000	01/01/15	N/A		N/A 10
094-B	Redland, LLC	401 East Broadway Avenue	Rehabilitation	Approved	11/20/12	11/27/12	12/21/12	\$96,300	\$1,400,000	\$1,200,000	\$110,940	\$45,000	Pending	Pending	\$835,800.00	Pending
096-B	Faass Lavidia, LLC	510 East Main Avenue	Lease	Completed	01/15/13	01/22/13	02/21/13	N/A	N/A	N/A	N/A	\$96,000	09/01/13	N/A		N/A 10
097-B	J&G, Inc dba Red Wing Shoes	529 East Broadway Avenue	Lease	Completed	06/18/13	06/25/13	06/27/13	N/A	N/A	N/A	N/A	\$40,000	10/01/13	\$73,514		N/A 2
098-B	Skjonsby Unlimited, Inc.	222 West Broadway Avenue	Rehabilitation	Completed	06/18/13	06/25/13	06/27/13	\$41,300	\$72,421	\$90,000	\$5,500	\$2,940	12/20/13	\$93,607	\$101,400.00	0
099-B	Arikata, LP	306 South 1st Street	New Construction	Approved	06/18/13	06/25/13	09/18/13	\$0	\$3,000,000	\$2,000,000	\$100,000	\$40,000	Pending	Pending	\$1,448,000.00	Pending
100-B	Langan Engineering & Environmental	401 East Broadway Avenue	Lease	Completed	08/20/13	08/27/13	01/14/14	N/A	\$55,000	N/A	N/A	\$45,000	05/16/14	N/A		N/A 2
102-B	Fireflour, LLC	111 North 5th Street	Lease	Completed	09/17/13	09/24/13	09/25/13	N/A	\$28,500	N/A	N/A	\$20,000	10/23/13	\$35,814		N/A 1
101-B	Kadlec Enterprises, LLC	307 North 3rd Street	Rehabilitation	Completed	09/17/13	09/24/13	09/25/13	\$212,400	\$490,051	\$550,000	\$30,000	\$40,000	06/14/14	\$412,637	\$572,300.00	0
103-B	Norma Apartments, LLP	215 North 3rd Street	Rehabilitation	Completed	10/15/13	10/22/13	11/15/13	\$418,700	\$704,226	\$450,000	\$34,740	\$18,900	10/22/14	\$859,156	\$544,100.00	0
104-B	CC's Physical Therapy, LLC	100 West Broadway Avenue	Lease	Completed	03/18/14	03/26/14	04/02/14	N/A	\$300,000	N/A	N/A	\$10,000	12/10/14	N/A		N/A 5
105-B	Pure Skin, LLC	100 West Broadway Avenue	Lease	Completed	04/15/14	04/22/14	05/29/14	N/A	\$248,000	N/A	N/A	\$15,000	12/12/14	N/A		N/A 3
106-B	Broadway Centre Salon & Spa, Inc.	100 West Broadway Avenue	Lease	Completed	04/15/14	04/22/14	05/29/14	N/A	\$558,403	N/A	N/A	\$20,000	12/04/14	N/A		N/A 15
107-B	Lucky Ducks ND, LLC	307 North 3rd Street	Lease	Completed	05/20/14	05/27/14	05/28/14	N/A	N/A	N/A	N/A	\$40,000	06/15/14	N/A		N/A 30
108-B	George Yineman dba Bismarck Realty Co.	113 South 5th Street	Lease	Completed	10/22/14	10/28/14	11/06/14	N/A	\$17,100	N/A	N/A	\$5,000	01/01/15	\$20,365		N/A 1
109-B	William F. Cleary	100 West Broadway Avenue	Primary Residential	Completed	11/18/14	11/25/14	12/15/14	N/A	N/A	N/A	\$25,000	\$25,000	12/17/14	N/A		N/A 0
110-B	Gulch Holdings II, LLC	514 East Main Avenue	Purchase w/ Major	Completed	01/20/15	01/27/15	03/08/15	\$190,300	\$246,035	\$400,000	\$25,000	\$0	08/22/14	\$258,513	\$259,100.00	0
111-B	Juniper, LLC	315 East Broadway Avenue	Lease	Approved	02/17/15	02/24/15	03/27/15	N/A	N/A	N/A	N/A	\$25,000	Pending	Pending		N/A Pending
112-B	Terra Nomad, LLC	514 East Main Avenue	Lease	Completed	03/17/15	03/24/15	04/20/15	N/A	\$28,000	N/A	N/A	\$11,000	06/30/15	N/A		N/A
113-B	Leon 'Curly' Schach	100 West Broadway Avenue	Primary Residential	Completed	04/30/15	05/12/15	06/03/15	N/A	N/A	N/A	\$25,000	\$10,000	06/10/15	N/A		N/A 0
114-B	The Barber's Wife, LLC	116 North 5th Street	Lease	Completed	04/30/15	05/12/15	07/20/15	N/A	\$25,000	N/A	N/A	\$5,000	07/23/15	N/A		N/A 2
116-B	Kevin D. Reisenauer	100 West Broadway Avenue	Primary Residential	Completed	04/30/15	05/12/15	08/11/15	N/A	N/A	N/A	\$25,000	\$5,000	08/11/15	N/A		N/A 0
115-B	Rick and Lori Lee	100 West Broadway Avenue	Primary Residential	Completed	05/19/15	05/26/15	06/30/15	N/A	N/A	N/A	\$24,000	\$30,000	07/01/15	N/A		N/A 0
117-B	100 West Main, LP	100 West Main Avenue	New Construction	Approved	09/15/15	09/22/15	11/23/15	N/A	\$5,206,732	\$3,000,000	\$160,000	\$0	Pending	Pending		Pending Pending
118-B	Glosser Images, LLC	510 East Main Avenue	Lease	Approved	11/17/15	11/24/15	04/25/16	N/A	\$140,000	N/A	N/A	\$5,000	Pending	Pending		N/A Pending
119-B	River Road Partners, LLC	212 East Main Avenue	Purchase w/ Major	Approved	12/15/15	12/22/15	02/11/16	\$130,200	\$100,000	\$360,000	\$20,800	\$5,000	Pending	Pending		Pending Pending
120-B	The Starving Rooster, LLC	512 East Main Avenue	Lease	Approved	06/21/16	06/28/16	07/20/16	N/A	\$600,000	N/A	N/A	\$25,000	Pending	Pending		N/A Pending

BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

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001-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/ Major	Completed	12/10/02	12/17/02	01/02/03	\$77,000	\$44,366	\$150,000	\$18,095	\$5,650	12/01/03	\$66,397	\$316,400.00	0	
002-B	Dakota Building Partnership	501 East Main Avenue	Purchase - Land	Completed	01/06/03	01/07/03	02/26/03	\$444,200	\$300,000	\$540,000	\$32,023	\$7,500	01/31/07	\$284,195	\$1,325,600.00	0	
003-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/ Major	Completed	02/07/03	02/11/03	04/21/03	\$500	\$600,000	\$500,000	\$61,000	\$2,500	12/31/07	\$618,111	\$2,041,700.00	0	
004-B	Duemelands Commercial LLLP	301 East Thayer Avenue	Lease	Completed	07/14/03	07/22/03	09/25/03	N/A	N/A	N/A	\$609	\$609	12/01/03	N/A	N/A	2	
005-B	John & Barbara Grinsteiner	200 North Mandan Street	Purchase	Completed	10/07/03	10/14/03	10/16/03	\$43,300	\$5,000	\$77,500	\$5,550	\$2,000	10/17/03	N/A	\$158,200.00	1	
006-B	Woodmansee's	114 North 4th Street	Historic Rehabilitation	Completed	10/30/03	11/15/03	11/21/03	\$49,900	\$125,000	\$120,000	\$15,500	\$25,000	01/26/05	\$129,333	\$198,000.00	2	
008-B	Northland Financial	207 East Front Avenue	Lease	Completed	11/19/03	11/25/03	12/03/03	N/A	N/A	N/A	N/A	\$116,000	09/16/04	N/A	N/A	14.25	
007-B	Bertsch Properties LLC	207 East Front Avenue	Rehabilitation	Completed	11/19/03	11/25/03	12/03/03	\$371,200	\$601,600	\$1,455,000	\$186,375	\$8,200	01/19/05	\$734,707	\$2,850,000.00	0	
009-B	Bertsch Properties LLC	218 South 3rd Street	Rehabilitation	Completed	11/19/03	11/25/03	12/03/03	\$142,300	\$329,150	\$840,000	\$107,600	\$3,000	01/20/05	\$378,013	\$949,300.00	20	
010-B	Lee Enterprises Inc.	707 East Front Avenue	Rehabilitation	Completed	12/15/03	12/16/03	12/29/03	\$2,508,200	\$2,256,624	\$4,408,200	\$550,000	\$1,248,000	10/26/05	\$2,400,776	\$6,547,000.00	7.5	
011-B	PJCM Partners, LLP	901/907 East Front Avenue	Rehabilitation	Completed	03/03/04	03/23/04	03/29/04	\$151,300	\$298,840	\$420,000	\$52,795	\$2,700	06/30/05	\$409,846	\$789,900.00	3	
012-B	Mark Gartner	302 East Thayer Avenue	Rehabilitation	Completed	05/25/04	05/25/04	06/04/04	\$49,900	\$85,000	\$125,000	\$15,715	\$4,700	12/06/05	\$103,455	\$217,000.00	2.5	
013-B	AW Enterprises	216 North 2nd Street	Rehabilitation	Completed	08/10/04	08/18/04	08/18/04	\$173,500	\$208,814	\$275,000	\$34,573	\$12,500	06/22/05	\$263,473	\$498,900.00	1	
014-B	J & L Development, Inc.	324 North 3rd Street	Rehabilitation	Completed	11/15/04	12/14/04	02/16/05	\$500,000	\$750,000	\$900,000	\$113,500	\$15,000	09/15/06	\$698,396	\$1,094,500.00	6	
015-B	Daryl Rosenau & Clarence Saylor	225 West Broadway Avenue	Purchase	Completed	02/07/05	02/08/05	02/16/05	\$176,000	\$69,550	\$182,500	\$21,470	\$1,750	12/26/07	\$70,002	\$356,900.00	0	
017-B	Zorells Jewelry Inc.	221 South 9th Street	New Construction	Completed	09/20/04	03/08/05	03/22/05	\$20,100	\$200,000	\$200,000	\$25,000	\$4,000	07/30/05	\$191,898	\$305,600.00	6	
016-B	Piroque Grille, Inc.	121 North 4th Street	Lease	Completed	03/02/05	03/08/05	03/22/05	N/A	\$128,000	N/A	N/A	\$3,500	08/24/05	N/A	N/A	8	
019-B	CCC Properties, LLLP	310 South 5th Street	Purchase	Completed	08/25/05	09/13/05	09/21/05	\$410,400	\$168,000	\$450,000	\$8,500	\$10,500	07/01/06	\$298,372	\$2,404,100.00	0	
018-B	Petals and More	122 East Rosser	Rehabilitation	Withdrawn	08/25/05	09/13/05	09/21/05	\$120,300	\$64,675	\$130,000	\$16,900	\$5,600	N/A	N/A	\$305,600.00	N/A	0
020-B	American Bank Center	320 North 4th Street	Rehabilitation	Completed	09/21/05	09/27/05	10/04/05	\$809,500	\$3,100,000	\$2,000,000	\$258,760	\$250,000	08/01/09	\$2,301,478	\$2,821,700.00	10	
022-B	Dentyne, Inc. (Bakke & Roller)	310 South 5th Street	Lease	Completed	01/12/06	01/24/06	02/03/05	N/A	N/A	N/A	N/A	\$10,500	03/13/06	N/A	N/A	12	
021-B	Foot Care Associates PC	310 South 5th Street	Lease	Completed	01/12/06	02/14/06	02/03/05	N/A	N/A	N/A	N/A	\$1,000	04/01/06	N/A	N/A	3.5	
023-B	Duemelands Properties, LLLP	302 South 3rd Street	Purchase	Completed	01/12/06	02/14/06	02/16/06	\$312,700	\$190,900	\$345,000	\$44,840	\$4,500	12/01/06	\$227,295	\$271,200.00	0	
024-B	Duemelands Properties, LLLP	312 South 3rd Street	New Construction	Completed	01/12/06	02/14/06	02/16/06	N/A	\$215,223	\$250,000	\$32,500	\$4,100	12/01/06	\$233,855	\$554,900.00	0	
025-B	Makoché Media, LLC	208 North 4th Street	Purchase	Completed	01/12/06	02/14/06	02/16/06	\$247,000	\$1,612	\$320,000	\$41,600	\$1,000	12/27/07	\$91,672	\$381,900.00	0	
026-B	River Q, LLC	312 South 3rd Street	Lease	Completed	04/13/06	04/25/06	05/05/06	N/A	N/A	N/A	N/A	\$25,000	12/04/06	N/A	N/A	21	
028-B	Heartland Mortgage Company	412 East Main Avenue	Lease	Completed	05/23/06	05/23/06	05/30/06	N/A	N/A	N/A	N/A	\$10,500	07/01/06	N/A	N/A	4	
027-B	Gem Group LLC	412 East Main Avenue	Rehabilitation	Completed	05/23/06	05/23/06	05/30/06	\$47,800	\$40,000	\$75,000	\$5,990	\$6,500	10/20/06	\$50,292	\$170,800.00	0	
029-B	Bismarck MSA dba Verizon Wireless	302 South 3rd Street	Lease	Completed	07/24/06	07/25/06	08/02/06	N/A	\$100,000	N/A	N/A	\$172,000	09/14/06	N/A	N/A	6	
030-B	Main Avenue Properties, LLC	122 East Main Avenue	New Construction	Completed	10/09/06	10/10/06	12/05/06	N/A	\$3,020,590	\$3,200,000	\$370,000	\$15,000	12/17/07	\$2,370,152	\$647,300.00	0	
031-B	Dakota Office Building, LLC	300 North 4th Street	Purchase	Completed	02/05/07	02/13/07	02/20/07	\$1,095,900	\$250,000	\$1,400,000	\$60,000	\$25,000	01/30/08	\$407,003	\$1,772,500.00	0	
032-B	American Legal Services PC	521 East Main Avenue	Lease	Completed	04/02/07	04/10/07	04/19/07	N/A	N/A	N/A	N/A	\$10,000	08/01/07	N/A	N/A	5	
033-B	Internet Design & Consulting	521 East Main Avenue	Lease	Completed	04/02/07	04/10/07	04/24/07	N/A	N/A	N/A	N/A	\$10,000	08/01/07	N/A	N/A	1	
034-B	Larson Latham Heutle LLP	521 East Main Avenue	Lease	Completed	05/14/07	05/22/07	06/08/07	N/A	N/A	N/A	N/A	\$60,000	07/01/07	N/A	N/A	9	
035-B	Retirement Consulting LLC	521 East Main Avenue	Lease	Completed	05/14/07	05/22/07	06/08/07	N/A	N/A	N/A	N/A	\$12,500	07/01/07	N/A	N/A	2	
036-B	Jason Kirchmeyer & Associates	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	N/A	N/A	N/A	N/A	\$30,000	08/01/07	N/A	N/A	1	
037-B	Roger Koski & Associates	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	N/A	N/A	N/A	N/A	\$30,000	08/01/07	N/A	N/A	1	
038-B	Melvie Financial Planning	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	N/A	N/A	N/A	N/A	\$35,000	08/01/07	N/A	N/A	2	
039-B	Westgard Financial Services	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	N/A	N/A	N/A	N/A	\$30,000	08/01/07	N/A	N/A	1	
040-B	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Purchase w/ Major	Completed	09/04/07	09/11/07	10/30/07	\$166,800	\$137,500	\$300,000	\$21,000	\$5,400	05/21/08	\$142,050	\$453,900.00	4	
041-B	The Rainmaker Group, Inc.	116 North 5th Street	Lease	Completed	11/14/07	12/27/07	N/A	N/A	N/A	N/A	\$530,000	06/12/08	N/A	N/A	N/A	4	
044-B	Rick & Theresa Keimele	413 East Broadway Avenue	Rehabilitation	Completed	11/14/07	12/18/07	01/11/08	\$184,400	\$136,836	\$263,500	\$28,000	\$28,000	10/01/08	\$176,955	\$364,300.00	1	
045-B	Centennial Plaza, LLC	116 North 4th Street	Purchase	Completed	12/05/07	01/22/08	01/22/08	\$803,100	\$238,000	\$1,047,600	\$25,000	\$25,000	01/29/09	\$167,894	\$1,245,000.00	0	
042-B	Capital Holdings, LLC	402 East Main Street	Rehabilitation	Withdrawn	12/05/07	12/18/07	12/27/07	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$453,900.00	N/A	0
043-B	Kinselco, Inc.	403 East Main Street	Lease	Withdrawn	12/05/07	12/18/07	12/27/07	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
046-B	Westley's Inc.	423 East Broadway Avenue	Lease	Completed	02/21/08	03/11/08	03/19/08	N/A	N/A	N/A	N/A	\$28,000	07/14/08	N/A	N/A	1	
048-B	FV Restaurant, Inc.	401/411 East Main Avenue	Lease	Completed	04/18/08	05/13/08	05/28/08	N/A	N/A	N/A	N/A	\$150,000	06/27/08	N/A	N/A	3	
047-B	Depot Associates	401 East Main Avenue	Rehabilitation	Completed	04/18/08	05/13/08	05/28/08	\$372,300	\$200,000	\$600,000	\$50,000	\$5,000	07/01/09	\$243,344	\$917,100.00	0	
049-B	T. Casey Cashman	523 North 1st Street	Rehabilitation	Completed	05/12/08	05/27/08	06/12/08	\$103,100	\$25,000	\$130,000	\$10,000	\$5,000	12/15/08	\$23,375	\$181,800.00	0	
050-B	Starion Financial	333 North 4th Street	Rehabilitation	Completed	05/12/08	05/27/08	06/12/08	\$1,544,600	\$2,500,000	\$2,654,600	\$270,000	\$550,000	12/01/09	\$3,193,260	\$3,006,700.00	25	
052-B	Mark Benesh & Associates/Prudential	521 East Main Avenue	Lease	Completed	10/08/08	10/22/08	11/04/08	N/A	N/A	N/A	N/A	\$15,000	04/01/09	N/A	N/A	2	
051-B	David Bliss, LLC	521 East Main Avenue	Lease	Withdrawn	10/22/08	10/28/08	07/11/09	N/A	\$99,000	N/A	N/A	\$27,500	N/A	N/A	N/A	N/A	0
053-B	CIG Investments, LLP	408 East Main Avenue	Rehabilitation	Completed	03/11/09	03/24/09	04/21/09	\$80,700	\$258,720	\$420,000	\$22,030	\$20,975	10/21/09	\$199,620	\$1,064,100.00	0	
054-B	RC Properties, LLLP	800 East Sweet Avenue	Rehab/New Const.	Completed	05/13/09	05/26/09	06/03/09	\$576,100	\$2,145,500	\$1,900,000	\$68,000	\$485,000	01/20/11	\$1,335,670	\$1,710,300.00	0	
057-B	Jim Poolman Consulting, Inc.	408 East Main Avenue	Lease	Completed	06/10/09	06/23/09	07/07/09	N/A	N/A	N/A	N/A	\$50,000	09/05/09	N/A	N/A	1	
055-B	Blarney Stone Pub, LLC	408 East Main Avenue	Lease	Completed	06/10/09	06/23/09	07/07/09	N/A	N/A	N/A	N/A	\$30,000	10/01/09	N/A	N/A	46	
056-B	Cavalier Homes, Inc.	408 East Main Avenue	Lease	Completed	06/10/09	06/23/09	07/07/09	N/A	N/A	N/A	N/A	\$153,665	10/15/09	N/A	N/A	3	
058-B	TFRE, LLC	120/124 North 4th Street	Purchase w/ Major	Completed	06/10/09	06/23/09	06/25/09	\$231,100	\$245,284	\$350,000	\$30,000	\$15,000	11/01/10	\$246,603	\$1,042,800.00	0	
059-B	SPGMC, LLC/Boardwalk on Broadway, LLC	100 West Broadway Avenue	Rehabilitation	Withdrawn	08/12/09	08/25/09	09/17/09	\$10,902	\$76,964	\$78,200	\$130,356	\$176,741	N/A	N/A	\$1,042,800.00	N/A	0
060-B	SRSMS Partnership	122 East Broadway Avenue	Purchase w/ Major	Completed	10/14/09	10/27/09	11/25/09	\$437,680	\$727,000	\$843,500	\$54,080	\$84,500	06/17/10	\$620,109	\$1,022,900.00	0	
061-B	Sheldon A. Smith, P.C.	123 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	N/A	N/A	N/A	N/A	\$192,500	06/21/10	N/A	N/A	1.5	
062-B	Randall J. Bakke, P.C.	124 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	N/A	N/A	N/A	N/A	\$192,500	06/21/10	N/A	N/A	1	
063-B	Scott K. Porsborg, P.C.	125 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	N/A	N/A	N/A	N/A	\$192,500	06/21/10	N/A	N/A	1	
064-B	Mitchell D. Armstrong, P.C.	126 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	N/A	N/A	N/A	N/A	\$192,500	06/21/10	N/A	N/A	0.5	
065-B	Suzanne M. Schweigert, P.C.	122 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	N/A	N/A	N/A	N/A	\$192,500	07/01/10	N/A	N/A	1	
066-B	Kranzler Kingsley Communications, LTD	501 East Main Avenue	Lease	Completed	12/09/09	12/22/09	01/10/10	N/A	\$180,000	N/A	N/A	\$17,000	07/16/10	\$295,896	N/A	4	
067-B	IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	Completed	12/09/09	12/22/09	01/10/10	\$1,251,000	\$1,136,650	\$1,818,000	\$125,287	\$0	09/08/10	\$837,783	\$2,143,000.00	0	
068-B	J & J Smith Property Management, LLC	115 North 4th Street	Purchase w/ Major	Completed	01/13/10	01/26/10	02/12/10	\$294,400	\$120,000	\$437,000	\$25,000	\$2,500	10/25/10	\$161,746	\$515,300.00	0	
070-B	J2 Studio Architecture + Design	521 East Main Avenue	Lease	Completed	02/10/10	02/23/10	03/02/10	N/A	N/A	N/A	N/A	\$8,000	03/11/10	N/A	N/A	1	
069-B																	

BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

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076-B	Spaces, Inc.	122 East Main Avenue	Lease	Completed	01/12/11	01/25/11	02/07/11	N/A	\$60,000	N/A	N/A	\$7,500	02/21/11	N/A		N/A 3.5
077-B	Aimee C. Reidy	306 South 10th Street	Rehabilitation	Completed	03/09/11	03/22/11	04/17/11	\$68,200	\$20,000	\$120,000	\$5,500	\$2,500	08/24/11	\$45,433	\$142,500.00	0
078-B	Loran L Galpin	123 North 4th Street	Purchase w/ Major	Withdrawn	04/11/11	04/26/11	05/16/11	\$96,300	\$1,100,000	\$1,200,000	\$41,000	\$6,000	N/A	N/A	\$142,500.00	N/A
079-B	Sheridan House Bed & Breakfast	522 North 5th Street	Purchase w/ Major	Withdrawn	05/11/11	05/24/11	06/20/11	\$41,400	\$300,000	\$237,500	\$5,170	\$42,050	N/A	N/A	\$142,500.00	N/A
080-B	Pine Properties, LLC	100 West Broadway Avenue	New Construction	Completed	06/08/11	06/28/11	08/10/11	\$450,000	\$27,000,000	\$23,500,000	\$1,869,310	\$15,000	02/01/15	\$23,947,483	\$16,046,300	0
082-B	Daymark, LLC	521 East Main Avenue	Lease	Completed	07/12/11	07/26/11	08/10/11	N/A	N/A	N/A	N/A	\$80,000	11/07/13	N/A		N/A 4
081-B	Gulch II, LLC (fka HST, LLC)	506/510 East Main Avenue	Rehabilitation	Completed	07/12/11	07/26/11	08/10/11	\$243,500	\$3,100,000	\$3,000,000	\$238,635	\$15,439	01/15/14	\$3,535,146	\$3,759,100.00	25
083-B	JLB-BIS, Inc.	217 North 3rd Street	Rehabilitation	Completed	02/21/12	02/28/12	03/12/12	\$113,500	\$350,000	\$265,000	\$20,750	\$75,000	11/15/12	N/A	\$338,900.00	0
084-B	Broadway Centre, LLC	100 West Broadway	Lease	Completed	02/21/12	02/28/12	03/12/12	N/A	N/A	N/A	N/A	\$10,000	07/31/14	N/A		N/A 35
085-B	Pine Properties, LLC	100 West Broadway	Lease	Completed	02/21/12	03/27/12	05/14/12	N/A	N/A	N/A	N/A	\$0	07/31/14	N/A		N/A 1
086-B	Pine Investment Compay, LLC	100 West Broadway	Lease	Completed	02/21/12	03/27/12	05/14/12	N/A	N/A	N/A	N/A	\$351,020	07/31/14	N/A		N/A 1
087-B	Pine Enterprises, LLC	100 West Broadway	Lease	Completed	02/21/12	03/27/12	05/14/12	N/A	N/A	N/A	N/A	\$0	07/31/14	N/A		N/A 1
088-B	Pine Petroleum, Inc.	100 West Broadway	Lease	Completed	02/21/12	03/27/12	05/14/12	N/A	N/A	N/A	N/A	\$509,880	07/31/14	N/A		N/A 1
089-B	Pine Oil Company	100 West Broadway	Lease	Completed	02/21/12	03/27/12	05/14/12	N/A	N/A	N/A	N/A	\$16,485	07/31/14	N/A		N/A 1
090-B	Kenneth Clark and Dave Clark	106 East Thayer Avenue	Rehabilitation	Completed	07/17/12	07/24/12	07/26/12	\$117,800	\$89,000	\$197,000	\$24,430	\$600	02/07/13	\$95,402	\$230,100.00	0
091-B	Bread Poets Baking Company, LLC	106 East Thayer Avenue	Lease	Completed	07/17/12	07/24/12	07/26/12	N/A	N/A	N/A	N/A	\$12,400	02/07/13	N/A		N/A 1
092-B	Obermiller Nelson Engineering	116 North 5th Street	Lease	Completed	08/21/12	08/28/12	08/29/12	N/A	N/A	N/A	N/A	\$10,000	09/01/12	N/A		N/A 3
093-B	LBMA BMK (dba Drunken Noodle)	510 East Main Avenue	Lease	Withdrawn	08/21/12	08/28/12	N/A	N/A	N/A	N/A	N/A	\$150,000	N/A	N/A		N/A N/A
095-B	Hump Back Sally's, LLC	510 East Main Avenue	Lease	Completed	11/20/12	11/27/12	01/09/13	N/A	N/A	N/A	N/A	\$45,000	01/01/15	N/A		N/A 10
094-B	Redland, LLC	401 East Broadway Avenue	Rehabilitation	Approved	11/20/12	11/27/12	12/21/12	\$96,300	\$1,400,000	\$1,200,000	\$110,940	\$45,000	Pending	Pending	\$835,800.00	Pending
096-B	Faass Lavidia, LLC	510 East Main Avenue	Lease	Completed	01/15/13	01/22/13	02/21/13	N/A	N/A	N/A	N/A	\$96,000	09/01/13	N/A		N/A 10
097-B	J&G, Inc dba Red Wing Shoes	529 East Broadway Avenue	Lease	Completed	06/18/13	06/25/13	06/27/13	N/A	N/A	N/A	N/A	\$40,000	10/01/13	\$73,514		N/A 2
098-B	Skjonsby Unlimited, Inc.	222 West Broadway Avenue	Rehabilitation	Completed	06/18/13	06/25/13	06/27/13	\$41,300	\$72,421	\$90,000	\$5,500	\$2,940	12/20/13	\$93,607	\$101,400.00	0
099-B	Arikata, LP	306 South 1st Street	New Construction	Approved	06/18/13	06/25/13	09/18/13	\$0	\$3,000,000	\$2,000,000	\$100,000	\$40,000	Pending	Pending	\$1,448,000.00	Pending
100-B	Langan Engineering & Environmental	401 East Broadway Avenue	Lease	Completed	08/20/13	08/27/13	01/14/14	N/A	\$55,000	N/A	N/A	\$45,000	05/16/14	N/A		N/A 2
102-B	Fireflour, LLC	111 North 5th Street	Lease	Completed	09/17/13	09/24/13	09/25/13	N/A	\$28,500	N/A	N/A	\$20,000	10/23/13	\$35,814		N/A 1
101-B	Kadlec Enterprises, LLC	307 North 3rd Street	Rehabilitation	Completed	09/17/13	09/24/13	09/25/13	\$212,400	\$490,051	\$550,000	\$30,000	\$40,000	06/14/14	\$412,637	\$572,300.00	0
103-B	Norma Apartments, LLP	215 North 3rd Street	Rehabilitation	Completed	10/15/13	10/22/13	11/15/13	\$418,700	\$704,226	\$450,000	\$34,740	\$18,900	10/22/14	\$859,156	\$544,100.00	0
104-B	CC's Physical Therapy, LLC	100 West Broadway Avenue	Lease	Completed	03/18/14	03/26/14	04/02/14	N/A	\$300,000	N/A	N/A	\$10,000	12/10/14	N/A		N/A 5
105-B	Pure Skin, LLC	100 West Broadway Avenue	Lease	Completed	04/15/14	04/22/14	05/29/14	N/A	\$248,000	N/A	N/A	\$15,000	12/12/14	N/A		N/A 3
106-B	Broadway Centre Salon & Spa, Inc.	100 West Broadway Avenue	Lease	Completed	04/15/14	04/22/14	05/29/14	N/A	\$558,403	N/A	N/A	\$20,000	12/04/14	N/A		N/A 15
107-B	Lucky Ducks ND, LLC	307 North 3rd Street	Lease	Completed	05/20/14	05/27/14	05/28/14	N/A	N/A	N/A	N/A	\$40,000	06/15/14	N/A		N/A 30
108-B	George Yineman dba Bismarck Realty Co.	113 South 5th Street	Lease	Completed	10/22/14	10/28/14	11/06/14	N/A	\$17,100	N/A	N/A	\$5,000	01/01/15	\$20,365		N/A 1
109-B	William F. Cleary	100 West Broadway Avenue	Primary Residential	Completed	11/18/14	11/25/14	12/15/14	N/A	N/A	N/A	\$25,000	\$25,000	12/17/14	N/A		N/A 0
110-B	Gulch Holdings II, LLC	514 East Main Avenue	Purchase w/ Major	Completed	01/20/15	01/27/15	03/08/15	\$190,300	\$246,035	\$400,000	\$25,000	\$0	08/22/14	\$258,513	\$259,100.00	0
111-B	Juniper, LLC	315 East Broadway Avenue	Lease	Approved	02/17/15	02/24/15	03/27/15	N/A	N/A	N/A	N/A	\$25,000	Pending	Pending		N/A Pending
112-B	Terra Nomad, LLC	514 East Main Avenue	Lease	Completed	03/17/15	03/24/15	04/20/15	N/A	\$28,000	N/A	N/A	\$11,000	06/30/15	N/A		N/A
113-B	Leon 'Curly' Schach	100 West Broadway Avenue	Primary Residential	Completed	04/30/15	05/12/15	06/03/15	N/A	N/A	N/A	\$25,000	\$10,000	06/10/15	N/A		N/A 0
114-B	The Barber's Wife, LLC	116 North 5th Street	Lease	Completed	04/30/15	05/12/15	07/20/15	N/A	\$25,000	N/A	N/A	\$5,000	07/23/15	N/A		N/A 2
116-B	Kevin D. Reisenauer	100 West Broadway Avenue	Primary Residential	Completed	04/30/15	05/12/15	08/11/15	N/A	N/A	N/A	\$25,000	\$5,000	08/11/15	N/A		N/A 0
115-B	Rick and Lori Lee	100 West Broadway Avenue	Primary Residential	Completed	05/19/15	05/26/15	06/30/15	N/A	N/A	N/A	\$24,000	\$30,000	07/01/15	N/A		N/A 0
117-B	100 West Main, LP	100 West Main Avenue	New Construction	Approved	09/15/15	09/22/15	11/23/15	N/A	\$5,206,732	\$3,000,000	\$160,000	\$0	Pending	Pending		Pending Pending
118-B	Glosser Images, LLC	510 East Main Avenue	Lease	Approved	11/17/15	11/24/15	04/25/16	N/A	\$140,000	N/A	N/A	\$5,000	Pending	Pending		N/A Pending
119-B	River Road Partners, LLC	212 East Main Avenue	Purchase w/ Major	Approved	12/15/15	12/22/15	02/11/16	\$130,200	\$100,000	\$360,000	\$20,800	\$5,000	Pending	Pending		Pending Pending
120-B	The Starving Rooster, LLC	512 East Main Avenue	Lease	Approved	06/21/16	06/28/16	07/20/16	N/A	\$600,000	N/A	N/A	\$25,000	Pending	Pending		N/A Pending