



Community Development Department

RENAISSANCE ZONE AUTHORITY
MEETING AGENDA
December 8, 2016

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

Item No. Page No.

MINUTES

- 1. Consider approval of the minutes of the November 10, 2016 meeting of the Renaissance Zone Authority.

REGULAR AGENDA

The following items are requests for Renaissance Zone, CORE Incentive Program, and/or Downtown Design Review approval.

- 2. Façade Improvements to 210 East Main Avenue
CORE Façade Incentive Program/Downtown Design Review10
Staff recommendation: approve [] approve [] continue [] table [] deny
3. Glasser Images Sign at 510 East Main Avenue
Downtown Design Review 28
Staff recommendation: approve [] approve [] continue [] table [] deny
4. Demolition of Residence at 120 East Avenue A (continued)
Downtown Design Review32
Staff recommendation: approve [] approve [] continue [] table [] deny

OTHER BUSINESS

- 5. Review of Amendments to CORE Program Guidelines (continued)
Relating to recurrence or combined use of incentive programs and
potential use of façade preservation easement to protect investment35



6. **Downtown Update**
Provided by Downtowners Association
7. **Other Business**

ADJOURNMENT

8. **Adjourn.** The next regular meeting date is scheduled for **January 12, 2017.**

Enclosures: *Renaissance Zone Project Status Spreadsheet*
 CORE Incentive Grant Program Project Status Spreadsheet

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
November 10, 2016**

The Bismarck Renaissance Zone Authority met on November 10, 2016 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5th Street. Vice Chairman Huber presided.

Authority members present were Josh Askvig, Jim Christianson, Joe Fink, George Keiser Todd Van Orman and Vice Chairman Chuck Huber.

Authority Chairman Curt Walth was absent.

Technical Advisor Steph Smith was present while technical advisor Bruce Whittey was absent.

Staff members present were Sandra Bogaczyk (Office Assistant), Will Hutchings (Planner), Brenda Johnson (Senior Real Property Appraiser), Kim Lee (Planning Manager), Daniel Nairn (Planner), Jason Tomanek (Assistant City Administrator), and Charlie Whitman (City Attorney).

Guests present were Kevin Dykema (Regional President, American Bank Center), Chad Skretteberg (Fixed Asset Manager, American Bank Center), David Witham (Urban Design Planner), Kate Herzog and Madison Cermak (Downtowners Association).

CALL TO ORDER

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

MINUTES

The minutes of the October 18, 2016 meeting were distributed with the agenda packet.

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

DOWNTOWN DESIGN REVIEW

411 NORTH 4th STREET – AMERICAN BANK CENTER ACCESSORY PARKING

Mr. Nairn stated that the Renaissance Zone Authority considered the design of the accessory parking area at 411 N 4th Street during their October 18, 2016 meeting and voted to continue the request until the following conditions were met:

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

Mr. Nairn directed attention to the revised site plan and landscape plan and stated that the applicant had submitted a revised site plan that reduces the number of access points to North 4th Street from two to one and includes a more extensive landscaping screen along the frontage of North 4th Street.

Mr. Christianson thanked the applicant for their revisions as requested.

Mr. Nairn 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, and added that the site plan also requires administrative approval according to general site plan review procedures.

Mr. Nairn noted that the perimeter landscaping area is currently four feet in width while, based on Section 14-03-11 of the City Code of Ordinances, the width of the perimeter landscaping area is required to be at least six feet. The ordinance also may require one additional tree beyond what is provided by the applicant, but the proposed shrubbery is sufficient. Mr. Nairn also noted that the applicant has the option of using a masonry wall, decorative fence, or continuous hedge, and only a four foot width would be required in that case. However, material samples and designs would need to be provided to the Renaissance Zone Authority for review if this option is exercised.

Mr. Nairn stated that staff recommends approval of the design for the accessory parking lot and landscaping at 411 North 4th Street as submitted, with the condition that all landscaping requirements of Section 14-03-11 of the City Code of Ordinances are met before the site plan is approved.

MOTION: A motion was made by Mr. Christianson and seconded by Mr. Van Orman to approve the design of the American Bank Center accessory parking lot and landscaping at 411 North 4th Street, with the condition that all landscaping requirements of Section 14-03-11 of the City Code of Ordinances are met. The motion passed unanimously with members Askvig, Christianson, Fink, Keiser, Van Orman, and Vice Chairman Huber voting in favor.

120 EAST AVENUE A – DEMOLITION

Mr. Nairn stated that the applicant has filed a permit for the demolition of an existing residence at 120 East Avenue A, which is within the Downtown Fringe (DF) zoning district and thus subject to Downtown Design Review procedures.

Mr. Nairn indicated that 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 Register of Historic Places. The owner of this lot also owns all other lots on the east side of this Block 16 of Northern Pacific Addition. One year ago, these lots were rezoned to the Downtown Fringe (DF) zoning district, and at that time the applicant shared with the Planning and Zoning Commission his intent to ultimately redevelop the block with row houses.

Mr. Nairn stated that the applicant does not have immediate plans for the lot at 120 East Avenue A, but that it would be graded and seeding in compliance with the zoning ordinance. The applicant stated to Mr. Nairn that he still intends to redevelop this property in the future.

Mr. Christianson asked how long the lot would remain vacant. Mr. Nairn replied that he could not answer that question and the applicant was unable to attend this meeting.

Mr. Keiser stated that it would be unwise to set a precedent allowing teardowns without plans to immediately build. Mr. Keiser asked what is the status of the home, in particular, and what is its tax base. Ms. Johnson provided an estimated amount of tax it would generate as a vacant property. Mr. Nairn was not advised by the owner about a specific timeline.

There was a consensus to continue the request at the next meeting to discover the applicant's intentions before approving the request to demolish the building at 120 East Avenue A.

CONTINUATION OF ACTIONS REQUIRING DOWNTOWN DESIGN REVIEW

As discussed in previous Renaissance Zone Authority meetings and continued from October's meeting, Mr. Nairn suggested amendments to the Downtown Design Review approval process that would decrease waiting times for applicants to receive some approvals. Mr. Nairn distributed a draft document designating minor and major building categories for project alterations and improvements to designate items for either Renaissance Zone Authority review or Administrative review to make the approval process more efficient. He stated that the purpose of the draft is to outline which procedures would trigger the different tiers of reviews considered to be a minor or administrative procedure. He continued by stating that 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 Board of City Commissioners. Mr. Nairn suggested an alteration to the Downtown Design Review Procedures including amending the sections of Title 14 of the Bismarck Code of Ordinances.

Mr. Nairn stated that 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 following language would allow the Renaissance Zone Authority to delegate some authority while remaining flexible concerning exactly how it should be arranged.

Mr. Christianson stated that he is in favor of placing demolition under a higher level of review than administrative or minor status.

Mr. Nairn reminded Authority members that most demolition would have to be granted a Special Use Permit by the Planning and Zoning Commission.

Mr. Keiser noted that transparency is very important, and any revisions to the process should be delayed until after the state legislative session meets.

MOTION: A motion was made by Mr. Askvig and seconded by Mr. Keiser to table discussion of the design requirements draft proposal until the May meeting and when Chairman Walth's opinion could be heard. The motion passed unanimously with members Askvig, Christianson, Fink, Keiser, Van Orman, and Vice Chairman Huber voting in favor.

CORE INCENTIVE GRANT PROGRAM

GUIDELINE AMENDMENTS FOR INCENTIVE PROGRAMS - REVIEW

It was the consensus of those present to continue the Core incentive grant program agenda item including guideline amendments for incentive programs until Chairman Walth could be present.

DOWNTOWN UPDATE PROVIDED BY THE DOWNTOWNERS ASSOCIATION

Ms. Herzog stated that, as President of the North Dakota Downtown Coalition, she is developing a legislative agenda, which will include a request to continue the Renaissance Zone program and stated that this request finds much cooperation and support among many cities in the League of Cities also expressing the need to continue having Renaissance Zone designation.

OTHER BUSINESS

INFILL AND REDEVELOPMENT PLAN - BRIEFING

Mr. Nairn distributed a draft of the Infill and Redevelopment Plan and stated that the Bismarck Community Development Department has worked with a Technical Advisory Committee to create a comprehensive and collaborative infill and redevelopment plan for consideration by the Planning and Zoning Commission and the Board of City Commissioners.

Mr. Nairn stated that the Bismarck Planning Division drafted the plan with assistance from a Technical Advisory Committee and other stakeholders. If adopted by the Planning and Zoning Commission and the Board of City Commissioners the plan will formally become a part of the City's Comprehensive Plan, along with the 2014 Growth Management Plan. Mr. Nairn explained the Infill Plan focuses on internal development within existing city boundaries rather than expansion and annexation. The plan will also be presented to the Bismarck School Board on November 28, 2016.

Mr. Nairn identified four purposes of the Infill and Redevelopment Plan:

1. Protect and enhance the high quality of life of existing neighborhoods
2. Maintain the economic vitality of established business districts
3. Lessen public costs by leveraging existing infrastructure to provide services to more people
4. Support Bismarck's values and goals as established in the Strategic Plan

Mr. Nairn stated that the plan creates design principles that will help ensure that new development comfortably enhances and coexists with the current defined character of neighborhoods. He further explained that an overriding general consideration is that building density creates a higher cost-effectiveness by sharing already existing infrastructure rather than having to build new infrastructure at the periphery. Mr. Nairn explained that the general principles do not supersede Downtown Design Review and are applied to a broader area.

Mr. Hutchings stated that staff identified several areas in Bismarck where infill and redevelopment would be most likely to occur, including:

- Downtown area
- State Street Core and Uptown
- Kirkwood
- Traditional Neighborhoods
- Machining District
- Health district
- Capital District

Mr. Hutchings continued to list and explain eight design principles and characteristics to be employed as guiding practices:

1. Formation and growth of Complete Neighborhood design practices
2. Integration of civic and open spaces
3. Provisions for mixed-uses on appropriate scales
4. Preservation and enhancement of architectural styles and historical character
5. Building at the scale of the pedestrian
6. Fostering a network of connected streets and paths
7. Mitigation of the impact of parking on public space
8. Design which allows adaptation for future conditions

Mr. Hutchings introduced David Witham, who was hired to design and demonstrate scenarios using the eight principles of design. Mr. Witham demonstrated a hypothetical re-use of a Big Box store with housing units and ground floor commercial and civic environments.

Mr. Askvig asked how this design harmonizes with the neighborhood parks ordinance. Mr. Hutchings explained that the civic and open spaces described in the principles include an open parks space.

Mr. Askvig asked how current zoning designations apply to possible infill projects and, in this example, the current zoning allows for the mixed uses proposed.

Mr. Keiser asked how vertical development is managed under the principles, given the difficulty the City has in providing enough parking or transportation for the added population of proposed vertical designs. Mr. Nairn stated that transportation does play a large part in managing larger and denser populations and the model in the demonstration showed a transit element.

Mr. Keiser expressed his concern that parking is necessary since residents in Bismarck use cars, not transit.

Mr. Witham then showed two more examples of infill development showing designs supporting ground floor retail, second floor residences, and addressing streets in single family home neighborhoods.

Mr. Askvig stated that he sees adoption of the Infill and Redevelopment Plan no differently than the attention given to the adoption of the Growth Management Plan, and not as regulation. He stated that the plan relies on what makes sense from a design perspective making citizens the central concern regarding development.

There was a consensus of Authority members that the Plan is good and exciting, but in practical terms it was questioned how to acquire the land for larger projects. Mr. Witham stated that the project must match the characteristics of what is available and work within the confines of what is practical for the space available. Mr. Nairn added that these are concept plans of what could be done, not designs for specific projects.

Mr. Askvig stated that Bismarck has had conflicts when creating higher density development next to lower density development and asked Mr. Witham how to successfully manage those conflicts. Mr. Witham stated that frequently the issue of conflict comes down to using good design rather than only paying attention to setback or other zoning ordinances. He continued that good design of transitional spaces is key to creating friendly spaces which single family residents would enjoy looking at and using as part of their neighborhood, rather than mentally designating a neighboring space as simply someone else's property creating a zoning conflict with their own home ownership history.

Mr. Askvig stated that he is concerned for those who have contacted him regarding small infill proposals. Mr. Nairn and Ms. Lee noted that a public process would also be held to implement some of the strategies, and neighborhood groups would be consulted for projects in their area.

ADJOURNMENT

There being no further business, Vice Chairman Huber adjourned the meeting of the Bismarck Renaissance Zone Authority at 4:57 p.m.

Respectfully Submitted,

Sandra Bogaczyk
Recording Secretary

Chuck Huber
Vice Chairman

DRAFT



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 2
December 8, 2016

Application for: CORE Incentive Grant Program Downtown Design Review

TRAKiT Project ID: CORE2016-003

Project Summary

Title:	Rehabilitation of 210 East Main Avenue
CORE Project Type:	Facade Incentive
Status:	Renaissance Zone Authority
Applicant(s):	Jerry Anderson
Owner(s):	Old 10 Investments
Street Address:	210 East Main Avenue
Legal Description:	Lot 13, Block 52, Original Plat.



Project Description: Remove various elements from the building and install new elements with the intent to highlight the original building. Install new windows including reintroducing clerestory windows, new door, and introduction of building lighting.

Project Information

Parcel Size (square feet):	3,250	Building Floor Area (square feet):	2,735	Incentive Requested:	A 50% match of improvements up to \$30,000 (estimated \$20,500)
Total Project Cost (square feet):	\$41,500	Contractor:	Cole Johnson, EAPC		

Staff Analysis

The applicant is seeking a CORE Façade Incentive Program grant and Downtown Design Review approval for alterations to the façade of the building at 210 East Main Avenue. The site is within the DC – Downtown Core zoning district, which requires downtown design review approval for building alterations.

The applicant represents Old 10 Investments, which holds a contract for deed for the property from Simon Wangler. The contract was executed in September of 2016 and will terminate in 2021. The applicant is responsible for property tax payment, and is obligated to keep the building and grounds in a state of good repair. Staff is treating the deed holder as the owner

for the purposes of this application, but the seller has also been notified of this application.

The applicant has sought three bids for the work, but was only able to obtain two at the time of application submittal. Both bids are very close to each other in total costs.

The building was constructed in 1912 and is a contributing structure of the Downtown Bismarck Historic District on the national register of historic places. The applicant is not seeking additional grants for historic preservation.

The proposal meets several of the downtown design criteria. The design is complementary to the adjacent

(continued)

buildings on the street, in terms of style and materials, and more closely resembles the original design of the building than current conditions.

No signage is proposed at this time, although LED strip lights is proposed to illuminate the central brickwork on the building.

Required Findings of Fact

1. The property is located within the Tax Increment Financing District for downtown Bismarck.
2. The project supports the recommendations of the 1995 Central Business District Plan, and all subsequent updates and revisions, as well as the approved 2015 Downtown Design Guidelines.
3. The project would meet all applicable building code and zoning requirement.
4. The applicant has not received three bids for construction. Two bids have been submitted.
5. The rehabilitation project addresses every story of the façade, all signs of blight, and any portion of the façade that demonstrates poor visual appearance.
6. The property is not exempt from general property tax.

Staff Recommendations

Based on the above findings, staff recommends approval of the request for a grant from the Façade Incentive Grant Program for a 50% match of total project costs up to \$30,000, waiving the requirement to obtain three bids;

Based on the above findings, staff recommends approval of the design for the rehabilitation of the building at 210 East Main as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Attachments

1. Location Map
2. Excerpt from Historical Architectural Inventory and Evaluation of Downtown Bismarck (2000)
3. Storefront redesign documents
4. Exterior building condition summary
5. Bid from Fargo Glass
6. Bid from Dakota West Contracting

Staff report prepared by: Daniel Nairn, AICP, Planner
701-355-1854 | dnairn@bismarcknd.gov

32BL159: BPOE at 206 E. Main Ave.

Individually Eligible/Contributing

The BPOE stands in the row of adjoining commercial buildings that lines the north side of E. Main's 200 block. The two-story brick edifice was built by the Benevolent and Protective Order of Elks (BPOE) in 1918. The organization occupied the building's second story, and offered retail space at the street level for rent.

The building's second story facade (south elevation) remains virtually unaltered. The variegated brown brick wall features a highly symmetrical composition of rich embellishments. A dentil band of tan brick articulates the floor division, while the roof line is delineated by corbeled string courses. Fenestration consists of six windows tied by a continuous tan brick sill and each topped by a flat arch with keystone. A classically-inspired blind pediment adorns the central pair of windows. The parapet rises to a long central step. A stone block faces the parapet step and displays "B.P.O.E." in raised letters.

The street level facade has two storefronts divided by a brick pilaster. Both storefronts have been remodeled in a somewhat similar manner. Modifications likely date to the late 1940s or 1950s, and include aluminum-sash replacement fixtures and wall veneer of porcelain enamel panels.

32BL160: *Guitarland at 210 E. Main Ave.*

Contributing

This two-story building stands on the north side E. Main between the B.P.O.E. and Hedinger's. Sources consulted indicate that it was constructed in 1912. The original owners and/or occupant(s) remain identified, but the building likely was intended to house a retail store or some other type of commercial enterprise.

The second story facade (south elevation) is a red brick wall. While the bulk of the wall has been covered by a false front structure made of rough-cut vertical boards, several original architectural elements are at least partially exposed and appear to remain largely intact. These include a multi-stepped brick parapet that rise to a pediment at the center; light stone parapet coping; a stone frieze block that may hold a building name or construction year; probably window surrounds made of courses of light stone and light brick; and a thick stone belt course at the floor division.

There is a single storefront at the street level facade. It is a remodel that most likely dates to the 1940s or 1950s. Elements include a deeply-recessed aluminum-sash door at center and aluminum-sash display windows to each side. A veneer of porcelain enamel panels covers the bulkhead and outer walls, and a flat aluminum canopy is suspended over the sidewalk.

32BL161: *Stacey-Bismarck Warehouse at 211 E. Main Ave.*

Contributing

The Stacey-Bismarck Warehouse is a one-story block constructed in the railroad corridor (south side of E. Main) sometime between 1904 and 1908. The Stacey Fruit Company was an early, if not the original, owner of the warehouse and used the building as a storage and distribution center for wholesale fruit. In the early 1910s, Stacey Fruit may have either reorganized or merged with another business to form the Stacey-Bismarck Company. A wholesale distributor of groceries as well as fruits, Stacey-Bismarck remained in business at this location until the early 1930s. The



BISMARCK STOREFRONT REDESIGN

210 MAIN AVE
BISMARCK ND 58501

Cole Johnson
Architect
701-224-7313

Cole.Johnson@EAPC.net



Architecture	Engineering	Industrial
Wind Energy	Interior Design	Construction

TELE **701.258.3116** FAX **701.223.7983**

116 W Main Ave, Suite A, Bismarck ND 58501

Grand Forks ND	Fargo ND	Bismarck ND
Williston ND	Minot ND	Norwich VT
Bemidji MN	Buenos Aires ARG	

www.eapc.net



PROJECT DESCRIPTION

The project consists of removing various elements from the building and installing upgraded elements.

Existing components to be removed included:

- Aluminum canopy and all associated hardware.
- 'Buffalo Board' below and at the sides of the window.
- Metal Panel infill at the transom.
- Aluminum Storefront.

New components to be installed include (See Spec and Drawings for Info):

- New Storefront (Aluminum or Aluminum Clad Wood)
- Aluminum Cladding Below Window
- New Building Lighting.
- Painting of existing soffit.
- Interior work will be limited to patching/repair needed due to the install of the new components. Assume new wood sill on the interior and some gyp patching.

PROJECT SPEC

Storefront Glazing:

The storefront will be by 1 of 2 systems. Please provide pricing for both.

1-Aluminum Storefront

Aluminum, Fully Broken System Dark Bronze Anodized

Suggested Products, or Similar:

1. Tubelite T-14000

Provide Clear 1" Insulated Low E Glazing

2-Aluminum Clad Wood

Commercial Grade Aluminum Clad Wood Windows, Historic Storefront

Suggested Products, or Similar (Provide Info On Proposed Product):

Marvin

Dark Bronze Anodized

Provide Aluminum Cladding at the base of the windows to match windows.

Aluminum Cladding:

Provide aluminum cladding at base of windows.

1-If aluminum storefront is chosen, provide aluminum cladding to match storefront.

2-If aluminum clad wood window is chosen, aluminum cladding to be provided by window supplier.

Entrance Doors:

By same manufacturer of windows. With 1" Insulated Glass. 8'-0" Door

Building Lighting:

Provide LED tape lighting, with controllable brightness, and formed aluminum valence.

-Driver/Transformer to be mounted in inconspicuous place, locate with owner/architect.

-Valence to be single piece formed aluminum, mitered joints at corners.

-LED Tape to be mounted as shown in drawings.

-Include necessary electrical work.

Brick Repair/Cleaning:

Assume some level of brick cleaning will be required behind Buffalo Board at the sides of the windows.

Lead/Asbestos:

The owner has had an environmental study done and neither Lead nor Asbestos was found in this scope of work.

PRODUCT SUBMITTALS

PROVIDE FOLLOWING SUBMITTALS:

-Storefront Shop Drawings and Finish Sample

-Aluminum Finish Sample

DIMENSIONS

Field verify all dimensions prior to fabrication.

Dimensions given are approximate for take-off purposes.

PROJECT OVERVIEW/ SPECIFICATION



Architecture	Engineering	Industrial
Wind Energy	Interior Design	Construction

TELE **701.258.3116** FAX **701.223.7983**

116 W Main Ave, Suite A, Bismarck ND 58501

Grand Forks ND	Fargo ND	Bismarck ND
Williston ND	Minot ND	Norwich VT
Bemidji MN	Buenos Aires ARG	

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REMOVE EXISTING AWING AND SUPPORTS/HARDWARE
REMOVE EXISTING METAL PANEL INFILL
REMOVE EXISTING STOREFRONT



REMOVE EXISTING BUFFALO BOARD CLADDING
REMOVE THROUGH-WALL AC

EXISTING BUILDING NOTES

FORMED ALUMINUM CHANNEL
LIGHT VALENCE WITH LED TAPE
LIGHTING



ALUMINUM CLADDING

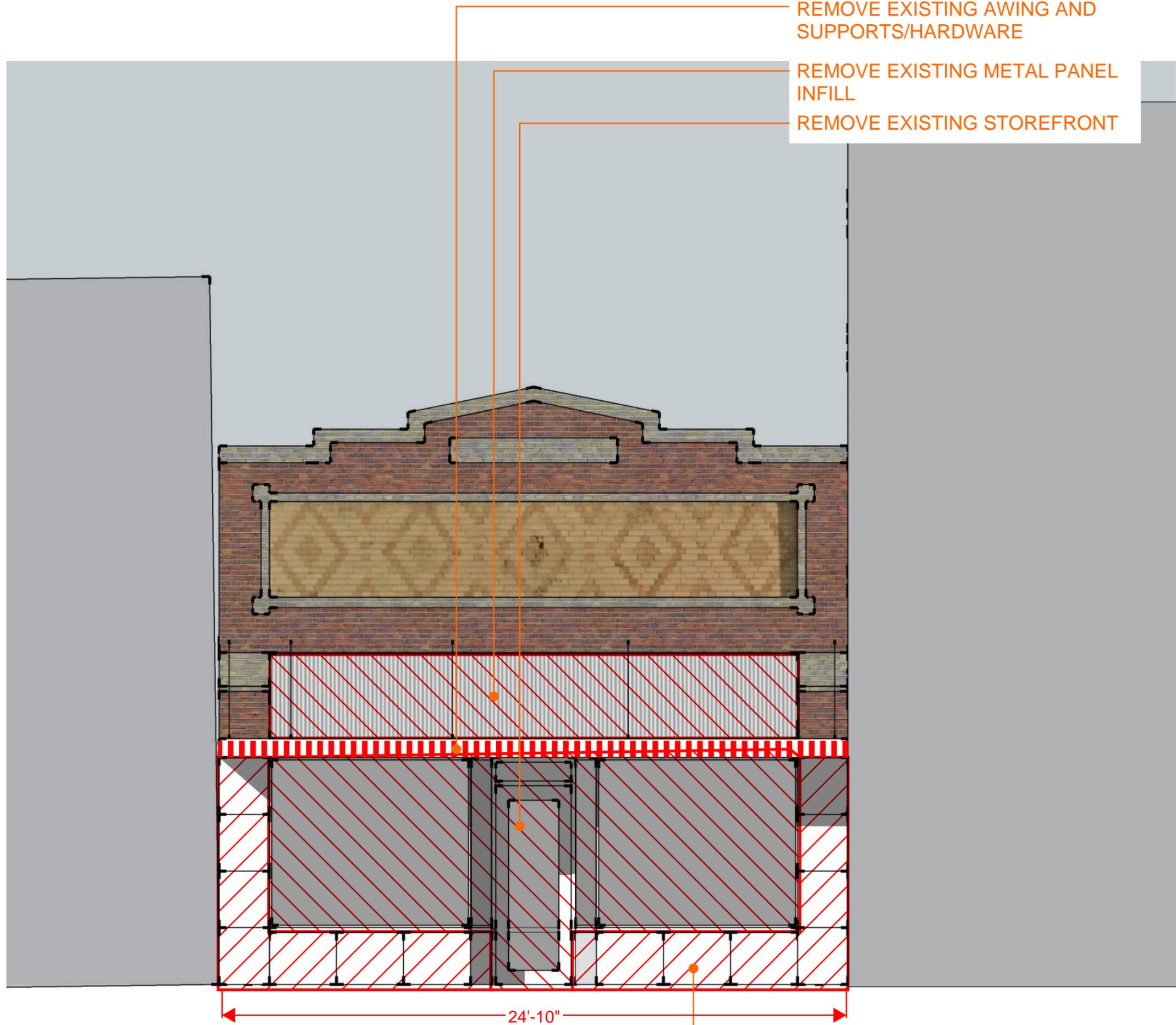
NEW STOREFRONT

NEW DOOR

REPAINT SOFFIT

CLEAN BRICK UNDER REMOVED CLADDING

EXISTING BUILDING NOTES



REMOVE EXISTING AWING AND
SUPPORTS/HARDWARE

REMOVE EXISTING METAL PANEL
INFILL

REMOVE EXISTING STOREFRONT

REMOVE EXISTING BUFFALO
BOARD CLADDING

24'-10"

FRONT ELEVATION DEMO 1/4"=1'-0"

FORMED ALUMINUM CHANNEL
LIGHT VALENCE WITH LED TAPE
LIGHTING

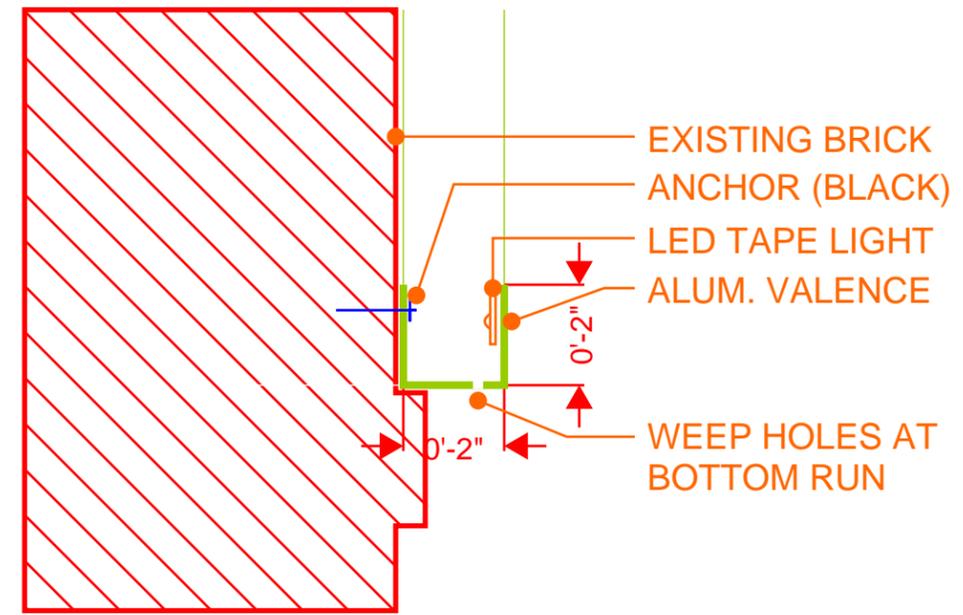


ALUMINUM CLADDING
NEW STOREFRONT
NEW DOOR

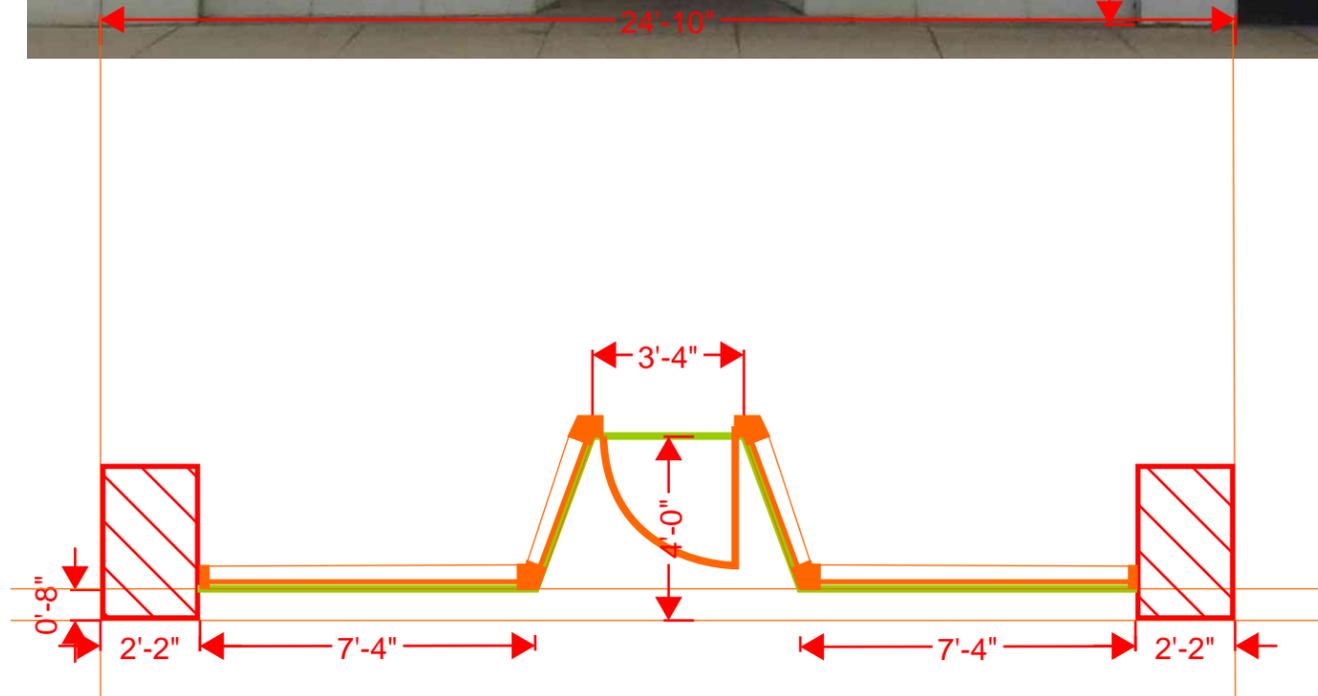
24'-10"
19

FRONT ELEVATION NEW 1/4" = 1'-0"

CLEAN BRICK UNDER REMOVED CLADDING



LED LIGHT DETAIL 3"=1'-0"



ROUGH WINDOW DIMENSIONS 1/4"=1'-0"



RHYTHM

CDS/Reco

Coffee/Tea

Clothes

Turntables

Ac



Cole Johnson

From: Dave Reis <dave@pcibismarck.com>
Sent: Thursday, October 20, 2016 10:40 AM
To: Cole Johnson
Subject: FW: Bismarck Storefront Redesign
Attachments: 20161020101431818.pdf

Cole. This proposal is to remodel the store front as per drawings and specs sent on 10/5/16 . Address is 210 main Ave

This price is using Aluminum windows and Doors as per the attached Proposal by Fargo Glass.

Our price is \$ 42,500.00
Excludes interior finishes

Thanks
Dave Reis
PCI

This email has been checked for viruses by Avast antivirus software.
<https://www.avast.com/antivirus>



All Agreements Are Contingent Upon Strikes, Accidents, Delays of Carriers and Other Delays Unavoidable or Beyond our Control

Fargo Glass and Paint Co.

BISMARCK BRANCH

ALL GLASS PRODUCTS - STORE FRONTS, ALUMINUM ENTRANCES, ALUMINUM WINDOWS, MIRRORS,
AUTOMATIC AND HANDICAPPED ACCESSIBLE ENTRANCES.

PHONE (701) 255-0882 - FAX (701) 255-0887

1333 SOUTH 20TH STREET

8ISMARCK, NORTH DAKOTA 58502

Dakota West Contracting

10/15/2016

Attn: Mark

We propose to furnish and install the following described material for
210 East Main Street - Bismarck, ND

according to plans and specifications by _____

1 Aluminum Entrance 40" x 110"

Doors: Standard Wide Stile With 5" Stile, 5" Top Rail And 10" Bottom Rail (Door Opening 36" x 90")

Hardware: 2 Pair Butts, LCN 4041 Closer, Std. Push/Pull, MS Lock, Threshold And Door Sweep.

7 - Exterior Aluminum Window Frames: 2" x 4 1/2" Fixed T-14000 (See Attached Drawings)

Exterior Glazing: Clear 1" Low-E Insulating Units (Tempered Where Required By Code)

Furnished And Installed

We Include Exterior Caulking Of Aluminum Entrances And Windows

Finish: Dark Bronze Anodized

6 - Breakmetal Metal At Lower Area

6 - Vertical Breakmetal Metal Between Windows & Entrance

1 - Horizontal Breakmetal Metal Between Windows

We Exclude Interior Breakmetal Or Trim

We Exclude Structural Items That May Be Required

We Only Include Removal Of 4 Lower Windows & 1 Alum Entrance

NOTES: Should you accept this estimate yet use your own contract form, it is understood that we will incorporate and make a part thereof a true copy of this estimate and all of its conditions. **ACCEPTANCE IS SUBJECT TO CREDIT APPROVAL**

Sales and/or Used Tax Is Included In this contract.

NO FINAL WASHING OR CLEANING OF GLASS OR ALUMINUM

WE ARE NOT RESPONSIBLE FOR DAMAGE TO GLASS OR ALUMINUM BY OTHER TRADES.

NO CONSTRUCTION PROTECTION. NO TEMPORARY ENCLOSURES OR HEATING. NO CAULKING.

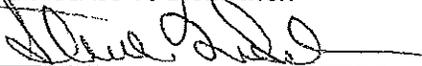
CONTRACT GOOD FOR THIRTY (30) DAYS FROM DATE.

BREAKAGE: Resulting from conditions beyond our control will be charged as extras.

FREIGHT: F.O.B. shipping point, freight allowed.

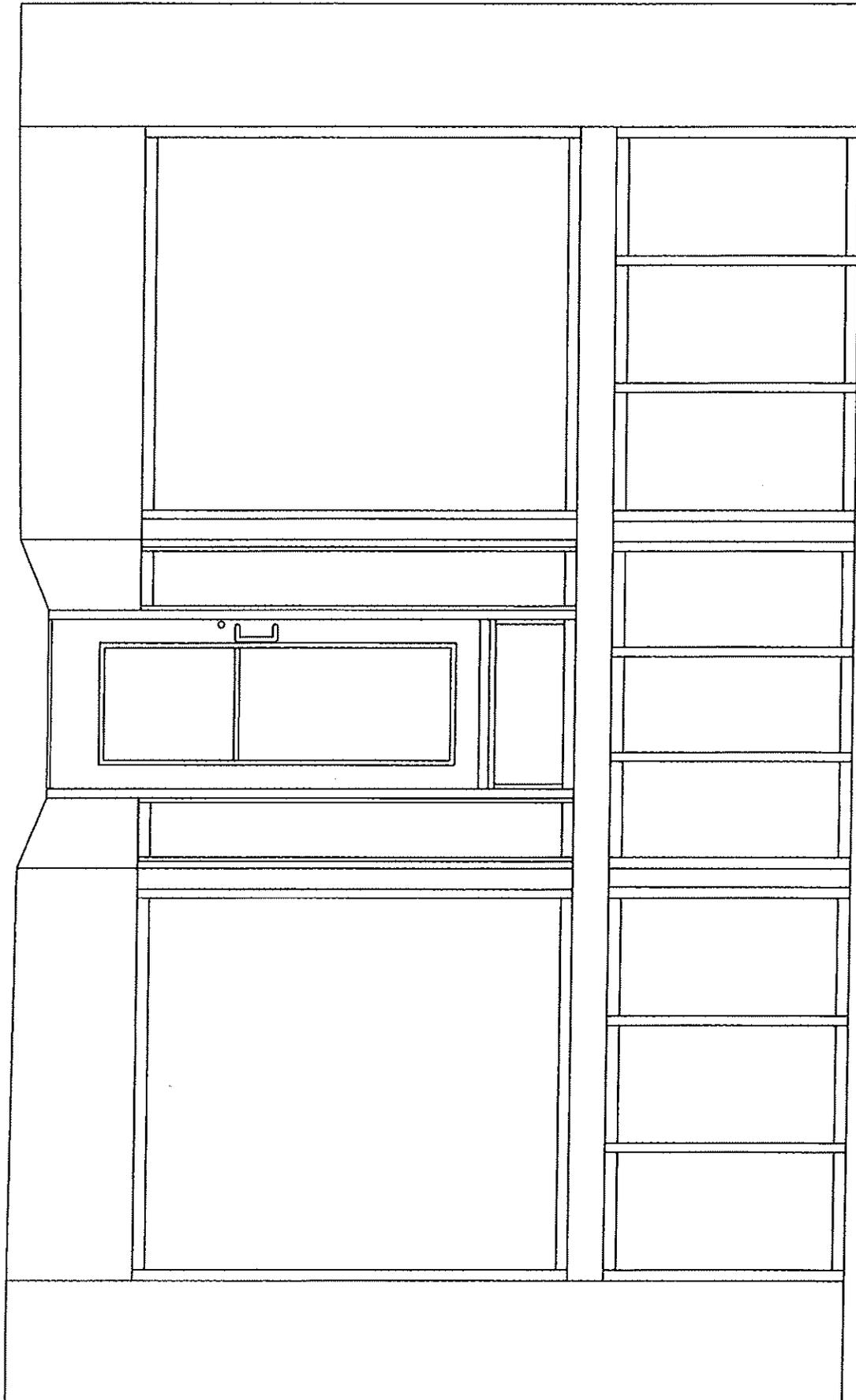
Accepted _____

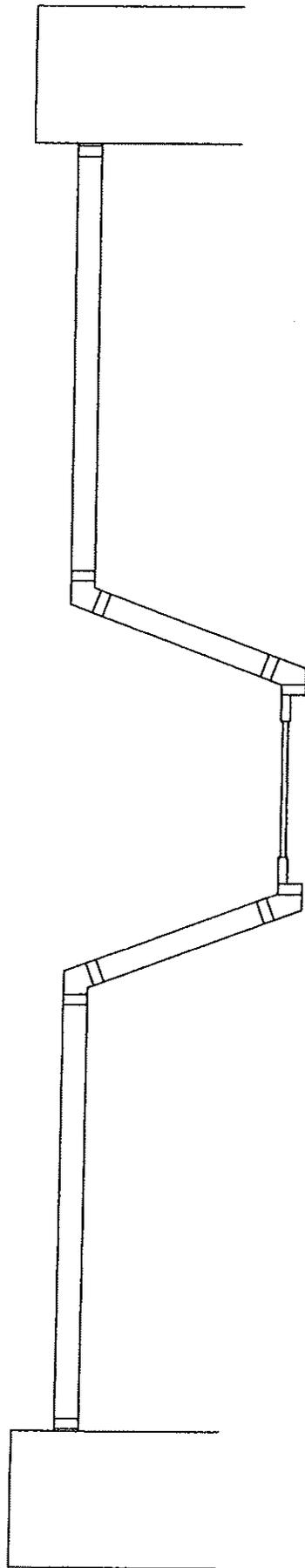
FARGO GLASS OF BISMARCK

By 

Steve McGillivray

By _____





DAKOTA WEST CONTRACTING, INC.

GENERAL CONSTRUCTION
 PHONE (701) 255-0004 FAX (701) 255-7626
 P.O. BOX 2377
 BISMARCK, ND 58502

PROPOSAL

TO

EAPC
 Attn Cole

PHONE	DATE 10/21/2016
JOB NAME/LOCATION 214 Main Ave. Bismarck ND	
JOB NUMBER	JOB PHONE

We hereby submit specifications and estimates for:

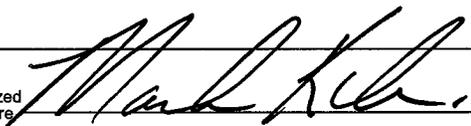
General Conditions	\$2,400.00
Demolition	\$3,750.00
General Carpentry for framing components-soffit painting	\$4,325.00
Masonry cleanup Allowance	\$4,300.00
Aluminum entrances and windows	\$19,373.00
Electrical	\$3,862.00
Contingency	\$3,500.00

Exclusions: Asbestoes or lead paint removal or testing. Temp utilities, any hidden structural deficencies, signage, Heat and shelter, handicap operators, Any work to the interior of the building.

We Propose hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of: **41,510.00**
 dollars (\$)).

Payment will be made as follows:
Work Progress Payments Due 30 Days After Billing.

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

Authorized Signature 

Note: This proposal may be withdrawn by us if not accepted within **60** days.

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

Signature _____

Signature _____

Date of Acceptance: _____



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 3
December 8, 2016

Application for: Downtown Design Review

TRAKiT Project ID: DDR2016-003

Project Summary

Title:	Glasser Images Sign
Status:	Renaissance Zone Authority
Owner(s):	Gulch Holdings II LLC
Project Contact:	Scott Bina, Mann Signs
Location:	510 East Main Avenue
Request:	Install a new 36"x23" non-illuminated projection sign for Glasser Images.



Staff Analysis



Present condition of building façade at 510 East Main Avenue

The applicant is requesting approval of the design for projection sign for the Glasser Images business on the front exterior of the building at 510 East Main Avenue.

The Glasser Images business received approval from the Renaissance Zone Authority on November 17, 2015 and tentative approval from the State on April 25, 2016 for a lease of the space within the renovated building. No exterior improvements were proposed at that time, so downtown design review was not

conducted. This Renaissance Zone project is still pending while improvements are underway.

Staff suggests that the proposal appears to meet all standards for projecting signs in Section 4-04-09 of the City Code of Ordinances:

- a. A sign may not project from the face of any building or structure a distance more than thirty-six inches, be less than ten feet or more than twenty feet in height.
- b. A clear space of not less than eight feet must be provided below all parts of projecting signs above grade level.
- c. A projecting sign may not extend more than six feet above a building roofline.
- d. Projecting signs must be of uniform width throughout their vertical length and shall not exceed eighteen inches in width.
- e. Only one projecting sign for each main floor entrance is permitted.
- f. A projecting sign may not originate from other than a main floor canopy, marquee or storefront.

(continued)

g. Secondary main floor business may utilize a portion of any projecting sign.

h. A projecting sign may not be permitted in an alleyway.

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 City 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

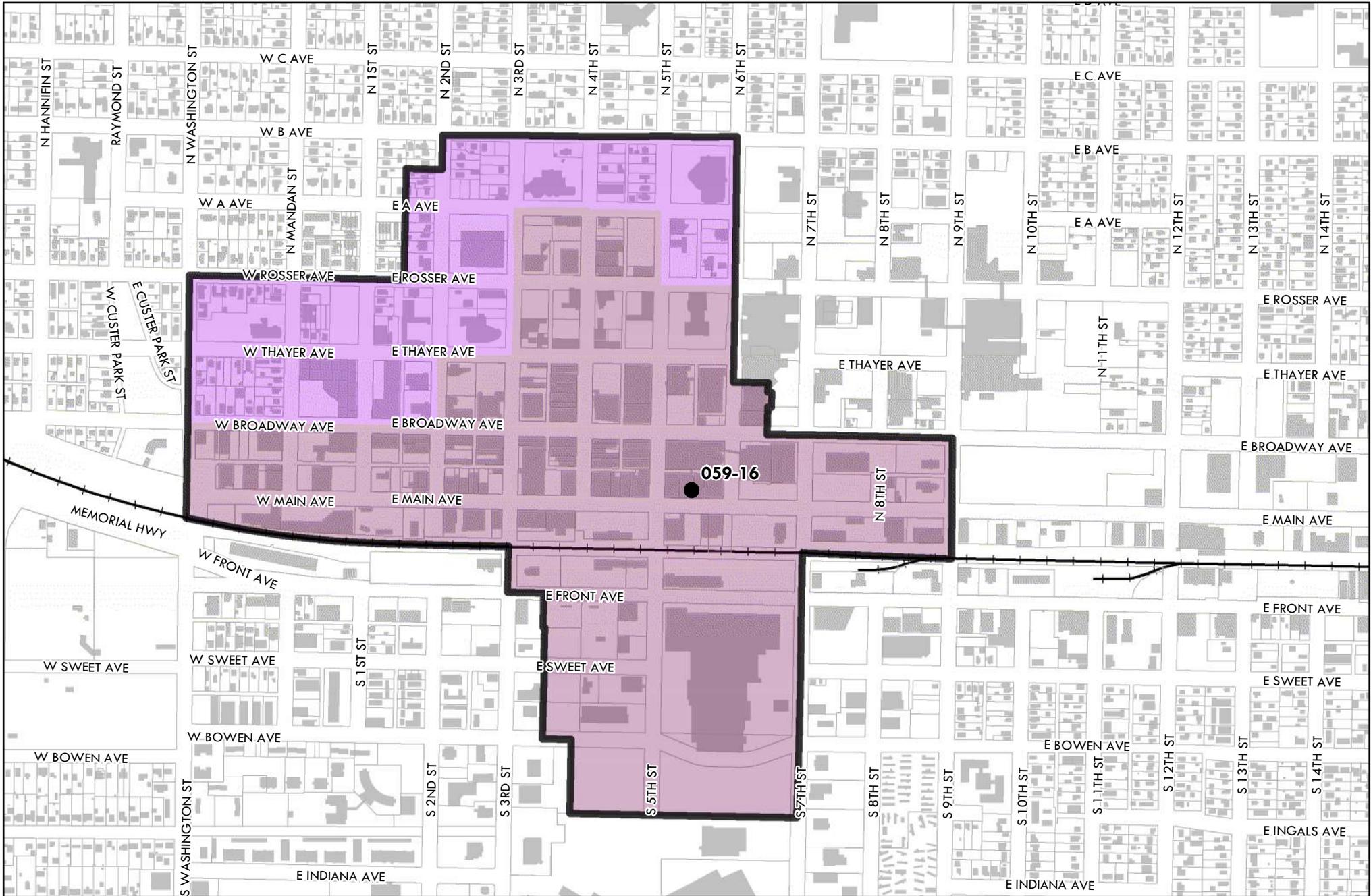
Based on the above findings, staff recommends approval of the proposed design of the sign at 510 East Main Avenue as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

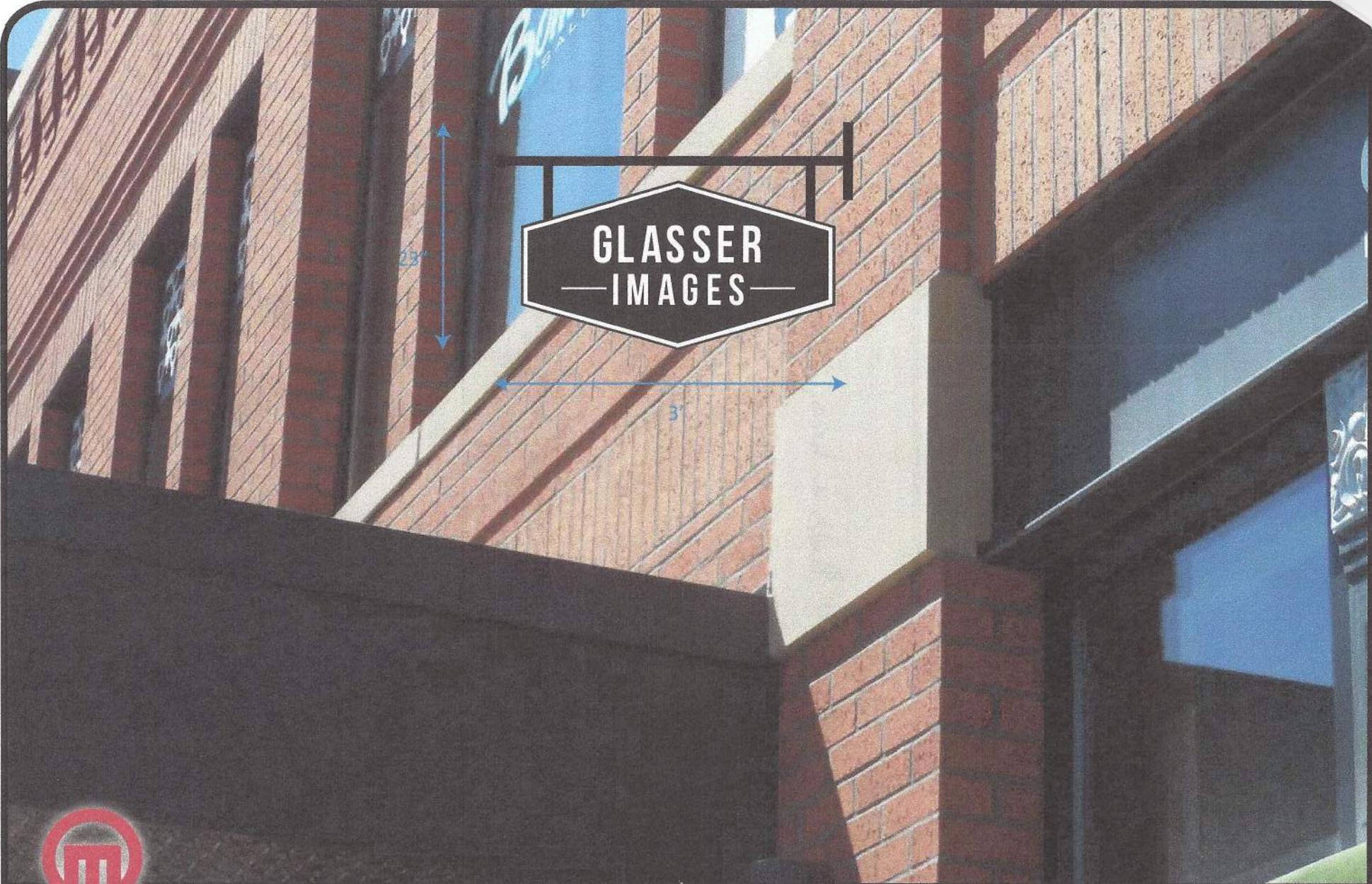
Attachments

1. Location Map
2. Diagram of Sign Dimensions

Staff report prepared by: Daniel Nairn, AICP, Planner
701-355-1854 | dnairn@bismarcknd.gov

Downtown Design Review - Project Location Map





mann
SIGNS, INC

1507 Continental Ave
bismarck, nd 58504
701-355-1111
www.mannsignsinc.com

CLIENT:

Glasser Images

APPROVAL:

X

DUE TO VARIATIONS IN OUTPUT DEVICES, THE COLORS SHOWN HERE MAY NOT REFLECT ACTUAL COLORS.

THE CONCEPTS REPRESENTED IN THIS ARTWORK ARE THE PROPERTY OF MANN SIGNS, INC. AND MAY NOT BE USED IN WHOLE OR PART WITHOUT WRITTEN CONSENT FROM MANN SIGNS, INC.



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 4
December 8, 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



Present Condition of Residence at 120 Avenue A

The Renaissance Zone Authority discussed this application for Downtown Design Review approval during their November 12, 2016 meeting, and continued the review in order to receive more information about the applicant’s plans and timeframe for redevelopment of the lot.

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 this half of 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 intends to redevelop this half of the 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 City Code of Ordinances, relating to Design Standards within the DC – Downtown Core and DF – Downtown Fringe zoning districts.

(continued)

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

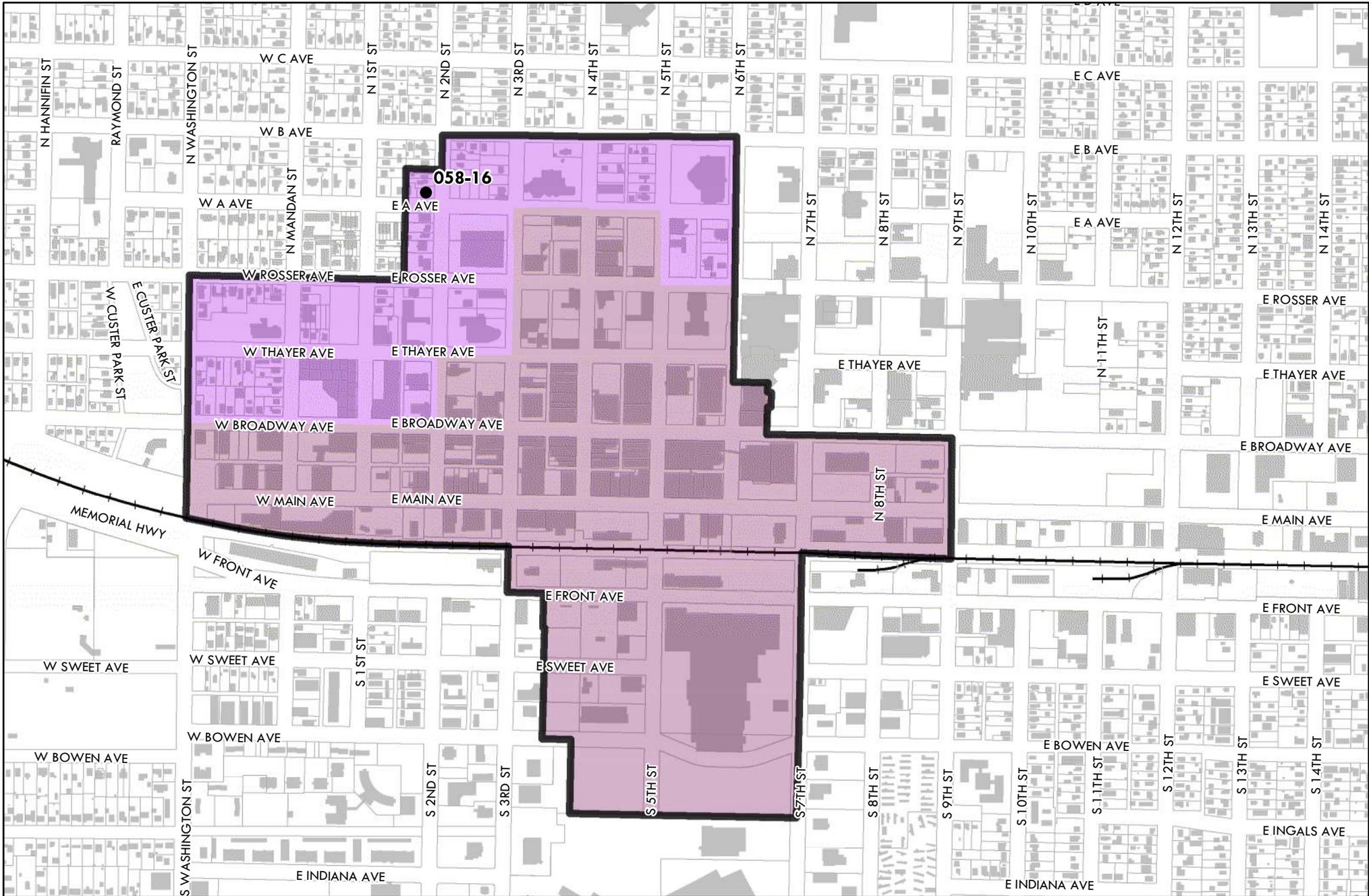
Based on the above findings, staff recommends approval of the demolition of the residence at 120 East Avenue A.

Attachments

1. Location Map
-

Staff report prepared by: Daniel Nairn, AICP, Planner
701-355-1854 | dnairn@bismarcknd.gov

Downtown Design Review - Project Location Map





Community Development Department

MEMORANDUM

TO: Chairman Walth and Renaissance Zone Authority

FROM: Daniel Nairn, AICP

DATE: December 8, 2016

RE: Amendments to CORE Incentive Program Guidelines

During the September 20, 2016 Renaissance Zone Authority meeting, Chairman Walth requested staff propose guidelines for the use of the CORE Incentive Grant Program if funds have previously been awarded for the property. Discussion on this topic was continued in October and November.

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

Also enclosed for your consideration is a sample Historic Preservation Easement that is used by the City of Sioux Falls in conjunction with their own façade incentive program. In exchange for receiving funds from the City to restore the exterior façade of buildings, the applicant agrees to record an easement to the benefit of the City that helps to ensure the investment will be maintained. If you wish to implement a similar requirement, staff can work on setting up this process.



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 help 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 help 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 help 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 have previously been awarded more than five (5) years ago, an additional grant may be awarded but may not include the rehabilitation of any building elements (e.g. window replacements) that were previously funded.
- 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 help 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.

Prepared by: City Community Development Office
City of Sioux Falls
100 South Dakota Avenue, Suite 100
P.O. Box 7402
Sioux Falls, SD 57117-7402
Phone: (605) 367-8180

CITY USE ONLY	
Agreement No. _____	Dept. No. and MOU _____
P.O. No. _____	Attorney _____
CIP No. _____	Finance _____
Project _____	Planning _____

Historic Preservation Easement

THIS HISTORIC PRESERVATION EASEMENT, made this _____ day of _____, 20__, by and between _____ (“Grantor”), and the City of Sioux Falls (“Grantee”), a municipality chartered under the constitution of the State of South Dakota.

WITNESSETH:

WHEREAS, the Grantee is authorized to acquire, by purchase, historic preservation easements to protect property of historical, architectural, archaeological, paleontological or cultural significance under SDCL §1-19B-16;

WHEREAS, the Grantor is owner in fee simple of certain real property in Sioux Falls, SD, located at _____ (“the Premises”), and legally described as:

WHEREAS, the Grantor and Grantee recognize the historical, cultural, and aesthetic value and significance of the Premises, and have the common purpose of conserving and preserving the aforesaid value and significance of the Premises;

WHEREAS, the grant of a historic preservation easement by Grantor to Grantee on the real property referred to herein will assist in preserving and maintaining the Premises and its architectural, historical, and cultural features;

WHEREAS, to that end, Grantor desires to sell to Grantee, and Grantee desires to purchase an historical easement on the Premises, pursuant to SDCL §1-19B-16.

NOW, THEREFORE, in consideration of \$_____ and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby irrevocably grant and convey unto the Grantee a historic preservation easement in gross in perpetuity (“the Easement”) in and to the frontal exterior surfaces (“the Facade”) of the Building located on real property owned by the Grantor, and more particularly described as

The Easement shall constitute a binding servitude upon said Premises of the Grantor, and to that end Grantor covenants on behalf of itself, its successors and assigns, with Grantee, its successors and assigns, such covenants being deemed to run as a binding servitude, in perpetuity, with the land, to do upon the Premises each of the following covenants and stipulations, which contribute to the public purpose in that they aid significantly in the preservation of the Facade, and which help maintain and assure the present and future historic integrity of the Facade:

1. **Description of Facade.** In order to make more certain the full extent of Grantor’s obligations and the restrictions on the Premises, and in order to document the external nature of the Building as of the date hereof, attached hereto as Exhibit A and incorporated herein by this reference is a set of ___ photographs depicting the exterior surfaces of the Building and the surrounding property. An affidavit specifying certain technical and location information relative to the photographs is attached as Exhibit B. Grantor and Grantee agree that the external nature of the Building as shown in Exhibit A is deemed to be the external nature of the Building as of the date hereof and as of the date this instrument is first recorded in the office of the Register of Deeds, Minnehaha County, South Dakota. The external nature of the Building as shown in Exhibit A is referred to as the “Facade.”
2. **Grantor’s Covenants.** Grantor will do (and refrain from doing as the case may be) upon the Premises each of the following covenants, which contribute to the public purpose of significantly protecting and preserving the Facade:
 - (a) Grantor will not demolish, remove or raze the Facade except as provided in Paragraphs 6 and 7.
 - (b) Without the prior express written permission of the Grantee, signed by a duly authorized representative thereof, Grantor shall not undertake any of the following actions:
 - (i) Increase or decrease the height of the Facade;
 - (ii) Adversely affect the structural soundness of the Facade;
 - (iii) Make any changes in the Facade including the alteration, partial removal, construction, remodeling or other physical or structural change including

any change in color or surfacing; windows, including frames and glass; exterior signs; awnings and canopies; and lighting; with the exception of ordinary maintenance pursuant to Paragraph 2(c) below;

- (iv) Erect anything on the Premises or on the Facade which would prohibit the Facade from being visible from street level, except for a temporary structure during any period of approved alteration, restoration, or maintenance;
 - (v) Permit any significant reconstruction, repair, repainting, or refinishing of the Facade that alters its state from the existing condition. This subsection (v) shall not include ordinary maintenance pursuant to Paragraph 2(c) below.
- (c) Grantor agrees at all times to maintain the Facade and to undertake the minimum maintenance program attached as Exhibit C so as to prevent deterioration of the Facade. Subject to the casualty provisions of Paragraphs 5 through 7, this obligation to maintain shall require replacement, rebuilding, repair and reconstruction whenever necessary to have the external nature of the Building at all times appear to be and actually be the same as the Facade.
3. **Public View.** Grantor agrees not to obstruct the substantial and regular opportunity of the public to view the exterior architectural features of the Facade from adjacent publicly accessible areas such as public streets.
 4. **Standards for Review.** In exercising any authority created by this Easement to inspect the Facade; to review any construction, alteration, repair or maintenance; or to review casualty damage or to reconstruct or approve reconstruction of the Facade following casualty damage, Grantee shall apply The Secretary of the Interior's Standards for Rehabilitation, issued and as may be amended from time to time by the Secretary of the United States Department of the Interior (hereinafter the "Standards") and/or state or local standards considered appropriate by Grantee for review of work affecting historically or architecturally significant structures or for construction of new structures within historically, architecturally or culturally significant areas. A copy of the current Standards is attached as Exhibit D. Grantor agrees to abide by the standards and any amendments thereto in performing all ordinary repair and maintenance work and the minimum maintenance program described in Paragraph 2(c) and contained in Exhibit C. If the Standards are abandoned or materially altered or otherwise become, in the sole judgment of the Grantee, inappropriate for the purposes set forth above, the Grantee may apply reasonable alternative standards, and notify Grantor of the substituted standards.
 5. **Casualty Damage or Destruction.** If the Facade is damaged or destroyed by casualty, the Grantor shall notify the Grantee in writing within one week of the damage or destruction. The notification shall include what, if any, emergency work has already been completed. For purposes of this instrument, the term "casualty"

means such sudden damage or loss as would qualify for a loss deduction pursuant to Section 165(c)(3) of the Internal Revenue Code (construed without regard to the legal status, trade or business of the Grantor or any-applicable dollar limitation). No repairs or reconstruction of any type, other than temporary emergency work to prevent further damage to the Facade and to protect public safety, shall be undertaken by Grantor without the Grantee's prior written approval of the work. Within four weeks of the date of damage or destruction, the Grantor shall submit to the Grantee a written report prepared by a qualified restoration architect and an engineer, if required, acceptable to the Grantor and the Grantee which shall include the following:

- (a) An assessment of the nature and extent of the damage;
- (b) A determination of the feasibility of the restoration of the Facade; and
- (c) A report of such restoration/reconstruction work necessary to return the Facade to its condition immediately prior to the casualty. If in the opinion of the Grantee, after reviewing such report, the purpose and intent of the Easement will be served by such restoration/reconstruction, the Grantor shall within 18 months after the date of such change or destruction complete the restoration/construction of the premises in accordance with plans and specifications consented to by the Grantee up to at least the total of the casualty insurance proceeds. Grantee may raise funds toward the costs of restoration of partially destroyed premises above and beyond the total of the casualty insurance proceeds as may be necessary to restore the appearance of the Facades. Such additional costs shall constitute a lien on the Premises until repaid by Grantor.

6. **Grantee's Remedies Following Casualty Damage.** The foregoing notwithstanding, in the event of damage resulting from casualty, as defined at Paragraph 5, which is of such magnitude and extent as to render repairs or reconstruction of the Facade impossible using all applicable insurance proceeds, as determined by Grantee by reference to bona fide cost estimates, then
- (a) Grantee may elect to reconstruct the Facade using insurance proceeds, donations or other funds received by Grantor or Grantee on account of such casualty, but otherwise at its own expense (such expense of Grantee to constitute a lien on the premises until repaid in full); or
 - (b) Grantee may elect to choose any salvageable portion of the Facade and remove it from the premises, extinguish the easement pursuant to Paragraph 23, and this instrument shall thereupon lapse and be of no further force and effect, and Grantee shall execute and deliver to Grantor acknowledged evidence of such fact suitable for recording in the Office of the Minnehaha County Register of Deeds and Grantor shall deliver to Grantee a good and sufficient Bill of Sale for such salvaged portions of the Facade.

7. **Review After Casualty Loss.** If in the opinion of the Grantee, restoration/reconstruction would not serve the purpose and intent of the Easement, then the Grantor shall continue to comply with the provisions of the Easement and obtain the prior written consent of the Grantee in the event the Grantor wishes to alter, demolish, remove or raze the Buildings, and/or construct new improvements on the Premises.
8. **Grantee's Covenants.** The Grantee hereby warrants and covenants that Grantee shall exercise reasonable judgment and care in performing its obligations and exercising its rights under the terms of the Easement.
9. **Inspection.** Grantor hereby agrees that representatives of Grantee shall be permitted at all reasonable times to inspect the Facade.
10. **Grantee's Remedies.** Grantee has the following legal remedies to correct any violation of any covenant, stipulation or restriction herein, in addition to any remedies now or hereafter provided by law:
 - (a) Grantee may, following reasonable written notice to Grantor, institute suit(s) to enjoin such violation by ex parte, temporary, preliminary and/or permanent injunction, including prohibitory and/or mandatory injunctive relief, and to require the restoration of the Premises to the condition and appearance required under this instrument.
 - (b) Representatives of the Grantee may, following reasonable notice to Grantor, enter upon the Premises, correct any such violation, and hold Grantor, its successors and assigns, responsible for the cost thereof.
 - (i) Such cost until repaid shall constitute a lien on the Premises.
 - (ii) Grantee shall exercise reasonable care in selecting independent contractors if it chooses to retain such contractors to correct any such violations, including making reasonable inquiry as to whether any such contractor is properly licensed and has adequate liability insurance and workman's compensation coverage.
 - (c) Grantee shall also have available all legal and equitable remedies to enforce Grantor's obligations hereunder.
 - (d) In the event Grantor is found to have violated any of its obligations, Grantor shall reimburse Grantee for any costs or expenses incurred in connection therewith, including all reasonable court costs, and attorney's, architectural, engineering and expert witness fees.

- (e) Exercise by Grantee of one remedy hereunder shall not have the effect of waiving or limiting any other remedy, and the failure to exercise any remedy shall not have the effect of waiving or limiting the use of any other remedy or the use of such remedy at any other time.
11. **Notice from Government Authorities.** Grantor shall deliver to Grantee copies of any notice, demand, letter or bill received by Grantor from any government authority within five days of receipt by Grantor. Upon request by Grantee, Grantor shall promptly furnish Grantee with evidence of Grantor's compliance with such notice, demand, letter, or bill, where compliance is required by law.
 12. **Notice of Proposed Sale.** Grantor shall promptly notify Grantee in writing of any proposed sale of the Premises and provide the opportunity for Grantee to explain the terms of the Easement to potential new owners prior to sale closing.
 13. **Runs with the Land.** The obligations imposed by this easement shall be effective in perpetuity and shall be deemed to run as a binding servitude with the premises. This Easement shall extend to and be binding upon Grantor and Grantee, their respective successors in interest and all persons hereafter claiming under or through Grantor and Grantee, and the words "Grantor" and "Grantee" when used herein shall include all such persons. Anything contained herein to the contrary notwithstanding, a person shall have no obligation pursuant to this instrument where such person shall cease to have any interest in the premises by reason of a bona fide transfer. Restrictions, stipulations and covenants contained in this instrument shall be inserted by Grantor, verbatim or by express reference, in any subsequent deed or other legal instrument by which Grantor divests itself of either the fee simple title to or any lesser estate in the premises or any part thereof, including by way of example and not limitation, a lease of office space.
 14. **Recording.** Grantee shall do and perform at its own cost all acts necessary to the prompt recording of this instrument in the Office of the Register of Deeds of Minnehaha County, South Dakota. This instrument is effective only upon recording in the Office of the Register of Deeds of Minnehaha County, South Dakota.
 15. **Plaques.** Grantor agrees that Grantee may provide and maintain a plaque on the Facade of the Building, which plaque shall not exceed 24 by 24 inches in size, giving notice of the significance of the Building or the Premises and the existence of this perpetual historic preservation easement.
 16. **Indemnification.** The Grantor hereby agrees to pay, protect, indemnify, hold harmless and defend at its own cost and expense, the Grantee, its agents, director and employees, or independent contractors from and against any and all claims, liabilities, expenses, costs, damages, losses and expenditures (including reasonable attorneys' fees and disbursements hereafter incurred) arising out of or in any way relating to the administration, performed in good faith, of this historic preservation easement, including but not limited to, the granting or denial of

consents hereunder, the reporting on or advising as to any condition on the Premises, and the execution of work on the Premises. If the Grantor is required to indemnify the Grantee pursuant to the terms of the Easement, the amount of such indemnity, until discharged, shall constitute a lien on the Premises.

17. **Taxes.** Grantor shall pay immediately, when due and owing, all general taxes, special taxes, special assessments, water charges, sewer service charges, and other charges which may become a lien on the premises.
18. **Insurance.** The Grantor shall keep the premises insured against loss from the perils commonly insured under standard fire and extended coverage policies and comprehensive general liability insurance against claims for personal injury, death and property damage of a type and in such amounts as would, in the opinion of Grantee, normally be carried on a property such as the Premises protected by a historic preservation easement. Such insurance shall include Grantee's interest and name Grantee as an additional insured and shall provide for at least thirty (30) days' notice to Grantee before cancellation and that the act or omission of one insured will not invalidate the policy as to the other insured party. Furthermore, the Grantor shall deliver to the Grantee fully executed copies of such insurance policies evidencing the aforesaid insurance coverage at the commencement of this agreement. The Grantee shall have the right to provide insurance at the Grantor's cost and expense, should the Grantor fail to obtain it. If the Grantee obtains such insurance, its cost shall be a lien on the Premises until repaid by the Grantor.
19. **Liens.** Any lien on the Premises created pursuant to any Paragraph of the Easement may be confirmed by judgment and foreclosed by Grantee in the same manner as a mechanic's lien.
20. **Written Notice.** Any notice which either Grantor or Grantee may desire or be required to give to the other party shall be in writing and shall be mailed postage prepaid by registered or certified mail with return receipt requested, or hand delivered; if to Grantor, then at _____, _____, Sioux Falls, SD 57____, and if to Grantee, then to Economic Development, 100 South Dakota Avenue, Sioux Falls, SD 57117. Each party may change its address set forth herein by a notice to such effect to the other party. Any notice, consent, approval, agreement, or amendment permitted or required of Grantee under the Easement may be given by the Sioux Falls Board of Preservation, acting as the duly authorized representative of the Grantee.
21. **Evidence of Compliance.** Upon request by Grantee, Grantor shall promptly furnish Grantee with evidence of Grantor's compliance with any obligation of Grantor contained herein.
22. **Stipulated Value of Grantee's Interest.** Grantor acknowledges that upon execution and recording of the Easement, Grantee shall be immediately vested with a real property interest in the Facade, solely for purposes of allocating net

proceeds in an extinguishment pursuant to Paragraph 23, equal to the Easement Percentage which shall be five (5) percent. Except in the case of extinguishment pursuant to paragraph 23, Grantee shall have no interest in the proceeds of any sale or transfer of the premises.

23. **Extinguishment.** Grantor and Grantee hereby recognize that an unexpected change in the conditions may make impossible the continued ownership or use of the Premises for the preservation and conservation purposes and necessitate extinguishment of the Easement. Such a change in conditions includes, but is not limited to, partial or total destruction of the Building or the Facade resulting from a casualty of such magnitude that Grantee approves demolition as explained in Paragraphs 5 and 7, or condemnation or loss of title or all or a portion of the Premises, the Building, or the Facade. Such an extinguishment must comply with the following requirements:

- (a) The extinguishment must be the result of a final judicial proceeding;
- (b) Grantee shall be entitled to share in the net proceeds resulting from the extinguishment in an amount equal to the Easement Percentage stipulated in Paragraph 22.
- (c) Grantee agrees to apply all of the portion of the net proceeds it receives to the preservation and conservation of other buildings, structures or sites having historical architectural, cultural, or aesthetic value and significance to the people of the State of South Dakota.
- (d) Net proceeds shall include, without limitation, insurance proceeds, condemnation proceeds or awards, proceeds from a sale in lieu of condemnation, and proceeds from the sale or exchange by Grantor of any portion of the Premises after the extinguishment, but shall specifically exclude any preferential claim of a Mortgagee.

24. **Interpretation and Enforcement.** The following provisions shall govern the effectiveness, interpretation, and duration of the Easement.

- (a) Any rule of strict construction designed to limit the breadth of restrictions on alienation or use of property shall not apply in the construction or interpretation of this instrument and this instrument shall be interpreted broadly to effect its preservation and conservation purposes and the transfer of rights and the restrictions on use herein contained.
- (b) This instrument shall extend to and be binding upon Grantor and all persons hereafter claiming under or through Grantor, and the word "Grantor" when used herein shall include all such persons, whether or not such persons have signed this instrument or then have an interest in the premises. Anything contained herein to the contrary notwithstanding, a person shall have no

obligation pursuant to this instrument where such person shall cease to have any interest (present, partial, contingent, collateral or future) in the premises by reason of a bona fide transfer for full value. Any right, title or interest herein granted to Grantee also shall be deemed granted to each successor and assign of Grantee and each such following successor and assign thereof, and the word "Grantee" shall include all such successors and assigns.

- (c) Except as expressly provided herein, nothing contained in this instrument grants, nor shall be interpreted to grant, to the public any right to enter on the Premises or into the Building.
- (d) The terms and conditions of this easement shall be referenced in any transfer of the property by the Grantor, his heirs, successors, and assigns.
- (f) This instrument may be re-recorded at any time by any person if the effect of such re-recording is to make more certain the enforcement of this instrument or any part thereof. The invalidity or unenforceability of any provision of this instrument shall not affect the validity or enforceability or any other provision of this instrument or any ancillary or supplementary agreement relating to the subject matter hereof.
- (g) Nothing contained herein shall be interpreted to authorize or permit Grantor to violate any ordinance or regulation relating to building materials, construction methods or use. In the event of any conflict between any such ordinance or regulation and the terms hereof, Grantor promptly shall notify Grantee of such conflict and shall cooperate with Grantee and the applicable governmental entity to accommodate the purposes of both this instrument and such ordinance or regulation.
- (h) This instrument reflects the entire agreement of Grantor and Grantee. Any prior or simultaneous correspondence, understandings, agreements and representations are null and void upon execution hereof, unless set out in this instrument.

IN WITNESS WHEREOF, on the date first shown above, Grantor has caused this historic preservation easement to be executed, sealed and delivered; and Grantee has caused this instrument to be accepted, sealed and executed in its name by its Mayor and attested by its Clerk of Records.

GRANTOR: _____

By: _____

Its: _____

GRANTEE: City of Sioux Falls, Minnehaha County, South Dakota

By: _____

Its: _____

Attest:

City Clerk

STATE OF SOUTH DAKOTA)
 :SS
COUNTY OF MINNEHAHA)

On this the _____ day of _____, 20____, before me,
_____, the
undersigned officer, personally appeared Mike T. Huether, who acknowledged himself
to be Mayor of the City of Sioux Falls, and that he, as such Mayor being authorized so
to do, executed the foregoing instrument for the purposes therein contained, by signing
his name as Mayor.

In witness whereof, I hereunto set my hand and official seal.

Notary Public—State of South Dakota

My Commission Expires: _____

Exhibit A

Photographs

(4 or more photographs of the completed façade renovations)

Exhibit B

Affidavit

This exhibit serves as a narrative inventory describing the photographs contained in Exhibit A of this facade easement agreement.

There are a total of X photographs contained in Exhibit A, as listed and described below. All of the photographs depict the front _____ facade of the building at _____, 20__.

Exhibit C

Minimum Maintenance Program

The following minimum maintenance program covers the facade of the building located at _____, Sioux Falls, South Dakota (Legal Description:

The building will be inspected annually for deterioration of the facade, with an emphasis on ensuring the maintenance of a weatherproof exterior which prevents water penetration. The annual inspection of the facade will be done by June 1 of each year. Deterioration which includes, but is not limited to, mortar joint failures, cracked mortar and/or cracks in the exterior building materials such that moisture penetration of the facade is allowed shall be repaired immediately. Painting and repairs will also be done as needed to prevent water penetration, rusting of metals and/or wood rot due to moisture.

Broken windows of the facade will be replaced immediately upon such event and not wait for the annual inspections.

Any deterioration of the facade found in the annual inspections will be repaired (as needed) to restore the facade to its original rehabilitated external nature, as depicted by the photographs of Exhibit A.

Exhibit D

The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs.

The Standards (**36 CFR Part 67**) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Source: National Park Service, Department of the Interior, via the NPS web page at <http://www.nps.gov/tps/standards/four-treatments/treatment-preservation.htm>, as of _____, 20__.

Renaissance Zone Program

State ID	Applicant	Street Address	Project Type	Status	State Approval	Proposed Investment	Completion Date	Actual Investment	Jobs Created
105-B	Pure Skin, LLC	301 East Thayer Avenue	Purchase w/ Major	Completed	1/2/03	\$44,366	12/1/03	\$66,397	0.00
005-B	John & Barbara Grinsteiner	501 East Main Avenue	Purchase - Land	Completed	2/26/03	\$300,000	1/31/07	\$284,195	0.00
007-B	Bertsch Properties LLC	521 East Main Avenue	Purchase w/ Major	Completed	4/21/03	\$600,000	12/31/07	\$618,111	0.00
006-B	Woodmansee's	301 East Thayer Avenue	Lease	Completed	9/25/03	N/A	12/1/03	N/A	2.00
050-B	Starion Financial	200 North Mandan Street	Purchase	Completed	10/16/03	\$5,000	10/17/03	N/A	2.00
009-B	Bertsch Properties LLC	114 North 4th Street	Historic Rehabilitation	Completed	11/21/03	\$125,000	1/26/05	\$129,333	1.00
013-B	AW Enterprises	207 East Front Avenue	Lease	Completed	12/3/03	N/A	9/16/04	N/A	14.25
008-B	Northland Financial	207 East Front Avenue	Rehabilitation	Completed	12/3/03	\$601,600	1/19/05	\$734,707	0.00
010-B	Lee Enterprises Inc.	218 South 3rd Street	Rehabilitation	Completed	12/3/03	\$329,150	1/20/05	\$378,013	20.00
016-B	Pirogue Grille, Inc.	707 East Front Avenue	Rehabilitation	Completed	12/29/03	\$2,256,624	10/26/05	\$2,400,776	7.50
018-B	Petals and More	901/907 East Front Avenue	Rehabilitation	Completed	3/29/04	\$298,840	6/30/05	\$409,846	3.00
022-B	Dentyne, Inc. (Bakke & Roller)	302 East Thayer Avenue	Rehabilitation	Completed	6/4/04	\$85,000	12/6/05	\$103,455	2.50
011-B	PJCM Partners, LLP	216 North 2nd Street	Rehabilitation	Completed	8/18/04	\$208,814	6/22/05	\$263,473	1.00
017-B	Zorells Jewelry Inc.	324 North 3rd Street	Rehabilitation	Completed	2/16/05	\$750,000	9/15/06	\$698,396	6.00
023-B	Duemelands Properties, LLLP	225 West Broadway Avenue	Purchase	Completed	2/16/05	\$69,550	12/26/07	\$70,002	0.00
028-B	Heartland Mortgage Company	221 South 9th Street	New Construction	Completed	3/22/05	\$200,000	7/30/05	\$191,898	6.00
029-B	Bismarck MSA dba Verizon Wireless	121 North 4th Street	Lease	Completed	3/22/05	\$128,000	8/24/05	N/A	8.00
032-B	American Legal Services PC	310 South 5th Street	Purchase	Completed	9/21/05	\$168,000	7/1/06	\$298,372	0.00
033-B	Internet Design & Consulting	122 East Rosser	Rehabilitation	Withdrawn	9/21/05	\$64,675	N/A	N/A	N/A
021-B	Foot Care Associates PC	320 North 4th Street	Rehabilitation	Completed	10/4/05	\$3,100,000	8/1/09	\$2,301,478	10.00
035-B	Retirement Consulting LLC	310 South 5th Street	Lease	Completed	2/3/05	N/A	3/13/06	N/A	12.00
024-B	Duemelands Properties, LLLP	310 South 5th Street	Lease	Completed	2/3/05	N/A	4/1/06	N/A	3.50
026-B	River Q, LLC	302 South 3rd Street	Purchase	Completed	2/16/06	\$190,900	12/1/06	\$227,295	0.00
034-B	Larson Latham Heuttler LLP	312 South 3rd Street	New Construction	Completed	2/16/06	\$215,223	12/1/06	\$233,855	0.00
001-B	George T. Duemeland Revocable Trust	208 North 4th Street	Purchase	Completed	2/16/06	\$71,612	12/27/07	\$91,672	0.00
030-B	Main Avenue Properties, LLC	312 South 3rd Street	Lease	Completed	5/5/06	N/A	12/4/06	N/A	21.00
015-B	J & L Development, Inc.	412 East Main Avenue	Lease	Completed	5/30/06	N/A	7/1/06	N/A	4.00
038-B	Melvie Financial Planning	412 East Main Avenue	Rehabilitation	Completed	5/30/06	\$40,000	10/20/06	\$50,292	0.00
039-B	Westgard Financial Services	302 South 3rd Street	Lease	Completed	8/2/06	\$100,000	9/14/06	N/A	6.00
025-B	Makoché Media, LLC	122 East Main Avenue	New Construction	Completed	12/5/06	\$3,020,590	12/17/07	\$2,370,152	0.00
003-B	Civic Square Development LLC	300 North 4th Street	Purchase	Completed	2/20/07	\$250,000	1/30/08	\$407,003	0.00
031-B	Dakota Office Building, LLC	521 East Main Avenue	Lease	Completed	4/19/07	N/A	8/1/07	N/A	5.00
040-B	Rainmaker Gusto Ventures, LLC	521 East Main Avenue	Lease	Completed	4/24/07	N/A	8/1/07	N/A	1.00
036-B	Jason Kirchmeier & Associates	521 East Main Avenue	Lease	Completed	6/8/07	N/A	7/1/07	N/A	9.00
012-B	Mark Gartner	521 East Main Avenue	Lease	Completed	6/8/07	N/A	7/1/07	N/A	2.00
002-B	Dakota Building Partnership	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	1.00
004-B	Duemelands Commercial LLLP	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	1.00
037-B	Roger Koski & Associates	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	2.00
041-B	The Rainmaker Group, Inc.	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	1.00
047-B	Depot Associates	116 North 5th Street	Purchase w/ Major	Completed	10/30/07	\$137,500	5/21/08	\$142,050	4.00
020-B	American Bank Center	116 North 5th Street	Lease	Completed	12/27/07	N/A	6/12/08	N/A	4.00
051-B	David Bliss, LLC	413 East Broadway Avenue	Rehabilitation	Completed	1/11/08	\$136,836	10/1/08	\$176,955	1.00
049-B	T. Casey Cashman	116 North 4th Street	Purchase	Completed	1/22/08	\$238,000	1/29/09	\$167,894	0.00
056-B	Cavalier Homes, Inc.	402 East Main Street	Rehabilitation	Withdrawn	12/27/07	N/A	N/A	N/A	N/A
043-B	Kinselco, Inc.	403 East Main Street	Lease	Withdrawn	12/27/07	N/A	N/A	N/A	N/A

Renaissance Zone Program

State ID	Applicant	Street Address	Project Type	Status	State Approval	Proposed Investment	Completion Date	Actual Investment	Jobs Created
053-B	CIG Investments, LLP	423 East Broadway Avenue	Lease	Completed	3/19/08	N/A	7/14/08	N/A	1.00
048-B	FV Restaurant, Inc.	401/411 East Main Avenue	Lease	Completed	5/28/08	N/A	6/27/08	N/A	3.00
014-B	Daryl Rosenau & Clarence Saylor	401 East Main Avenue	Rehabilitation	Completed	5/28/08	\$200,000	7/1/09	\$243,344	0.00
063-B	Scott K. Porsborg, P.C.	523 North 1st Street	Rehabilitation	Completed	6/12/08	\$25,000	12/15/08	\$23,375	0.00
061-B	Sheldon A. Smith, P.C.	333 North 4th Street	Rehabilitation	Completed	6/12/08	\$2,500,000	12/1/09	\$3,193,260	25.00
062-B	Randall J. Bakke, P.C.	521 East Main Avenue	Lease	Completed	11/4/08	N/A	4/1/09	N/A	2.00
069-B	Jimmy John's	521 East Main Avenue	Lease	Withdrawn	7/11/07	\$99,000	N/A	N/A	N/A
077-B	Aimee C. Reidy	408 East Main Avenue	Rehabilitation	Completed	4/21/09	\$258,720	10/21/09	\$199,620	0.00
070-B	J2 Studio Architecture + Design	800 East Sweet Avenue	Rehab/New Const.	Completed	6/3/09	\$2,145,500	1/20/11	\$1,335,670	0.00
066-B	Kranzler Kingsley Communications, LTD	408 East Main Avenue	Lease	Completed	7/7/09	N/A	9/5/09	N/A	1.00
067-B	IRET Properties, LP	408 East Main Avenue	Lease	Completed	7/7/09	N/A	10/1/09	N/A	46.00
068-B	J & J Smith Property Management, LLC	408 East Main Avenue	Lease	Completed	7/7/09	N/A	10/15/09	N/A	3.00
058-B	TFRE, LLC	120/124 North 4th Street	Purchase w/ Major	Completed	6/25/09	\$245,284	11/1/10	\$246,603	0.00
071-B	JS Bridal, LLC	100 West Broadway Avenue	Rehabilitation	Withdrawn	9/17/09	\$706,964	N/A	N/A	N/A
076-B	Spaces, Inc.	122 East Broadway Avenue	Purchase w/ Major	Completed	11/25/09	\$727,000	6/17/10	\$620,109	0.00
072-B	Toasted Frog West, LLC	123 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	1.50
054-B	RC Properties, LLLP	124 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	1.00
073-B	A.L. Brend, DDS	125 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	1.00
064-B	Mitchell D. Armstrong, P.C.	126 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	0.50
074-B	Magi-Touch Carpet & Furniture, Inc	122 East Broadway Avenue	Lease	Completed	12/3/09	N/A	7/1/10	N/A	1.00
092-B	Obermiller Nelson Engineering	501 East Main Avenue	Lease	Completed	1/10/10	\$180,000	7/16/10	\$295,896	4.00
060-B	SRSSM Partnership	715 East Broadway Avenue	Rehabilitation	Completed	1/10/10	\$1,136,650	9/8/10	\$837,783	0.00
083-B	JLB-BIS, Inc.	115 North 4th Street	Purchase w/ Major	Completed	2/12/10	\$120,000	10/25/10	\$161,746	0.00
091-B	Bread Poets Baking Company, LLC	521 East Main Avenue	Lease	Completed	3/2/10	N/A	3/11/10	N/A	1.00
096-B	Faass Lavida, LLC	301 South 3rd Street	Lease	Completed	3/2/10	\$75,000	7/13/10	\$140,000	14.00
075-B	American Bank Center	115 North 4th Street	Lease	Completed	7/2/10	N/A	11/1/10	N/A	4.00
110-B	Gulch Holdings II, LLC	124 North 4th Street	Lease	Completed	11/10/10	N/A	12/1/10	N/A	10.00
090-B	Kenneth Clark and Dave Clark	800 East Sweet Avenue	Lease	Completed	11/10/10	N/A	2/1/11	N/A	3.00
100-B	Langan Engineering & Environmental	207 East Front Avenue	Lease	Completed	11/10/10	\$300,000	10/24/11	N/A	8.00
088-B	Pine Petroleum, Inc.	401 North 4th Street	New Construction	Completed	11/10/10	\$3,500,000	10/15/12	\$3,046,296	10.00
089-B	Pine Oil Company	122 East Main Avenue	Lease	Completed	2/7/11	\$60,000	2/21/11	N/A	3.50
109-B	William F. Cleary	306 South 10th Street	Rehabilitation	Completed	4/17/11	\$20,000	8/24/11	\$45,433	0.00
094-B	Redland, LLC	123 North 4th Street	Purchase w/ Major	Withdrawn	5/16/11	\$1,100,000	N/A	N/A	N/A
116-B	Kevin D. Reisenauer	522 North 5th Street	Purchase w/ Major	Withdrawn	6/20/11	\$300,000	N/A	N/A	N/A
082-B	Daymarck, LLC	100 West Broadway Avenue	New Construction	Completed	8/10/11	\$27,000,000	2/1/15	\$23,947,483	0.00
108-B	George Yineman dba Bismarck Realty Co.	521 East Main Avenue	Lease	Completed	8/10/11	N/A	11/7/13	N/A	4.00
098-B	Skjonsby Unlimited, Inc.	506/510 East Main Avenue	Rehabilitation	Completed	8/10/11	\$3,100,000	1/15/14	\$3,535,146	0.00
113-B	Leon 'Curly' Schoch	217 North 3rd Street	Rehabilitation	Completed	3/12/12	\$350,000	11/15/12	N/A	25.00
112-B	Terra Nomad, LLC	100 West Broadway	Lease	Completed	3/12/12	N/A	7/31/14	N/A	35.00
044-B	Rick & Theresa Keimele	100 West Broadway	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
102-B	Fireflour, LLC	100 West Broadway	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
107-B	Lucky Ducks ND, LLC	100 West Broadway	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
084-B	Broadway Centre, LLC	100 West Broadway	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
085-B	Pine Properties, LLC	100 West Broadway	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
086-B	Pine Investment Compay, LLC	106 East Thayer Avenue	Rehabilitation	Completed	7/26/12	\$89,000	2/7/13	\$95,402	0.00

Renaissance Zone Program

State ID	Applicant	Street Address	Project Type	Status	State Approval	Proposed Investment	Completion Date	Actual Investment	Jobs Created
087-B	Pine Enterprises, LLC	106 East Thayer Avenue	Lease	Completed	7/26/12	N/A	2/7/13	N/A	1.00
059-B	SPGMC, LLC/Boardwalk on Broadway, LLC	116 North 5th Street	Lease	Completed	8/29/12	N/A	9/1/12	N/A	3.00
114-B	The Barber's Wife, LLC	510 East Main Avenue	Lease	Withdrawn	N/A	N/A	N/A	N/A	N/A
019-B	CCC Properties, LLLP	510 East Main Avenue	Lease	Completed	1/9/13	N/A	1/1/15	N/A	10.00
115-B	Rick and Lori Lee	401 East Broadway Avenue	Rehabilitation	Approved	12/21/12	\$1,400,000	Pending	Pending	Pending
052-B	Mark Benesh & Associates/Prudential	510 East Main Avenue	Lease	Completed	2/21/13	N/A	9/1/13	N/A	10.00
104-B	CC's Physical Therapy, LLC	529 East Broadway Avenue	Lease	Completed	6/27/13	N/A	10/1/13	\$73,514	2.00
045-B	Centennial Plaza, LLC	222 West Broadway Avenue	Rehabilitation	Completed	6/27/13	\$72,421	12/20/13	\$93,607	0.00
081-B	Gulch II, LLC (fka HST, LLC)	306 South 1st Street	New Construction	Approved	9/18/13	\$3,000,000	Pending	Pending	Pending
093-B	LBMA BMK (dba Drunken Noodle)	401 East Broadway Avenue	Lease	Completed	1/14/14	\$55,000	5/16/14	N/A	2.00
079-B	Sheridan House Bed & Breakfast	111 North 5th Street	Lease	Completed	9/25/13	\$28,500	10/23/13	\$35,814	1.00
099-B	Arikota, LP	307 North 3rd Street	Rehabilitation	Completed	9/25/13	\$490,051	6/14/14	\$412,637	0.00
095-B	Hump Back Sally's, LLC	215 North 3rd Street	Rehabilitation	Completed	11/15/13	\$704,226	10/22/14	\$859,156	0.00
111-B	Juniper, LLC	100 West Broadway Avenue	Lease	Completed	4/2/14	\$300,000	12/10/14	N/A	5.00
057-B	Jim Poolman Consulting, Inc.	100 West Broadway Avenue	Lease	Completed	5/29/14	\$248,000	12/12/14	N/A	3.00
027-B	Gem Group LLC	100 West Broadway Avenue	Lease	Completed	5/29/14	\$558,403	12/4/14	N/A	15.00
046-B	Westley's Inc.	307 North 3rd Street	Lease	Completed	5/28/14	N/A	6/15/14	N/A	30.00
042-B	Capital Holdings, LLC	113 South 5th Street	Lease	Completed	11/6/14	\$17,100	1/1/15	\$20,365	1.00
055-B	Blarney Stone Pub, LLC	100 West Broadway Avenue	Primary Residential	Completed	12/15/14	N/A	12/17/14	N/A	0.00
065-B	Suzanne M. Schweigert, P.C.	514 East Main Avenue	Purchase w/ Major	Completed	3/8/15	\$246,035	8/22/14	\$258,513	0.00
097-B	J&G, Inc dba Red Wing Shoes	315 East Broadway Avenue	Lease	Approved	3/27/15	N/A	Pending	Pending	Pending
101-B	Kadlec Enterprises, LLC	514 East Main Avenue	Lease	Completed	4/20/15	\$28,000	6/30/15	N/A	0.00
103-B	Norma Apartments, LLP	100 West Broadway Avenue	Primary Residential	Completed	6/3/15	N/A	6/10/15	N/A	0.00
106-B	Broadway Centre Salon & Spa, Inc.	116 North 5th Street	Lease	Completed	7/20/15	\$25,000	7/23/15	N/A	2.00
080-B	Pine Properties, LLC	100 West Broadway Avenue	Primary Residential	Completed	8/11/15	N/A	8/11/15	N/A	0.00
078-B	Loran L Galpin	100 West Broadway Avenue	Primary Residential	Completed	6/30/15	N/A	7/1/15	N/A	0.00
117-B	100 West Main, LP	100 West Main Avenue	New Construction	Approved	11/23/15	\$5,206,732	Pending	Pending	Pending
118-B	Glasser Images, LLC	510 East Main Avenue	Lease	Approved	4/25/16	\$140,000	Pending	Pending	Pending
119-B	River Road Partners, LLC	212 East Main Avenue	Purchase w/ Major	Approved	2/11/16	\$100,000	Pending	Pending	Pending
120-B	The Starving Rooster, LLC	512 East Main Avenue	Lease	Approved	7/20/16	\$600,000	Pending	Pending	Pending
						Total		\$67,692,866	458.25

CORE Incentive Grant Program

CORE Project	Applicant	Street Address	Project Type	Status	RZA	Hearing	Commission Hearing	Total Project Cost	Approved Grant Amount	Completion Date	Total Payments To Date
001-07	Red Wing Shoes	529 East Broadway Avenue	Signage	Disbursed		5/14/2007	5/22/2007	\$8,199.34	\$3,000.00	11/19/2007	\$3,000.00
002-07	LeRoy Walker	118 North 5th Street	Subsurface Infill	Disbursed		5/14/2007	5/22/2007	\$3,300.00	\$2,800.00	5/30/2007	\$2,800.00
003-07	LeRoy Walker	118 North 5th Street	Technical Assistance	Disbursed		7/17/2007	8/14/2007	\$1,015.00	\$1,575.00	9/17/2007	\$771.38
004-07	Janet Pinks	206 East Avenue B	Housing Incentive	Disbursed		7/17/2007	8/14/2007	\$116,461.14	\$20,232.83	2/28/2009	\$19,153.05
005-07	Kevin Horneman	408 East Main Avenue	Technical Assistance	Disbursed		7/17/2007	8/14/2007	\$2,100.00	\$1,575.00	1/23/2008	\$1,575.00
006-07	Kevin Horneman	410 East Main Avenue	Technical Assistance	Disbursed		7/17/2007	8/14/2007	\$2,100.00	\$1,575.00	1/23/2008	\$1,575.00
007-07	Greg Bavendick	301 East Broadway Avenue	Technical Assistance	Withdrawn		8/27/2007	9/11/2007	N/A	\$1,575.00	N/A	N/A
008-07	Pride Wilton Inc.	112 North 5th Street	Façade	Disbursed		8/27/2007	9/11/2007	\$44,197.00	\$22,098.50	11/29/2007	\$22,098.50
009-07	Brady, Martz & Associates, PC	207 East Broadway Avenue	Signage	Disbursed		8/27/2007	9/11/2007	\$6,112.00	\$3,056.00	3/5/2008	\$3,056.00
010-07	LeRoy Walker	118 North 5th Street	Façade	Disbursed		8/27/2007	9/11/2007	\$21,664.27	\$12,500.00	6/17/2008	\$10,832.14
011-07	Kevin Horneman	408 East Main Avenue	Façade	Disbursed		8/27/2007	9/11/2007	\$50,405.00	\$25,000.00	9/17/2008	\$25,000.00
012-07	Michael Woods	410 East Main Avenue	Façade	Disbursed		8/27/2007	9/11/2007	\$71,500.00	\$25,000.00	12/22/2008	\$25,000.00
013-07	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Housing Incentive	Disbursed		8/27/2007	9/11/2007	\$57,154.54	\$12,700.00	1/20/2009	\$11,430.91
014-08	Turitto's Dry Cleaners	1131 East Main Avenue	Façade	Disbursed		4/18/2008	5/13/2008	\$5,256.00	\$2,628.00	10/1/2008	\$2,628.00
015-08	Magic Photo Art	120 North 5th Street	Signage	Disbursed		5/12/2008	5/27/2008	\$5,170.15	\$2,735.08	9/30/2008	\$2,735.08
016-08	Fowler Photography	120 North 5th Street	Signage	Disbursed		5/12/2008	5/27/2008	\$1,344.02	\$672.01	7/30/2008	\$672.01
017-08	Mr. Delicious/Aaron Bank	307 North 3rd Street	Signage	Disbursed		6/23/2008	7/8/2008	\$10,415.00	\$3,000.00	1/30/2009	\$3,000.00
018-08	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Technical Assistance	Withdrawn		6/23/2008	7/22/2008	N/A	N/A	N/A	N/A
019-08	Robert Knutson Photography	405 East Sweet Avenue	Technical Assistance	Disbursed		7/9/2008	7/22/2008	\$2,310.00	\$1,575.00	12/17/2008	\$1,575.00
020-08	The Window & Door Store	410 East Main Avenue	Signage	Disbursed		8/13/2008	8/27/2008	\$6,742.34	\$3,000.00	12/22/2008	\$3,000.00
021-08	Tyre Mart	704 East Bowen Avenue	Signage	Disbursed		9/10/2008	9/23/2008	\$6,099.16	\$3,000.00	10/9/2008	\$3,000.00
022-08	Robert Knutson Photography	405 East Sweet Avenue	Façade	Withdrawn		11/12/2008	11/25/2008	N/A	\$25,000.00	N/A	N/A
023-08	Robert Knutson Photography	405 East Sweet Avenue	Signage	Withdrawn		11/12/2008	11/25/2008	N/A	\$3,000.00	N/A	N/A
024-08	AC/ND Bankers Association	122 East Main Avenue	Signage	Withdrawn		11/12/2008	11/25/2008	N/A	\$3,000.00	N/A	N/A
025-09	Magi-Touch Carpet & Furniture Inc.	800 East Sweet Avenue	Technical Assistance	Disbursed		2/11/2009	2/24/2009	\$4,200.00	\$1,575.00	9/22/2009	\$1,575.00
026-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Façade	Disbursed		2/11/2009	3/24/2009	\$51,923.53	\$25,000.00	8/20/2009	\$25,000.00
027-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Signage	Disbursed		2/11/2009	3/24/2009	\$8,840.00	\$3,000.00	8/20/2009	\$3,000.00
028-09	Rolf Eggers	214 & 216 East Main Avenue	Façade	Disbursed		2/11/2009	3/24/2009	\$7,150.00	\$3,575.00	6/16/2009	\$3,575.00
029-09	ADLOC Inc./Warren's Locks & Keys	214 East Main Avenue	Signage	Disbursed		2/11/2008	3/24/2009	\$1,215.00	\$607.50	5/4/2009	\$532.50
030-09	A&B Pizza South	311 South 7th Street	Technical Assistance	Withdrawn		4/8/2009	4/28/2009	N/A	\$1,575.00	N/A	N/A
031-09	Broadway Floral of Hearts	411 East Broadway Avenue	Signage	Disbursed		5/13/2009	5/26/2009	\$4,845.49	\$2,422.95	7/9/2009	\$2,422.95
032-09	Magi-Touch Carpet & Furniture, Inc.	800 East Sweet Avenue	Façade	Disbursed		5/13/2009	5/26/2009	\$347,150.00	\$25,000.00	7/20/2011	\$25,000.00
033-09	DoCo Group	114 North 3rd Street	Technical Assistance	Withdrawn		7/8/2009	N/A	N/A	N/A	N/A	N/A
034-09	Starion Financial	333 North 4th Street	Signage	Disbursed		10/14/2009	10/27/2009	\$10,860.00	\$3,000.00	12/28/2009	\$3,000.00
035-09	SRSSM Partnership	122 East Broadway	Façade	Disbursed		11/12/2009	11/24/2009	\$72,238.00	\$20,000.00	7/13/2010	\$20,000.00
036-09	SRSSM Partnership	122 East Broadway	Signage	Disbursed		11/12/2009	11/24/2009	\$6,537.00	\$3,000.00	7/13/2010	\$3,000.00
037-10	J & J Property Management	115 North 4th Street	Technical Assistance	Disbursed		1/13/2010	1/26/2010	\$1,715.00	\$1,575.00	7/1/2010	\$1,286.25
038-10	Hedahls Inc.	100 East Broadway Avenue	Signage	Disbursed		1/13/2010	1/26/2010	\$7,800.00	\$3,000.00	4/29/2010	\$3,000.00
039-13	Redland, LLC	123 North 4th Street	Subsurface Infill	Disbursed		12/18/2012	1/8/2013	\$196,262.00	\$196,262.00	9/30/2013	\$203,232.25
040-13	Woodmansee's Inc.	114 North 4th Street	Signage	Disbursed		12/18/2012	1/8/2013	\$6,150.00	\$3,000.00	4/1/2011	\$3,000.00
041-13	Blink Eyewear	234 West Broadway Avenue	Façade	Disbursed		1/15/2013	1/22/2013	\$21,521.00	\$10,760.50	5/2/2013	\$10,760.50
042-13	Blink Eyewear	234 West Broadway Avenue	Signage	Disbursed		1/15/2013	1/22/2013	\$6,000.00	\$3,000.00	5/2/2013	\$3,000.00
043-13	ELAD, LLC	119 North 4th Street	Technical Assistance	Disbursed		1/19/2013	2/26/2013	\$3,300.00	\$2,475.00	7/26/2013	\$2,475.00
044-13	Laughing Sun Brewery	107 North 5th Street	Signage	Disbursed		2/19/2013	2/26/2013	\$6,600.00	\$3,000.00	4/26/2013	\$3,000.00
045-13	NodMor, LLC	317/319 South Mandan Street	Technical Assistance	Approved		3/19/2013	3/26/2013		\$8,250.00	Pending	Pending
046-13	One Source Lighting, LLC	122 North Mandan Street	Technical Assistance	Disbursed		4/17/2013	4/23/2013	\$1,900.00	\$2,475.00	12/10/2013	\$1,475.00
047-13	Kadlec Enterprises, LLC	307 North 3rd Street	Technical Assistance	Disbursed		8/20/2013	8/27/2013	\$7,611.25	\$2,475.00	9/4/2013	\$2,475.00
048-13	InVision Properties, LLP	815 East Main Avenue	Façade	Disbursed		11/19/2013	11/26/2013	\$123,721.35	\$25,000.00	9/1/2013	\$25,000.00
048-13	InVision Properties, LLP	815 East Main Avenue	Signage	Disbursed		11/19/2013	11/26/2013	\$10,459.82	\$3,000.00	9/1/2013	\$3,000.00
049-14	Pressdough of Bismarck, LLC	304 East Front Avenue	Technical Assistance	Disbursed		1/22/2014	1/28/2014	\$4,200.00	\$2,475.00	3/6/2014	\$2,475.00
050-14	Laughing Sun Brewing Company, LLC	122 North Mandan Street	Technical Assistance	Disbursed		4/15/2014	4/22/2014	\$3,300.00	\$2,475.00	10/23/2014	\$2,475.00
051-14	Electronic Building Company	212 West Main Avenue	Technical Assistance	Disbursed		4/15/2014	4/22/2014	\$5,632.00	\$2,475.00	3/24/2015	\$2,475.00
052-14	Pressdough of Bismarck, LLC	304 East Front Avenue	Façade	Disbursed		7/15/2014	8/12/2014	\$55,934.85	\$60,000.00	12/16/2014	\$27,967.42
053-14	114 on 3rd, LLC	114 North 3rd Street	Technical Assistance	Disbursed		8/21/2014	8/28/2014	\$19,772.67	\$8,250.00	6/9/2016	\$8,250.00
054-14	Jim Barnhardt	223 East Main Avenue	Technical Assistance	Disbursed		8/19/2014	8/26/2014	\$17,037.24	\$8,250.00	4/25/2014	\$8,250.00
055-14	Jim Barnhardt	223 East Main Avenue	Façade	Disbursed		11/18/2014	11/25/2014	\$55,325.00	\$60,000.00	2/3/2016	\$60,000.00

CORE Incentive Grant Program

CORE Project	Applicant	Street Address	Project Type	Status	RZA	Hearing	Commission Hearing	Total Project Cost	Approved Grant Amount	Completion Date	Total Payments To Date
056-15	Electronic Building Company	212 West Main Avenue	Façade	Disbursed		3/17/2015	3/24/2015	\$33,858.00	\$16,929.00	4/18/2016	\$16,929.00
057-15	NodMor, LLC	124 North 4th Street	Technical Assistance	Approved		3/17/2015	3/24/2015	Pending	\$8,250.00	Pending	Pending
058-15	Property 303, LLC	303 North 4th Street	Technical Assistance	Approved		4/30/2015	5/15/2015	Pending	\$8,250.00	Pending	Pending
059-15	Feil Orthodontics	416 North 6th Street	Technical Assistance	Approved		5/19/2015	5/26/2015	Pending	\$2,475.00	Pending	Pending
060-15	Kadlec Enterprises, LLC	309 North 3rd Street	Technical Assistance	Approved		7/1/2015	7/8/2015	Pending	\$8,250.00	Pending	Pending
061-15	114 on 3rd, LLC	114 North 3rd Street	Façade	Approved		7/1/2015	7/8/2015	Pending	\$8,250.00	Pending	Pending
062-15	Los Lunas Mexican Restaurant	108 North Mandan Street	Façade	Denied		12/15/2015	N/A	N/A	N/A	N/A	N/A
063-15	Triple J Properties, LLC	710 East Bowen Avenue	Technical Assistance	Approved		1/19/2016	1/26/2016	Pending	\$2,475.00	Pending	Pending
064-16	Vold Tire Company, LLC	214/216 East Main Avenue	Technical Assistance	Approved		1/19/2016	1/26/2016	Pending	\$8,250.00	Pending	Pending