



RENAISSANCE ZONE AUTHORITY

MEETING AGENDA January 13, 2022

Tom Baker Meeting Room	4:00 p.m.	City-County Office Building
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The City of Bismarck is encouraging citizens to provide their comments for public hearing items on the Renaissance Zone Authority agenda via email to dnairn@bismarcknd.gov. The comments will be sent to the Renaissance Zone Authority prior to the meeting and included in the minutes of the meeting. To ensure that comments are compiled and forwarded to the Renaissance Zone Authority with enough time to review all comments, please submit your comments no later than 8am the day of the meeting. Comments received after 8am the day of the meeting will not be included for consideration by the Renaissance Zone Authority. Comments

should also include which agenda item number your comment references and your name (anonymous comments will not be forwarded to the Renaissance Zone Authority or included in the minutes of the meeting). If you would like to appear via video or audio link for a 3-5-minute comment on a public hearing item, please provide your e-mail address and contact information to dnairn@bismarcknd.gov at least one business day before the meeting.

As always, live meeting coverage is available on Government Access Channels 2 & 602HD, Radio Access 102.5 FM Radio, or stream FreeTV.org and RadioAccess.org.

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MINUTES

1. Consider approval of the minutes of the December 9, 2021 regular meeting of the Renaissance Zone Authority.

REGULAR AGENDA

Requests for Renaissance Zone and/or Downtown Design Review approval

No Items on the Regular Agenda

OTHER BUSINESS



2. Selection of New Design Advisors
3. Report from Staff
4. Report from Downtowners
5. Nomination and Installation of Chair and Vice-Chair

ADJOURNMENT

6. Adjourn. The next regular meeting date is scheduled for **February 10, 2022**

Enclosures: *Renaissance Zone Project Status Spreadsheet*

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
December 9, 2021**

The Bismarck Renaissance Zone Authority met on December 9, 2021 in the Tom Baker Meeting Room in the City-County Office Building at 221 North 5th Street and remotely via the online platform Zoom. Chair Christianson presided.

Authority members present were Jim Christianson, Joe Fink, Dustin Gawrylow, Todd Van Orman, Curt Walth and Greg Zenker.

Authority member George Keiser was not present.

Technical Advisor Bruce Whittey was present.

Technical Advisor Steph Smith was not present.

Staff members present were Sandra Bogaczyk (Office Assistant II), Jannelle Combs (City Attorney), Allison Jensen (City Assessor), Kim Lee (Planning Manager) and Daniel Nairn (Senior Planner).

Guests present were Scott Bina (Mann Signs) and Kate Herzog (The Downtowners).

CALL TO ORDER

Chair Christianson called the meeting to order at 4:00 p.m.

MINUTES

The minutes of the October 14, 2021 meeting were distributed prior to the meeting.

MOTION: A motion was made by Mr. Zenker and seconded by Mr. Walth to approve the minutes of the October 14, 2021 meeting. The motion passed unanimously by voice vote with members Fink, Gawrylow, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

**RENAISSANCE ZONE PROJECT AND DOWNTOWN DESIGN REVIEW – 418 EAST
ROSSER AVENUE
JJ HAGENESS RENOVATION, LLC – REVISIONS TO FAÇADE IMPROVEMENTS**

Mr. Nairn gave an overview of the staff report and stated that the applicant, JJ Hageness Renovation, LLC, is requesting Downtown Design Review approval for revisions to façade improvements to 418 East Rosser Avenue. He reminded Authority members that the project was approved during the June 11, 2020 meeting and a Renaissance Zone project was approved by the City Commission and tentatively approved by the State Department of Commerce. Mr. Nairn stated that the applicant proposed to construct fourteen new window openings on the north side, infill a ground-level door on the west side and replace an existing window with a new exit door on the west side. Mr. Nairn stated that the applicant would also like to extend the deadline for Renaissance Zone project completion to August, 2022 and that the applicant has made much progress already.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed revisions to the design for 418 East Rosser Avenue as presented in all submitted documents and materials, with the condition that any additional substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to installation. Staff also recommends consideration of an extension of the Renaissance Zone project timeline.

Mr. Gawrylow asked if the request is going to change the investment amount. Mr. Nairn stated that the project cost estimate has increased from what was reported during initial project approval.

Mr. Fink asked why the request is for eight months. Mr. Nairn stated that the applicant has changed contractors which slowed progress.

MOTION: A motion was made by Mr. Zenker and seconded by Mr. Walth to approve the Downtown Design Review revisions to façade improvements to 418 East Rosser Avenue and extend the Renaissance Zone project deadline to August, 2022. The motion passed with members Fink, Gawrylow, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

DOWNTOWN DESIGN REVIEW – 521 EAST MAIN AVENUE CIVIC SQUARE DEVELOPMENT, LLP – PROJECTING SIGN

Mr. Nairn gave an overview of the staff report and stated that the applicant, Civic Square Development, LLC, is requesting Downtown Design Review approval for the proposed design for 521 East Main Avenue.

Mr. Nairn stated that the request would place the sign higher on the building than ordinance allows, but the Downtown Design Review Committee has authority to waive this for certain reasons. A similar project was approved by the Downtown Design Review Committee at 120 N 3rd Street and meets guidelines for historic integrity and precedence.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed design for 521 East Main Avenue, waiving sign ordinance requirements, as presented in all submitted documents and materials, with the following conditions:

1. An encroachment agreement from the City Engineering Department is obtained prior to installation.
2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to installation.

Mr. Fink asked why the proposal did not include using the actual historical pins already present on the building which housed the earlier sign. Mr. Nairn stated that the applicant preferred a lower location, and staff believe that if its approximate location was maintained that it would meet historical context.

Mr. Bina stated several reasons for the new placement, including visibility.

Mr. Fink noted that the Renaissance Zone Authority should follow historic precedence and use the location marked by façade pins still protruding from the façade.

MOTION: A motion was made by Mr. Zenker and seconded by Mr. Walth to approve the proposed sign for 521 East Main Avenue as presented in all submitted documents and materials, with the following conditions:

1. An encroachment agreement from the City Engineering Department is obtained prior to installation.
2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to installation.

The motion passed with members Gawrylow, Van Orman, Walth, Zenker and Chair Christianson voting in favor. Authority member Fink opposed.

OTHER BUSINESS REPORT FROM STAFF

Mr. Nairn stated that letters describing and mapping the Renaissance Zone blocks slated for closure were sent to property owners as Authority members requested. He stated that he has heard from three property owners and that the hearing to discuss the item is scheduled at the regularly scheduled Renaissance Zone Authority meeting on May 12, 2022.

Mr. Nairn stated that the 2022 meeting calendar was distributed to Authority members and to direct any questions to him. He stated that Renaissance Zone Authority meetings are all scheduled for the regular time and dates.

Mr. Nairn stated that there are two seats to be appointed by City Commission on December 14, 2021, including Authority Members Keiser and Gawrylow's seats, and stated that there were a number of applications received.

Mr. Nairn mentioned that City Administration is moving all appointed board seats to end in December and begin terms in January. Some Authority members might have a term ending one month earlier since most Authority members' terms currently end in January.

Mr. Nairn stated that the Patterson Building Renaissance Zone project has been closed and approved by the State. He stated that the project met Renaissance Zone terms and that costs were \$10.7 million while the original estimate was \$7 million.

REPORT FROM THE DOWNTOWNERS

Ms. Herzog updated Authority members about parking lot needs and how low interest rates have seemingly affecting downtown development. She stated that the national Main Street Conference in Richmond, VA meets in May, 2022 and will focus on infill and development and mentioned that she and staff have been selected to present Bismarck's downtown investment success story and what an honor it is to be selected and to be a part of the progress.

DISCUSSION ABOUT ADDING TECHNICAL ADVISORS

Mr. Nairn stated that at previous discussions Authority members have advised staff to add a

technical advisor. He stated that there is no requirement of City Commission for the position, that only Authority members make appointments. Chair Christianson announced that Stephanie Smith declined her position as Technical Advisor for the term beginning 2022 and took a moment to wish Ms. Smith the best and thanked her for her service and contributions to the Downtown Design Review Committee and Renaissance Zone Authority.

Chair Christianson asked Authority members to consider how many advisors they would like to add to the board, suggest to qualified persons to apply for the position by contacting the Planning Department and have comments prepared for discussion at next meeting.

Mr. Whittey recommended adding at least one more additional advisor, totaling three advisors. He reminded members that Ms. Smith had technical expertise not otherwise present at meetings and suggested adding a member with similar capabilities.

Mr. Fink asked if staff had been approached by anyone showing interest. Mr. Nairn affirmed that he has. Chair Christianson asked what the correct procedure would be regarding requests. Mr. Zenker suggested that staff place an ad for advisors and after resumes are collected Authority members could then decide how many advisors, they would like to have. Mr. Fink stated that if an advisor wanted to help the board he stated that he would not have to limit the number to three. Chair Christianson stated that he agreed while Mr. Zenker suggested that too many would not necessarily be the most effective solution. There was a consensus that staff should proceed with advertising the position.

RECOGNIZING AUTHORITY MEMBER GEORGE KAISER

Chair Christianson stated that it would be appropriate for the Renaissance Zone Authority to recognize George Keiser and presented a draft resolution of appreciation to recognize his time and dedication to the Renaissance Zone Authority and Downtown Design Review. He then read the resolution aloud to members.

MOTION: A motion was made by Mr. Zenker and seconded by Mr. Fink to approve the resolution of recognition to George Keiser. The motion passed unanimously by voice vote with members Fink, Gawrylow, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 4:31p.m. to meet again on January 13, 2022.

Respectfully submitted,

Sandra Bogaczyk
Recording Secretary

Jim Christianson
Chair



MEMORANDUM

DESIGN ADVISOR APPLICATION AND ROLES

TO: Jim Christianson and Renaissance Zone Authority
FROM: Daniel Nairn, AICP, Senior Planner
DATE: January 7, 2022

The Renaissance Zone Authority directed staff to seek additional design advisors to assist them with their Downtown Design Review duties. A notice was released on December 15 seeking advisors related to “architecture, landscape, construction, and urban design” with a deadline of January 5, 2022.

Staff has received two letters of interest from David Witham, an urban designer and developer with Denizen Partners, and Eric Hoffer, an architect with JLG Architects. Both have an interest in serving the public through this means are professionally qualified for the role. Bruce Whittey is the only design advisor currently in the position.

Design Advisors are selected and directed exclusively by the Renaissance Zone Authority and do not need City Commission approval. There have historically been two advisors, but there is no reason more could not be included, and the Authority has expressed an interest in expanding this number.

Role of design advisors:

- Design advisors should be available to respond to requests for feedback from applicants preparing for design review approval. Staff will coordinate all communications either by email or potentially in meetings, including on-site.
- Design advisors participate with city staff in making recommendations to the Renaissance Zone Authority regarding downtown design review items. Staff will consult with the design advisors and incorporate any comments in staff reports prepared for Downtown Design Review projects.

- Design advisors should attend monthly Renaissance Zone Authority meetings if a project in which the advisor has been involved is on the agenda. Otherwise, it is not necessary to attend regular meetings.
- It is understood that design advisors will, at times, have conflicts of interest based on their firm's involvement in projects. In these cases, the design advisor simply declines to participate.

BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

State ID	Applicant	Street Address	Project Type	Status	RZA Hearing	Commission Review	State Approval	Completion Date	Proposed Investment	Verified Actual Investment	Initial Building Value	Estimated Building Value w/Investment
001-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/ Improve	Completed	12/10/02	12/17/02	01/02/03	12/01/03	\$44,366	\$66,397	\$77,000	\$150,000
002-B	Dakota Building Partnership	501 East Main Avenue	Purchase w/ Improve	Completed	01/06/03	01/07/03	02/26/03	01/31/07	\$300,000	\$284,195	\$444,200	\$540,000
003-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/ Improve	Completed	02/07/03	02/11/03	04/21/03	12/31/07	\$600,000	\$618,111	\$500	\$500,000
005-B	John & Barbara Grinsteiner	200 North Mandan Street	Purchase	Completed	10/07/03	10/14/03	10/16/03	10/17/03	\$5,000	N/A	\$43,300	\$77,500
006-B	Woodmansee's, Inc.	114 North 4th Street	Rehabilitation	Completed	10/30/03	11/15/03	11/21/03	01/26/05	\$125,000	\$129,333	\$49,900	\$120,000
007-B	Bertsch Properties LLC	207 East Front Avenue	Rehabilitation	Completed	11/19/03	11/25/03	12/03/03	01/19/05	\$601,600	\$734,707	\$371,200	\$1,455,000
009-B	Bertsch Properties LLC	218 South 3rd Street	Rehabilitation	Completed	11/19/03	11/25/03	12/03/03	01/20/05	\$329,150	\$378,013	\$142,300	\$840,000
010-B	Lee Enterprises Inc.	707 East Front Avenue	Rehabilitation	Completed	12/15/03	12/16/03	12/29/03	10/26/05	\$2,256,624	\$2,400,776	\$2,508,200	\$4,408,200
011-B	PJCM Partners, LLP	901/907 East Front Avenue	Rehabilitation	Completed	03/03/04	03/23/04	03/29/04	06/30/05	\$298,840	\$409,846	\$151,300	\$420,000
012-B	Gartner's Capital Shoe Hospital	302 East Thayer Avenue	Rehabilitation	Completed	05/25/04	05/25/04	06/04/04	12/06/05	\$85,000	\$103,455	\$49,900	\$125,000
013-B	AW Enterprises	216 North 2nd Street	Rehabilitation	Completed	08/10/04	08/10/04	08/18/04	06/22/05	\$208,814	\$263,473	\$173,500	\$275,000
014-B	Daryl Rosenau & Clarence Saylor	225 West Broadway Avenue	Purchase	Completed	02/07/05	02/08/05	02/16/05	12/26/07	\$69,550	\$70,002	\$167,000	\$182,500
015-B	J & L Development, Inc.	324 North 3rd Street	Rehabilitation	Completed	11/15/04	12/14/04	02/16/05	09/15/06	\$750,000	\$698,396	\$500,000	\$900,000
017-B	Zorells Jewelry Inc.	221 South 9th Street	New Construction	Completed	09/20/04	03/08/05	03/22/05	07/30/05	\$200,000	\$191,898	\$20,100	\$200,000
019-B	CCC Properties, LLLP	310 South 5th Street	Purchase	Completed	08/25/05	09/13/05	09/21/05	07/01/06	\$168,000	\$298,372	\$410,400	\$450,000
020-B	American Bank Center	320 North 4th Street	Rehabilitation	Completed	09/21/05	09/27/05	10/04/05	08/01/09	\$3,100,000	\$2,301,478	\$809,500	\$2,000,000
023-B	Duemelands Properties, LLLP	302 South 3rd Street	Purchase	Completed	01/12/06	02/14/06	02/16/06	12/01/06	\$190,900	\$227,295	\$312,700	\$345,000
024-B	Duemelands Properties, LLLP	312 South 3rd Street	New Construction	Completed	01/12/06	02/14/06	02/16/06	12/01/06	\$215,223	\$233,855	\$0	\$250,000
025-B	Makoché Media, LLC	208 North 4th Street	Purchase	Completed	01/12/06	02/14/06	02/16/06	12/27/07	\$71,612	\$91,672	\$247,000	\$320,000
027-B	Gem Group LLC	412 East Main Avenue	Rehabilitation	Completed	05/23/06	05/23/06	05/30/06	10/20/06	\$40,000	\$50,292	\$47,800	\$75,000
030-B	Main Avenue Properties, LLC	122 East Main Avenue	New Construction	Completed	10/09/06	10/10/06	12/05/06	12/17/07	\$3,020,590	\$2,370,152	\$0	\$3,200,000
031-B	Dakota Office Building, LLC	300 North 4th Street	Purchase	Completed	02/05/07	02/13/07	02/20/07	01/30/08	\$250,000	\$407,003	\$1,095,900	\$1,400,000
040-B	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Purchase w/ Improve	Completed	09/04/07	09/11/07	10/30/07	05/21/08	\$137,500	\$142,050	\$166,800	\$300,000
044-B	Rick & Theresa Keimele	413 East Broadway Avenue	Rehabilitation	Completed	11/14/07	12/18/07	01/11/08	10/01/08	\$136,836	\$176,955	\$184,400	\$263,500
045-B	Centennial Plaza, LLC	116 North 4th Street	Purchase	Completed	12/05/07	12/18/07	01/22/08	01/29/09	\$238,000	\$167,894	\$803,100	\$1,047,600
047-B	Depot Associates	401 East Main Avenue	Rehabilitation	Completed	04/18/08	05/13/08	05/28/08	07/01/09	\$200,000	\$243,344	\$372,300	\$600,000
049-B	T. Casey Cashman	523 North 1st Street	Rehabilitation	Completed	05/12/08	05/27/08	06/12/08	12/15/08	\$25,000	\$23,375	\$103,100	\$130,000
050-B	Starion Financial	333 North 4th Street	Rehabilitation	Completed	05/12/08	05/27/08	06/12/08	12/01/09	\$2,500,000	\$3,193,260	\$1,154,600	\$2,654,600
053-B	CIG Investments, LLP	408 East Main Avenue	Rehabilitation	Completed	03/11/09	03/24/09	04/21/09	10/21/09	\$258,720	\$199,620	\$80,700	\$420,000
054-B	RC Properties, LLLP	800 East Sweet Avenue	Rehabilitation	Completed	05/13/09	05/26/09	06/03/09	01/20/11	\$2,145,500	\$1,335,670	\$576,100	\$1,900,000
058-B	TFRE, LLC	120/124 North 4th Street	Purchase w/ Improve	Completed	06/10/09	06/23/09	06/25/09	11/01/10	\$245,284	\$246,603	\$231,100	\$350,000
060-B	SRSSM Partnership	122 East Broadway Avenue	Purchase w/ Improve	Completed	10/14/09	10/27/09	11/25/09	06/17/10	\$727,000	\$620,109	\$437,680	\$843,500
067-B	IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	Completed	12/09/09	12/22/09	01/10/10	09/08/10	\$1,136,650	\$837,783	\$1,251,000	\$1,818,000
068-B	J & J Smith Property Management, LLC	115 North 4th Street	Purchase w/ Improve	Completed	01/13/10	01/26/10	02/12/10	10/25/10	\$120,000	\$161,746	\$294,400	\$437,000
075-B	American Bank Center	401 North 4th Street	New Construction	Completed	10/19/10	10/26/10	11/10/10	10/15/12	\$3,200,000	\$3,046,296	\$125,000	\$3,500,000
077-B	Aimee C. Reidy	306 South 10th Street	Rehabilitation	Completed	03/09/11	03/22/11	04/17/11	08/24/11	\$20,000	\$45,433	\$68,200	\$120,000
080-B	Pine Properties, LLC	100 West Broadway Avenue	New Construction	Completed	06/08/11	06/28/11	08/10/11	02/01/15	\$27,000,000	\$23,947,483	\$175,000	\$23,500,000
081-B	Gulch II, LLC (fka HST, LLC)	506/510 East Main Avenue	Rehabilitation	Completed	07/12/11	07/26/11	08/10/11	01/15/14	\$3,100,000	\$3,535,146	\$243,500	\$3,000,000
083-B	JLB-BIS, Inc.	217 North 3rd Street	Rehabilitation	Completed	02/21/12	02/28/12	03/12/12	11/15/12	\$350,000	\$569,954	\$113,500	\$265,000
090-B	Kenneth Clark and Dave Clark	106 East Thayer Avenue	Rehabilitation	Completed	07/17/12	07/24/12	07/26/12	02/07/13	\$89,000	\$95,402	\$117,800	\$197,000
098-B	Skjonsby Unlimited, Inc.	222 West Broadway Avenue	Rehabilitation	Completed	06/18/13	06/25/13	06/27/13	12/20/13	\$72,421	\$93,607	\$41,300	\$90,000
099-B	Arikota, LP (United Printing)	306 South 1st Street	New Construction	Completed	06/18/13	06/25/13	09/18/13	11/17/17	\$3,000,000	\$3,166,484	\$0	\$2,000,000
101-B	Kadlec Enterprises, LLC	307 North 3rd Street	Rehabilitation	Completed	09/17/13	09/24/13	09/25/13	06/14/14	\$490,051	\$412,637	\$212,400	\$550,000
103-B	Norma Apartments, LLP	215 North 3rd Street	Rehabilitation	Completed	10/15/13	10/22/13	11/15/13	03/03/16	\$704,226	\$859,156	\$418,700	\$450,000
109-B	William F. Cleary	100 West Broadway Avenue, Suite 308	Primary Residential	Completed	11/18/14	11/25/14	12/15/14	12/17/14	N/A	N/A	N/A	N/A
110-B	Gulch Holdings II, LLC	514 East Main Avenue	Purchase w/ Improve	Completed	01/20/15	01/27/15	03/08/14	02/11/16	\$246,035	\$258,513	\$190,300	\$400,000
113-B	Leon 'Curly' Schoch	100 West Broadway Avenue, Suite 311	Primary Residential	Completed	04/30/15	05/12/15	06/03/15	06/10/15	N/A	N/A	N/A	N/A
115-B	Rick and Lori Lee	100 West Broadway Avenue, Suite 318	Primary Residential	Completed	05/19/15	05/26/15	06/30/15	07/01/15	N/A	N/A	N/A	N/A
116-B	Kevin D. Reisenauer	100 West Broadway Avenue, Suite 309	Primary Residential	Completed	04/30/15	05/12/15	08/11/15	08/11/15	N/A	N/A	N/A	N/A
117-B	100 West Main, LP	100 West Main Avenue	New Construction	Completed	09/15/15	09/22/15	11/23/15	02/02/18	\$5,206,732	\$5,677,613	\$20,000	\$3,000,000
119-B	River Road Partners, LLC	212 East Main Avenue	Purchase w/ Improve	Completed	12/15/15	12/22/15	02/11/16	08/01/18	\$100,000	\$125,140	\$130,200	\$360,000
121-B	Steven and Carl Hall	100 West Broadway Avenue, Suite 310	Primary Residential	Completed	10/18/16	10/25/16	11/16/16	11/16/16	N/A	N/A	N/A	N/A
123-B	Mark Ruhland	101 West Broadway Avenue, Suite 302	Primary Residential	Completed	06/08/17	06/27/17	08/01/17	08/01/17	N/A	N/A	N/A	N/A
124-B	701 Roots LLC	201 West Main Avenue	Rehabilitation	Completed	07/13/17	07/25/17	08/02/17	08/02/18	\$600,000	\$646,351	\$827,600	\$1,427,600
126-B	Harvester Truck Shop, LLC	122 North Mandan Street	Rehabilitation	Completed	08/10/17	08/22/17	08/28/17	08/29/18	\$590,000	\$633,413	\$349,400	\$1,000,000
128-B	Traci and Bruce Marragos	100 West Broadway Avenue, Suite 306	Primary Residential	Completed	04/13/17	04/25/17	09/19/17	09/19/17	N/A	N/A	N/A	N/A
129-B	Lester and Patricia Neff	102 West Broadway Avenue, Suite 320	Primary Residential	Completed	06/08/17	06/27/17	09/26/17	09/26/17	N/A	N/A	N/A	N/A
132-B	Newgen 1, LLC	112 North 4th Street	Purchase w/ Improve	Completed	10/12/17	10/24/17	10/30/17	03/03/20	\$127,700	\$113,948	\$220,400	\$350,000
136-B	Invision Property, LLP	815 East Main Avenue	Rehabilitation	Completed	02/08/18	02/27/18	03/07/18	04/26/19	\$968,000	\$999,446	\$426,500	\$1,000,000
139-B	Schuetz Development, LLC	420 East Main Avenue	Purchase w/ Improve	Completed	11/09/17	12/18/18	12/20/18	11/20/21	\$7,182,725	\$10,468,601	\$5,509,100	\$7,275,000
140-B	Todd Neff	100 West Broadway Avenue, Suite 316	Primary Residential	Completed	04/11/19	04/23/19	04/26/19	04/26/19	N/A	N/A	N/A	N/A

BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

State ID	Applicant	Street Address	Project Type	Status	RZA Hearing	Commission Review	State Approval	Completion Date	Proposed Investment	Verified Actual Investment	Initial Building Value	Estimated Building Value w/Investment
141-B	630 Main Apartments	630 East Main Avenue	New Construction	Approved	01/10/19	02/26/19	05/01/19		\$8,200,000	Pending	\$0	\$8,200,000
143-B	First Street Lofts	215 S 1st Street	New Construction	Approved	06/13/19	06/25/19	06/27/19		\$7,700,000	Pending	\$186,800	\$7,700,000
144-B	Lander Group/506 Properties, LLC	112-120 E Ave A and 506-510 N 2nd St	New Construction	Approved	02/13/20	02/25/20	03/02/20		\$2,560,000	Pending	\$289,100	\$3,000,000
145-B	Lander Group/The Boutrous Group, LLC	202-220 E Ave A and 500-506 N 3rd St	New Construction	Approved	02/13/20	02/25/20	03/02/20		\$9,150,000	Pending	\$306,100	\$9,500,000
146-B	JJ Hageness Renovation, LLC	418 East Rosser Avenue	Rehabilitation	Approved	05/14/20	05/26/20	06/02/20		\$2,500,000	Pending	\$1,085,700	\$2,500,000
147-B	Transition Florida LLC	114 North 3rd Street	Rehabilitation	Approved	10/08/20	10/27/20	10/29/20		\$780,000	Pending	\$1,560,000	\$1,800,000
148-B	Dennis and Linda Abel	102 West Broadway Avenue, Suite 307	Primary Residential	Completed	11/12/20	11/24/20	12/02/20	12/04/20	N/A	N/A	N/A	N/A
149-B	JMN Roots, LLC	212 N 2 nd Street	Purchase w/ Improve	Approved	07/08/21	07/27/21	07/30/21		\$125,000	Pending	\$190,000	\$250,000
									\$104,862,649	\$74,371,753	\$26,083,580	\$110,432,000