



Community Development Department

RENAISSANCE ZONE AUTHORITY MEETING AGENDA May 14, 2020

Tom Baker Meeting Room

4:00 p.m.

City-County Office Building

SPECIAL NOTICE ON PUBLIC ACCESS

Watch live meeting coverage on Government Access Channels 2 & 602HD, listen to Radio Access 102.5 FM Radio, or stream FreeTV.org and RadioAccess.org. Agenda items can be found at www.bismarcknd.gov/agendacenter.

Due to ongoing public health concerns related to COVID-19, the City of Bismarck is encouraging citizens to provide their comments for public hearing items 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 your comments are received and distributed prior to the meeting, please submit them by 12 noon on the day of the meeting and reference the agenda item your comment addresses.

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.

The physical meeting room will be open to the public, but we certainly understand the public

wishing to limit their exposure at this time, while still participating in government. Before entering the City-County Office Building, all individuals will be screened for COVID-19 symptoms or potential exposure. If unable to pass the screening protocol, they will be requested to participate in the meeting remotely, for the public's safety.

The number of participants attending in person, including the Renaissance Zone Authority, will be physically limited to a maximum of ten (10) occupants in the Tom Baker Meeting Room by way of the following:

- Live simulcasting (video + audio) of the meeting on televisions in other parts of the City-County Office building.
- Admitting those making presentations to the Renaissance Zone Authority into the Tom Baker Meeting Room when they are asked to present or offer public input and, when that agenda item is complete, inviting them to return to the hallway or other room to watch the remainder of the meeting while maintaining social distancing.



MINUTES

1. Consider approval of the minutes of the March 12, 2020 regular meeting of the Renaissance Zone Authority.

REGULAR AGENDA

Requests for Renaissance Zone and/or Downtown Design Review approval

2. Professional Building Rehabilitation | 418 East Rosser Avenue

- Renaissance Zone | RZ2020-001 9
Staff recommendation: Approve approve continue table deny
- Downtown Design Review | DDR2020-005 9
Staff recommendation: Continue approve continue table deny

3. Sanford Outpatient Surgical Center Renovation | 415 East Broadway Avenue

- Downtown Design Review | DDR2020-004 14
Staff recommendation: Approve approve continue table deny

4. Revisions to Patterson Place Rehabilitation | 420 East Main Avenue

- Downtown Design Review | DDR2019-009 23
Staff recommendation: Approve approve continue table deny

OTHER BUSINESS

5. Discussion about Future of Renaissance Zone Program
6. Report from the City Staff
7. Report from the Downtowners

ADJOURNMENT

8. **Adjourn.** The next regular meeting is scheduled for **June 11, 2020.**

Enclosure: • *Renaissance Zone Project Status Spreadsheet*

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
March 12, 2020**

The Bismarck Renaissance Zone Authority met on March 12, 2020 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5th Street. Chair Christianson presided.

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

Technical Advisor Bruce Whittey was present.

Technical Advisor Steph Smith was absent.

Staff members present were Sandra Bogaczyk (Office Assistant), Janelle Combs (City Attorney), Will Hutchings (Planner), Allison Jensen (City Assessor), Brenda Johnson (Senior Real Property Appraiser), Kim Lee (Planning Manager) and Daniel Nairn (Planner).

Guests present were Madison Cermak and Kate Herzog (The Downtowners), Steven Wooden (Gideon's Brewing Co.), Timothy J. McDonald (Montana Dakota Utilities), Jeff Welch (Jiran Architects and Planners, PC) and Fr. Jared Johnson (Church of St. Mary).

CALL TO ORDER

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

MINUTES

The minutes of the February 13, 2020 meeting were distributed prior to the meeting.

MOTION: A motion was made by Mr. Keiser and seconded by Mr. Walth to approve the minutes of the February 13, 2020 meeting. The motion passed unanimously by voice vote with members Fink, Gawrylow, Keiser, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

**DOWNTOWN DESIGN REVIEW – 409 EAST FRONT AVENUE
MONTANA-DAKOTA UTILITIES (MDU) – REPLACEMENT FENCE**

Mr. Nairn gave an overview of the staff report and stated that the applicant, Montana-Dakota Utilities (MDU), is requesting Downtown Design Review approval of a new fence around the perimeter of the substation at 409 East Front Avenue. The site fronts both East Front Avenue

and East Sweet Avenue. Mr. Nairn stated that the project includes replacing a six-foot tall galvanized chain link fence with a ten-foot tall black-coated metal fence with six twenty-foot access gates which would be flush to the sidewalk with one gate being set back approximately a vehicle length.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed design for the substation perimeter fence at 409 East Front Avenue, as presented in all submitted documents and materials, on the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Chair Christianson added that although staff explored using pillars at intervals to provide articulation along the fence and provide contrasting materials, it was determined that the fence could not be shifted any closer to the facility than its existing position.

MOTION: A motion was made by Mr. Keiser and seconded by Mr. Gawrylow to approve the design of the substation perimeter fence for Montana-Dakota Utilities (MDU) at 409 East Front 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. The motion passed unanimously with members Fink, Gawrylow, Keiser, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

DOWNTOWN DESIGN REVIEW – 825 EAST BROADWAY AVENUE SAINT MARY’S PARISH – FAÇADE ALTERATION

At this time, Authority member Zenker arrived at the meeting and announced that because he is a member of St. Mary’s Parish he decided to recuse himself from voting on this agenda item.

Mr. Nairn gave an overview of the staff report and stated that the applicant, Saint Mary’s Parish, is requesting Downtown Design Review approval for façade alterations of the building at 825 East Broadway Avenue. Mr. Nairn stated that the overall objective of the project is to remodel the former Pizza Hut restaurant building into parish offices. The exterior modifications would be limited to the replacement of the roof and the addition of six exterior windows, intended to match existing. The existing vertical fence on the roof would be removed and the entire roof would be changed to shingles. The wood siding would be repainted and both roof and siding would be installed to match existing building materials. Mr. Nairn stated that the owner intends to remove the unused pole sign currently on the site.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed design for façade alterations of the building at 825 East Broadway 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.

Mr. Whittey asked where the condensers would be placed. Mr. Welch described the south side location and stated that the views of this equipment would not be offensive.

Chair Christianson and Mr. Walth asked for details about the exterior brick. Mr. Welch stated that they would not make any changes to the existing brick.

MOTION: A motion was made by Mr. Walth and seconded by Mr. Van Orman to approve the design of the façade alterations project for Church of Saint Mary for the building at 825 East Broadway Avenue as presented in all submitted documents and materials. The motion passed with members Fink, Gawrylow, Keiser, Van Orman, Walth and Chair Christianson voting in favor. Authority Member Zenker abstained.

DOWNTOWN DESIGN REVIEW – RIGHT-OF-WAY 107 NORTH 5TH STREET GIDEON’S BREWING COMPANY – OUTDOOR SEATING

Mr. Nairn gave an overview of the staff report and stated that the applicant, Gideon’s Brewing Company, is requesting Downtown Design Review approval of outdoor seating on the right-of-way of North 5th Street directly adjacent to the storefront at 107 North 5th Street. Mr. Nairn stated that when the Planning and Zoning Commission approved a special use permit for the microbrewery on this site in 2019, a condition of the approval was to obtain Downtown Design Review approval and an encroachment agreement for any outdoor seating. The Encroachment Committee is currently reviewing that request. Mr. Nairn stated that the applicant intends to install a temporary metal fence to enclose an area of the sidewalk, and use metal tables and chairs within this area. Since consumption of alcoholic beverages would occur in this outdoor seating area, a fence is required.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed design for outdoor seating for Gideon’s Brewing Company on the right-of-way of North 5th Street directly adjacent to the storefront at 107 North 5th Street, 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.

Chair Christianson stated that the Authority is glad to have Gideon’s downtown.

MOTION: A motion was made by Mr. Van Orman and seconded by Mr. Zenker to approve the design of the outdoor seating on the right-of-way of North 5th Street directly adjacent to the storefront at 107 North 5th Street for Gideon’s Brewing Company

as presented in all submitted documents and materials. The motion passed unanimously with members Fink, Gawrylow, Keiser, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

OTHER BUSINESS

PRESENTATION ON DOWNTOWN MARKET REPORT FROM DOWNTOWN BISMARCK COMMUNITY FOUNDATION

Ms. Herzog presented the Downtown Bismarck Community Foundation Market Report, showing Authority members what their organization does and how they conducted this study. She stated that Stantec was hired to analyze qualitative and quantitative market data from the Downtown Core and Downtown Fringe zoning districts. She stated that employment has increased and that a majority of housing units are restricted by age and income and more market rate housing is needed. She shared employment, occupation and demographically-themed maps which also demonstrated inflow and outflow analysis of commuting patterns. Her presentation showed comparisons with other North Dakota cities. She spoke about how parking problems are more of a perception issue and that parking capacities have not been reached in the downtown parking ramps and referred to the Parking Authority's questionnaire about potential technology use in parking ramps and the On-Street Parking Study conducted by the Planning Division over the last two years.

Ms. Herzog stated that, according to a survey conducted as part of the study, a downtown grocery and fresh market, children-oriented goods, arts and entertainment, international cuisine and family-friendly restaurants were all desirable. She touched on policy updates and infill projects. She encouraged Authority members to continue enhancing the downtown environment and emphasized that building more market-rate housing units is key to creating a more vibrant downtown, as 20% of Bismarck's workforce works downtown.

CONTINUED DISCUSSION ABOUT POTENTIAL RENAISSANCE ZONE BOUNDARY EXPANSION

Chair Christianson stated that he and staff attended the last Chamber of Commerce meeting and asked staff to summarize.

Mr. Nairn stated that the Chamber of Commerce made it clear that they supported the Renaissance Zone program, but raised some concerns with the blocks being considered for an expansion by the Renaissance Zone Authority. They encouraged any Renaissance Zone expansion projects to include a larger number of land owners. Some, but not all, were also concerned that some potential expansion areas already had high market value and

development/redevelopment potential without incentives available, and preferred supporting projects in more blighted areas of the community.

There was continued discussion about the possibility of extending the Renaissance Zone into various locations, which locations might be most impactful, and if closing locations which have not taken advantage of the program would be beneficial. Chair Christianson suggested that staff prepare an overview of potential expansions of the Renaissance Zone boundaries that have been recently proposed for the next meeting and requested that Authority members continue this discussion.

REPORT FROM CITY STAFF

Mr. Nairn stated that the Lander Group's Renaissance Lofts and Grove projects were approved by City Commission, although a variance for parking for the Renaissance Lofts was not approved, but was appealed to the City Commission.

Mr. Nairn stated that a public input meeting on proposed revisions to off-street parking requirements is scheduled for March 12, 2020 from 5:30 p.m. to 7:30 p.m.

Mr. Nairn stated that Brick Oven Bakery closed-out its project. He further stated that the approved 630 Main Apartments project has received city approvals but has not broken ground yet.

Mr. Zenker asked how long the project approval remains in effect. Mr. Nairn stated that the approval is open for 18 months and it was approved by the City Commission on May 1, 2019, and that he will reach out to the applicants to remind them.

Chair Christianson stated that he heard from Jerry Anderson and the brick under the stucco is not in good condition.

Mr. Whittey asked how long until the pole sign at the former The Wash site will be taken down. Mr. Nairn stated that the period has not lapsed yet and he will check on the timeline.

REPORT FROM THE DOWNTOWNERS

Ms. Herzog stated that Fargo's Renaissance Zone extension request was approved. She further stated that the Professional Building at North 5th Street and Rosser Avenue sold and might be able to use Opportunity Zone funding.

Chair Christianson stated the repair work on the Parkade structure on 5th Street should be completed by mid-April and he described the structural work completed and proposed to be completed, including minor changes to the façade along 5th Street.

ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 4:52 p.m. to meet again on April 9, 2020.

Respectfully submitted,

Sandra Bogaczyk
Recording Secretary

Jim Christianson
Chair

DRAFT



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 2

May 14, 2020

**Application for: Renaissance Zone
Downtown Design Review**

TRAKiT Project ID: RZ2020-001

DDR2020-007

Project Summary

| | |
|----------------------|--|
| Title: | Professional Building Rehabilitation |
| Project Type: | Rehabilitation |
| Status: | Renaissance Zone Authority |
| Applicant(s) | JJ Hageness Renovation, LLC |
| Owner(s): | JJ Hageness Renovation, LLC |
| Project Description: | Complete interior rehabilitation of building and façade alterations of exterior. |



Street Address: 418 East Rosser Avenue

Legal Description: Part of Lot 25, Block 122, Original Plat

RZ Block # 5

Project Information

| | | | | | |
|--------------------------------|-------------|------------------------------------|---------------------------------------|----------------------------------|-------------|
| Parcel Size (square feet): | 7,000 | Building Floor Area (square feet): | 15,726 (current) 20,800 (complete) | Certificate of Good Standing: | Complete |
| Assessed Building Value: | \$1,085,700 | Proposed Investment: | \$2,500,000 | Estimated Value with Investment: | \$2,500,000 |
| Estimated 2019 Property Taxes: | \$14,163 | Estimated Property Tax Benefit: | \$131,411 | Estimated Income Tax Benefit: | \$27,000 |

Staff Analysis



Existing building at 418 East Rosser Avenue

JJ Hageness Renovation, LLC is requesting approval of a Rehabilitation Renaissance Zone project at 418 East Rosser Avenue, as well as Downtown Design Review for the exterior alterations. The applicant is proposing a complete rehabilitation of the interior of the building, known as the Professional Building, for use as office lease space.

Renaissance Zone

The proposed rehabilitation project is evaluated according to the requirements of the Renaissance Zone Development Plan.

(continued)

The proposed site is within the Renaissance Zone district boundaries and has not received a Renaissance Zone designation in the past.

The improvements must exceed 50% of the assessed building value of the property and be at least \$40 per square foot of finished floor area in capital improvements. Therefore, the minimum required investment would be \$832,000. The applicant is proposing a project cost value of \$2,500,000. No blight or deteriorated conditions are expected to remain after project completion.

Staff believes that replacement of the windows would be sufficient to eliminate any and all deteriorated conditions visible on the exterior of the building. The brick siding appears to be in good condition, and the proposed installation of cladding would not be necessary to comply with Renaissance Zone program requirements.

Downtown Design Review

The applicant intends to modify the exterior of the building with the addition of cladding in a blue color to accent the southeast corner, roof line, and entrance from Rosser. The applicant also intends to replace all windows.

A rendering of the proposed modifications is attached. Information on the material or dimensions of the proposed cladding or replacement windows was not provided by the applicant.

Renovations of existing buildings should retain many of the defining characteristics of the building. Section 14-04-21.1 (4)g of the City Code of Ordinances states:

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

The Downtown Design Guidelines include the principle: “create a building that complements the existing surroundings in form and scale.” The following image shows the subject building with the Provident Building,

across East Rosser Avenue. Both buildings were built in the same year and share similar mid-century modern design characteristics.



418 East Rosser Avenue across from 316 North 5th Street

Given both the existing character of the building and the context, the addition of cladding to the siding appears to be inconsistent with these principles. The replacement windows, on the other hand, would be acceptable.

The existing building is likely built directly on the property line to the south and east, and the introduction of a new building feature on the façade would likely protrude into the public right-of-way. More information on the thickness of this cladding will be necessary to evaluate the impact on the sidewalk area. It may be possible to limit the encroachment to areas that would not impede pedestrian movement on the sidewalk.

The building was constructed in 1953 in a mid-century modern office building style. The building is not within the Downtown Historic District, and has not been studied for potential nomination to the National Register. However, it would be eligible to be considered historic by virtue of age. The Historic Preservation Commission is an available resource for providing any determinations of historic significance. The next scheduled meeting of this commission is Wednesday, May 20. If deemed historic, provisions of the City Code of Ordinance Section 14-04-21.1 (4)c would also apply.

(continued)

Street trees are currently not present at this site on either street frontage. This does not comply with Downtown Streetscape Standards or principles in the Design Guidelines that call for integration with the natural environment. However, there are unique constraints to this site. Public utilities exist beneath the sidewalk on the north side of East Rosser Avenue that could be disrupted by tree roots. The sidewalk was reconstructed in 2018 and tree wells were removed at this time.

Required Findings of Fact

Renaissance Zone

1. The proposed project is consistent with the goals and objectives of the City’s Renaissance Zone Development Plan;
2. The proposed project meets the relevant minimum project eligibility criteria for the City of Bismarck Renaissance Zone program;
3. The subject property has not previously been designated a Renaissance Zone project of this type;
4. The project would meet all applicable building code and zoning requirements.

Downtown Design Review

1. The proposed design does not conform to Sections 4-04-09, 14-04-21.1, and 14-04-21.2 of the Bismarck Code of Ordinances, relating to

Design Standards within the DC – Downtown Core and DF – Downtown Fringe zoning districts.

2. The proposed design does not generally conform 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 Rehabilitation Renaissance Zone project for the building at 418 East Rosser as presented in all submitted documents and materials, as a 100% property tax exemption on the building for five years and an exemption from state tax on income derived from the location for five years, with the following conditions:

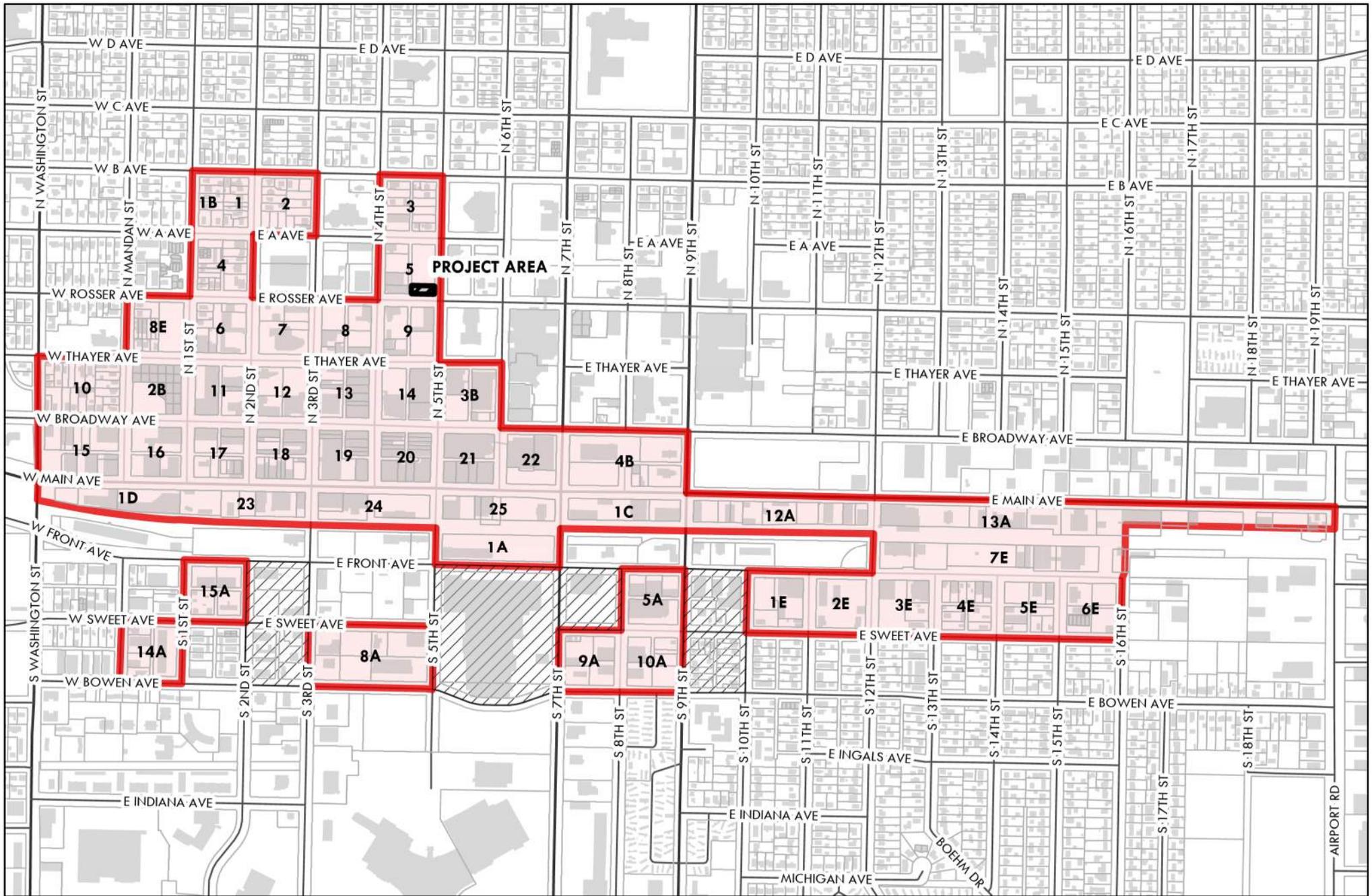
1. Downtown Design Review is approved prior to initiation of any improvements to the exterior of the building.

Based on the above findings, staff recommends continuation of Downtown Design Review for the proposed design for 418 East Rosser, allowing time for staff and technical advisors to work with the applicant on a design that meets City requirements.

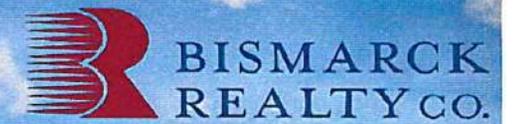
Attachments

1. Location Map
2. Proposed Rendering

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



FOR LEASE



418 E ROSSER AV - BISMARCK

BismarckRealty.com

George Yineman / Owner
Commercial Broker
George@BismarckRealty.com
701-319-3000

Bismarck Realty Co.
505 E Main Ave #50
Bismarck, ND 58501
701-222-0232

All information herein has been obtained from sources deemed reliable. No warranty or guarantee is made as to the accuracy of the information.



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 3

May 14, 2020

Application for: Downtown Design Review

TRAKiT Project ID: DDR2020-004

Project Summary

| | |
|------------------|---|
| Title: | Sanford Outpatient Surgical Center Renovation |
| Status: | Renaissance Zone Authority |
| Owner(s): | Sanford Health |
| Project Contact: | Nate Hacker, AIA, JLG Architects |
| Location: | 715 East Broadway Avenue |
| Request: | Renovation of clinic for outpatient surgical center |



Staff Analysis

Sanford Health is requesting Downtown Design Review approval for renovation of a clinic for use as the Sanford Outpatient Surgical Center at 715 East Broadway Avenue. The renovation applies to both the interior and exterior of the building as well as site development. Only the exterior improvements and site development fall within the scope of this design review.



Site of Existing Sanford Clinic on Site

Building Improvements

The exterior renovation scope will include new exterior doors, windows, and canopy structures at entrances on the northwest corner. The exterior EIFS (Exterior Insulation and Finish System) material on the building will remain. It will be repaired and repainted with similar colors to the existing with the potential for an accent color at strategic locations that align with the branding of Sanford Health.

Awning signs are permitted within the DC – Downtown Core zoning district, and the proposed designs conform to guidelines to use awnings to accent entrances. The guidelines also make provision for use of bold colors as accents, which are applied consistently throughout the building in the proposed design.

A new metal panel will be installed on the roof to function as a screen for rooftop equipment. The ordinance requires screening from ground-level. Rooftop equipment on this building is currently visible. A ground-level screen of the same metal material would be used on the east side of the building around the dumpster and service yard. The metal screening material color will be complimentary to existing

building element colors including window frames and a new dumpster enclosure.

Site Improvements

Site improvements to the parking lot are proposed with the purpose of improved traffic flow for pick-up and drop-off activity. One access point to Broadway Avenue on the north of the site would be removed, and parking lots on the east and west side, that are currently separate, would be connected with a drive lane.

The Downtown Design Guidelines state that “emphasis should be placed on the pedestrian experience.” Staff recommends revisions to the site that would provide direct ADA-accessible pedestrian access from the north entrance to East Broadway Avenue, and potentially also from the west entrance to North 7th Street, including the removal or parking and street markings, as necessary.

Landscape improvements are also proposed. Shrubs would be planted around the street facing perimeter of the parking lot, in a four-foot strip that widens in the corners and at entrances. Two additional street trees will be planted, and the 15 existing street tree planting sites will be utilized. Several of the street trees have been removed recently, and staff recommends the replacement of these trees in conjunction with site development.

The dimensions of the existing tree wells are approximately 4’x4’, which falls short of the 6’x6’ tree well dimension specification in the Downtown Streetscape Standards. Where space allows, the applicant should enlarge these tree wells. A hardscaped surface over the tree wells is not necessary in this location but may be utilized if the applicant desires.

Additional Considerations

Sanford Health also owns the parcel to the south, which is currently utilized for parking. This request does not include improvements to the southern parcel, although some site improvements and a portion of the building footprint do extend into this lot. A lot line adjustment or lot combination will be required prior to site plan

approval to assure that the entire site is contained within a single parcel.

The applicant is not seeking a Renaissance Zone designation. This building was previously rehabilitated in 2009, under the ownership of IRET Properties, LP, and was granted a Renaissance Zone tax exemption between 2010 and 2014. As a result of this rehabilitation, the assessed building value increased by approximately 75% and taxes have been collected on this increased value since 2015.

Required Findings of Fact

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

Staff Recommendation

Based on the above findings, staff recommends approval of the proposed design for 715 East Broadway Avenue as presented in all submitted documents and materials, with the following conditions:

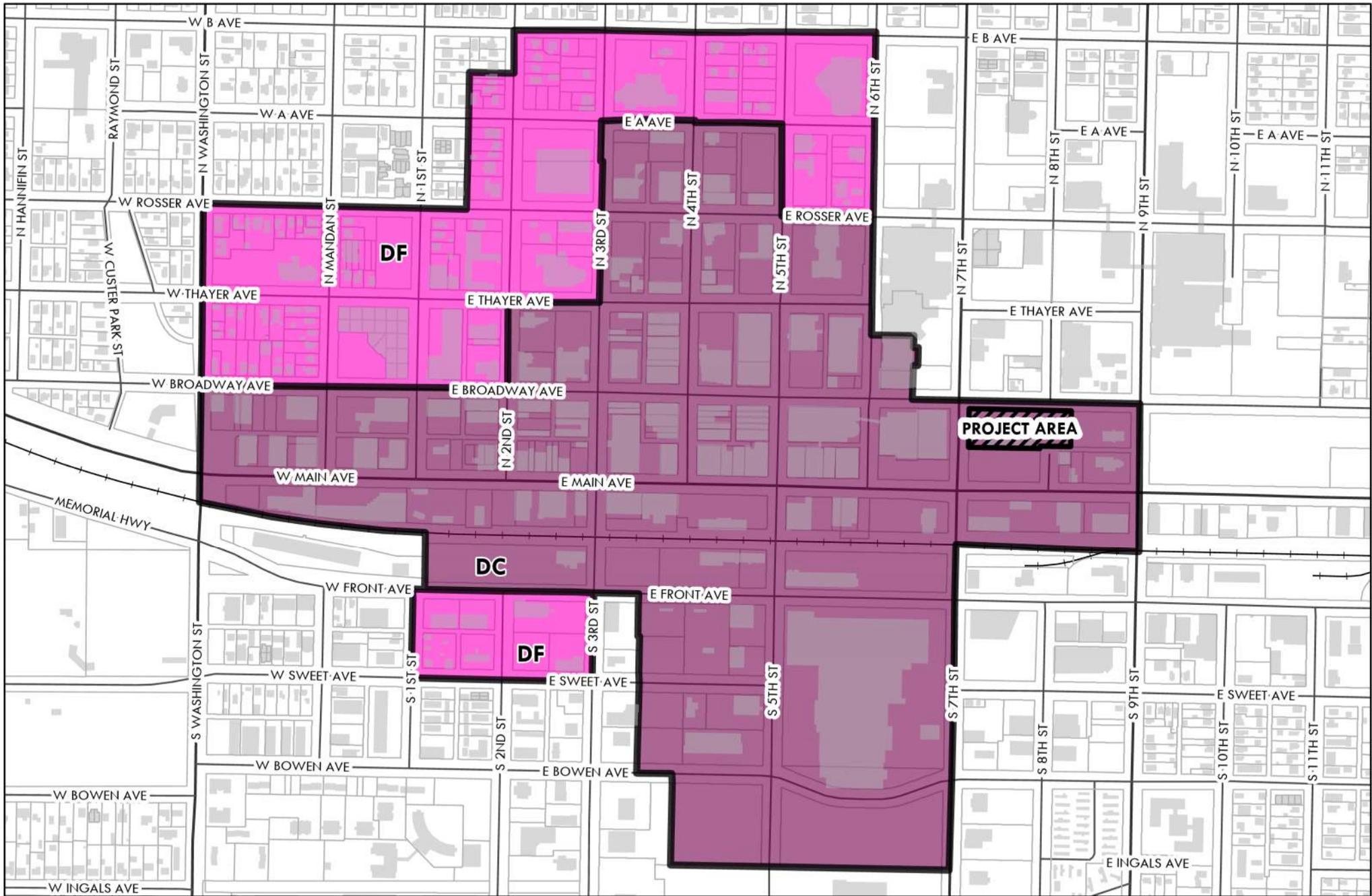
1. Safe and direct ADA-accessible pedestrian accommodations are provided from the north entrance to East Broadway Avenue and from the west entrance to North 7th Street.
2. Existing street tree wells are enlarged and any removed trees are replanted with site development.
3. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Attachments

1. Location Map
2. Submitted design documents

(continued)

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





1 LOOKING SOUTH ACROSS BROADWAY AVENUE



2 LOOKING EAST ACROSS 7TH STREET



OUTPATIENT SURGERY CENTER



NORTH ELEVATION PHOTOS



WEST ELEVATION PHOTO



SOUTH ELEVATION PHOTOS



EAST ELEVATION PHOTOS



OWNER
 SANFORD HEALTH
 715 E. BROADWAY AVE.
 BISMARCK, ND 58501

ARCHITECT
 HKS, INC.
 125 SOUTH CLARK STREET, SUITE 1100
 CHICAGO, IL 60603

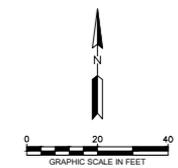
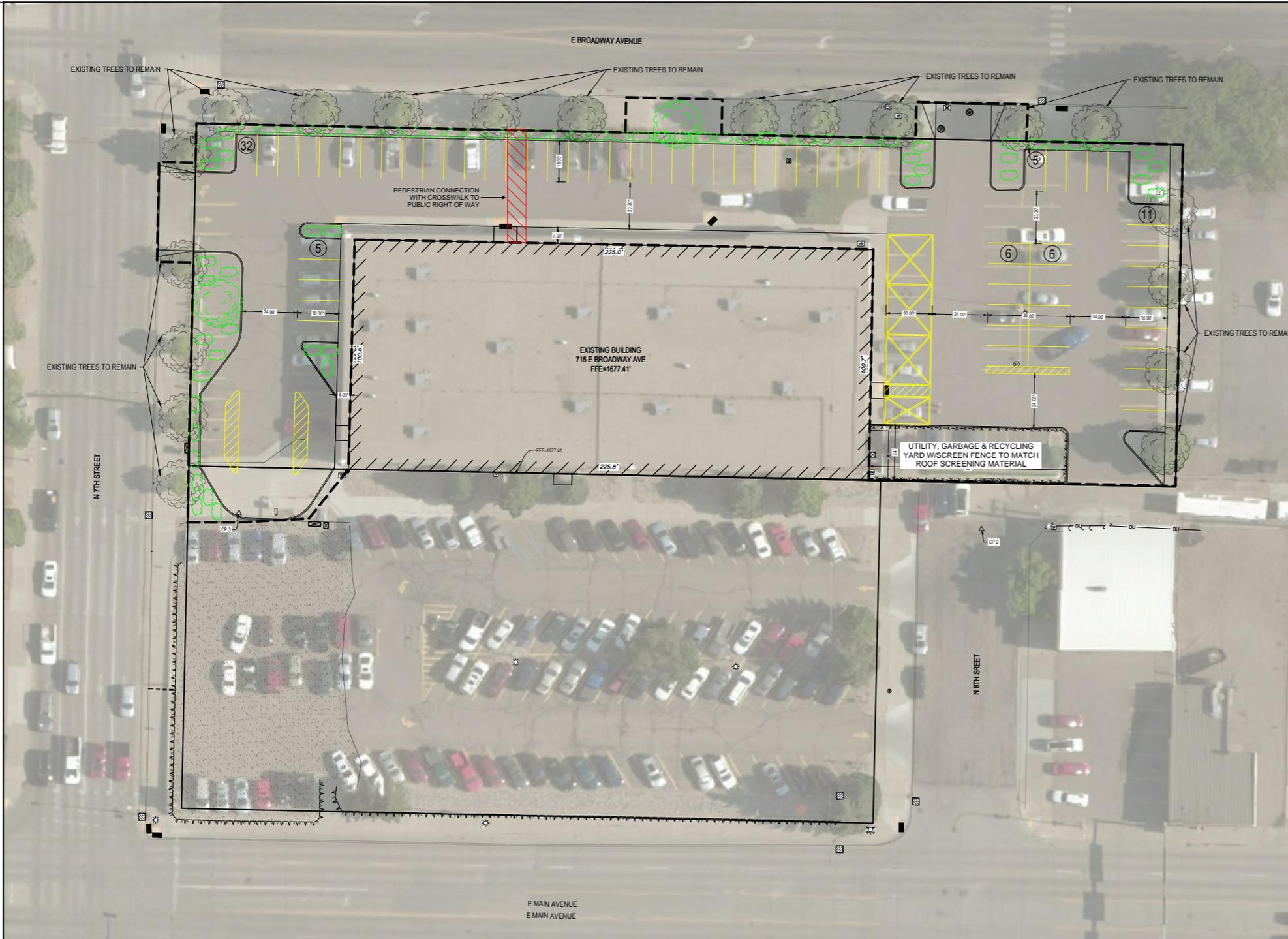
ARCHITECT
 JLG ARCHITECTS
 416 EAST MAIN AVE
 BISMARCK, ND 58501

STRUCTURAL
 CW STRUCTURAL ENGINEERS
 1000 E. CALGARY AVE., SUITE 2
 BISMARCK, ND 58503

CIVIL
 MOUNTAIN PLANS, LLC
 1300 TACOMA AVE., SUITE A
 BISMARCK, ND 58504

MECHANICAL
 PRAIRIE ENGINEERING, P.C.
 619 RIVERWOOD DRIVE, SUITE 205
 BISMARCK, ND 58504

ELECTRICAL
 APEX ENGINEERING GROUP
 600 SOUTH 2ND STREET, SUITE 145
 BISMARCK, ND 58504



LANDSCAPE PLAN LEGEND

| | |
|--|----------------------------|
| | SHRUB S.D. 1C500 |
| | DECIDUOUS TREE S.D. 2C2000 |
| | CONIFEROUS TREE S.D. 3C500 |
| | CLASS II (SUNNY MIX) GRASS |
| | LANDSCAPE MULCH |
| | SITE CONSTRUCTION EXTENTS |

- GENERAL NOTES**
- ALL ELEVATIONS SHOWN ARE IN NAVD83 DATUM UNLESS OTHERWISE NOTED.
 - THE INFORMATION REPRESENTED IN THESE PLANS WAS COMPILED AND DESIGNED IN CONFORMITY WITH THE INFORMATION AVAILABLE AND ESTABLISHED CIVIL ENGINEERING PRACTICES AT THE TIME THEY WERE ISSUED. NEITHER MOUNTAIN PLANS, LLC OR ITS PERSONNEL PROVIDE WARRANTY, EXPRESSED OR IMPLIED, FOR THE INFORMATION PRESENTED IN THE PLANS.
 - THE USE OF "CONTRACTOR" APPLIES TO THE PARTY RESPONSIBLE FOR THE PORTION OF WORK BEING DESCRIBED.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. MOUNTAIN PLANS DOES NOT GUARANTEE THE EXACT LOCATIONS OF THE UTILITIES. THE CONTRACTOR IS REQUIRED TO CALL NORTH DAKOTA ONE CALL BY DIALING 811 OR 800-795-6555. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS AND FEES ASSOCIATED WITH UTILITY LOCATES.
 - CONTRACTOR SHALL OBTAIN PROPER PERMITS FROM THE CITY OR COUNTY WHEN WORKING WITHIN THE RIGHT-OF-WAY.
 - THE COST OF MOBILIZATION IS TO BE INCLUDED IN THE PRICES BID FOR OTHER PROJECT TASKS AND SHALL INCLUDE ALL ITEMS NECESSARY FOR THE CONTRACTOR TO BE PRESENT ON SITE. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO: CONTRACTOR BOND, EQUIPMENT TRAILING, ROADWAY TOLLS AND FARES, LOCAL OR STATE GOVERNMENT PERMITS OR FEES, OR ANY OTHER REQUIREMENT STATED IN THE PROJECT SPECIFICATIONS.
 - AREAS WITHIN RIGHT-OF-WAY WHICH ARE UTILIZED BY CONSTRUCTION TRAFFIC ARE TO BE SWEEPED PRIOR TO OPENING TO PUBLIC TRAFFIC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ANY DEBRIS LEFT ON ADJACENT PUBLIC ROADWAYS OR RIGHTS-OF-WAY THAT WERE A DIRECT OR INDIRECT RESULT FROM CONSTRUCTION ACTIVITIES OF THIS PROJECT. THE UTILIZATION OF A VACUUM OR PICKUP TYPE SWEEPER IS REQUIRED TO MINIMIZE AIR CONTAMINATION. THE COST FOR PAVEMENT SWEEPING IS TO BE INCLUDED IN THE PRICES BID FOR OTHER PROJECT TASKS.
 - THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MONUMENTS ASSOCIATED WITH THE SUBJECT AND ADJACENT PROPERTIES. CORNER MONUMENTS DISTURBED OR DESTROYED SHALL BE REPLACED BY A PROFESSIONAL LAND SURVEYOR LICENSED IN NORTH DAKOTA AT THE CONTRACTOR'S EXPENSE.
 - IN THE EVENT THAT ANY DISCREPANCY BETWEEN THE STANDARD SPECIFICATIONS AND THE BID DOCUMENTS ISSUED BY THE GENERAL CONTRACTOR OR PLANS WHICH HAVE BEEN SIGNED AND SEALED BY THE ISSUING ENGINEER EXISTS, THE PLANS SHALL CONTROL.
 - THE STANDARD SPECIFICATIONS FOR THIS PROJECT SHALL BE "CONSTRUCTION SPECIFICATIONS FOR MUNICIPAL PUBLIC WORKS IMPROVEMENTS, BISMARCK, NORTH DAKOTA" AS APPROVED AND ISSUED MARCH 2019 BY GABRIEL J. SCHELL. THE STANDARD SPECIFICATIONS CAN BE LOCATED AT: <https://www.bismarck.gov/procurementcenter/files/346025/SPECIFICATIONS-FULL-SET>. IN THE EVENT A DISCREPANCY EXISTS BETWEEN THE PLANS AND STANDARD SPECIFICATIONS, THE PLANS SHALL SUPERCEDE.

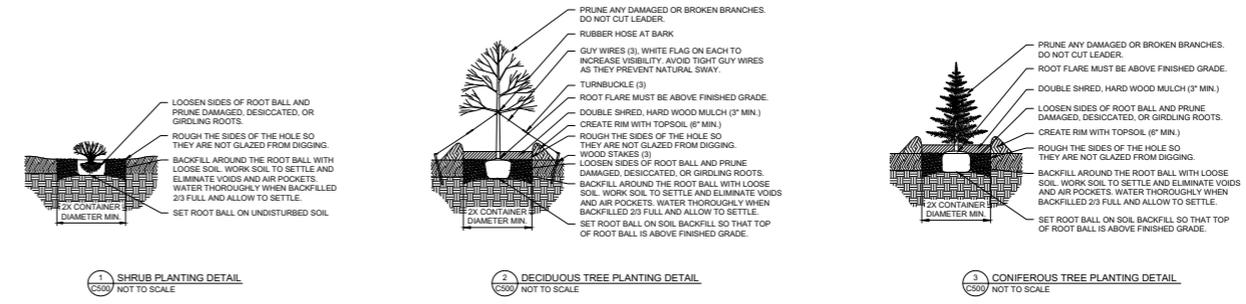
- SITE LAYOUT NOTES**
- THE CONTRACTOR SHALL PROVIDE A ONE YEAR GUARANTEE OF ALL PLANTS AND MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE ENGINEER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT MATERIALS SHALL ALSO HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
 - ALL PLANTS TO BE INSTALLED ARE TO BE NORTHERN ORIGIN, HARDY, AND INSTALLED PER STANDARD ANV PLANTING PRACTICES.
 - USE A MINIMUM 6 IN LOAM PLANTING SOIL ON SHRUBS.
 - THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO THE INSTALLATION OF PLANTS.
 - PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE.
 - OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE ONLY AFTER ACCEPTANCE OF THE WORK BY THE ENGINEER.
 - PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. TEMPORARILY PILE-IN MATERIALS IF NECESSARY.
 - PLANTING BEDS FOR SHRUBS SHALL HAVE 400 MIN WEEB BARRIER FABRIC AND 1/4" OF 6 OF SPROCKED HARDWOOD MULCH.
 - SEED MIX SHALL BE CONSIDERED "CLASS II" AND APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
 - PRIOR TO SEEDING, A MINIMUM OF 4-INCHES OF TOPSOIL IS TO BE LAID AND SHALL BE FREE OF VEGETATION AND STONES LARGER THAN 1-INCH.
 - THE CONTRACTOR SHALL FURNISH THE ENGINEER DUPLICATE SIGNED COPIES OF A STATEMENT BY THE VENDOR CERTIFYING THAT EACH LOT OF SEED HAS BEEN TESTED BY A RECOGNIZED LABORATORY FOR SEED TESTING WITHIN NINE MONTHS OF THE DATE OF DELIVERY.
 - DESIGN OF THE IRRIGATION SYSTEM TO BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
 - SIZES GIVEN FOR TREE AND SHRUB PLANTING ARE MATURE HEIGHT AND SPREAD.
 - CONTRACTOR TO COORDINATE IRRIGATION SYSTEM WITH OWNER.

LANDSCAPE PLAN QUANTITIES

| ITEM | DESCRIPTION | UNIT | QUANTITY |
|------|---------------------------|------|----------|
| 1 | SEEDING CLASS II | SY | x |
| 2 | LANDSCAPE MULCHING | SY | x |
| 3 | TREE / SHRUB MULCHING | EA | x |
| 4 | DECIDUOUS SHADE TREE | EA | x |
| 5 | DECIDUOUS ORNAMENTAL TREE | EA | x |
| 6 | SHRUB | EA | x |
| 7 | IRRIGATION SYSTEM | LSUM | x |
| 8 | DECORATIVE CURBING | LF | x |

ACCEPTABLE SPECIES

| Legend Type | Minimum Size | Common Name | Scientific Name | QTY |
|----------------------|---|--------------------------------|--------------------------------------|-----|
| Deciduous Shade Tree | Minimum Canopy 1.5" at 6' above root collar | Quaking Aspen (QA) | <i>Populus tremuloides</i> | x |
| | | Kentucky Coffeetree (Mae) (KC) | <i>Gymnocladia dioica</i> | x |
| | | American Linden (AL) | <i>Tilia americana</i> | x |
| Dec. Orn. Tree | 1.5" at 6' above root collar | Flowering Crabapple (FC) | <i>Malus Spring Snow</i> | x |
| Sm. Coniferous Tree | Minimum height of 2' above grade or a minimum container size of 2 gallons | Medora Juniper (MJ) | <i>Juniperus scopulorum 'Medora'</i> | x |
| | | Redstart Dogwood (RD) | <i>Cornus sericea</i> | x |
| | | Garden / Glove Currant (GC) | <i>Ribes coccineum</i> | x |
| Shrub | | Yanhouste Spiraea (VS) | <i>Spiraea x vanhouttei</i> | x |
| | | Smooth Hydrangea (SH) | <i>Hydrangea aborescens</i> | x |



OUTPATIENT SURGERY CENTER



HKS PROJECT NUMBER
 DATE
 ISSUE
 SHEET TITLE
 SHEET NO.



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 4
May 14, 2020

Application for: Downtown Design Review

TRAKiT Project ID: DDR2019-009

Project Summary

| | |
|------------------|--|
| Title: | Revisions to Patterson Place Rehabilitation |
| Status: | Renaissance Zone Authority |
| Owner(s): | Patterson Place Limited Partnership Schuett Companies, Inc (Applicant/Managing Partner) |
| Project Contact: | Alex Haecker, AIA, AWH Architects |
| Location: | Lots 7-10 and part of a vacated alley, Block 48, Original Plat (420 East Main Avenue). |
| Request: | Revise approved design for exterior improvements. |



Staff Analysis

Schuett Companies, Inc. is requesting revisions to the approved design for the rehabilitation of the Patterson Place apartments at 420 East Main Avenue. The rehabilitation would retain or expand the existing uses, including 117 affordable housing units, a ground-floor restaurant and retail space.

Downtown Design Review Committee on November 14, 2019, along with an extension of the Renaissance Zone project completion window through December 31, 2020.

The applicant intends to begin the rehabilitation work in the middle of May.



The Patterson Building at 420 East Main Avenue

Proposed Revisions

There are three primary revisions to the approved design that are within the scope of the Downtown Design Review.

Previously, all stucco on the building was proposed for removal and certain areas where historic brick was not available would be replaced with a cupped metal tile panel. The metal panels would no longer be utilized, at the request of the National Park Service during processing of an Historic Preservation Tax Credit application.

This project received final approval as a Rehabilitation Renaissance Zone project from the Department of Commerce on December 20, 2018. The Downtown Design Review approval was later granted by the

The revised plan retains all of the stucco on both the north and west sides, with repair or repainting as necessary. Most of the stucco would be removed on the south and east sides facing the streets, with the exception of portions of the 10th floor when underlying

(continued)

brick is not present. This would be retained. The siding application areas are shown on the attached documents.

Second, an outdoor stairwell was previously proposed within the right-of-way of North 5th Street to allow access to the basement. This has been removed from the design, and therefore no encroachment agreement will be necessary.

Third, one of the two rooftop signs has been removed from the design. The new design still includes a rooftop sign reading "Patterson Place" facing south.

Required Findings of Fact

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

Design Guidelines, and other relevant plans and policies.

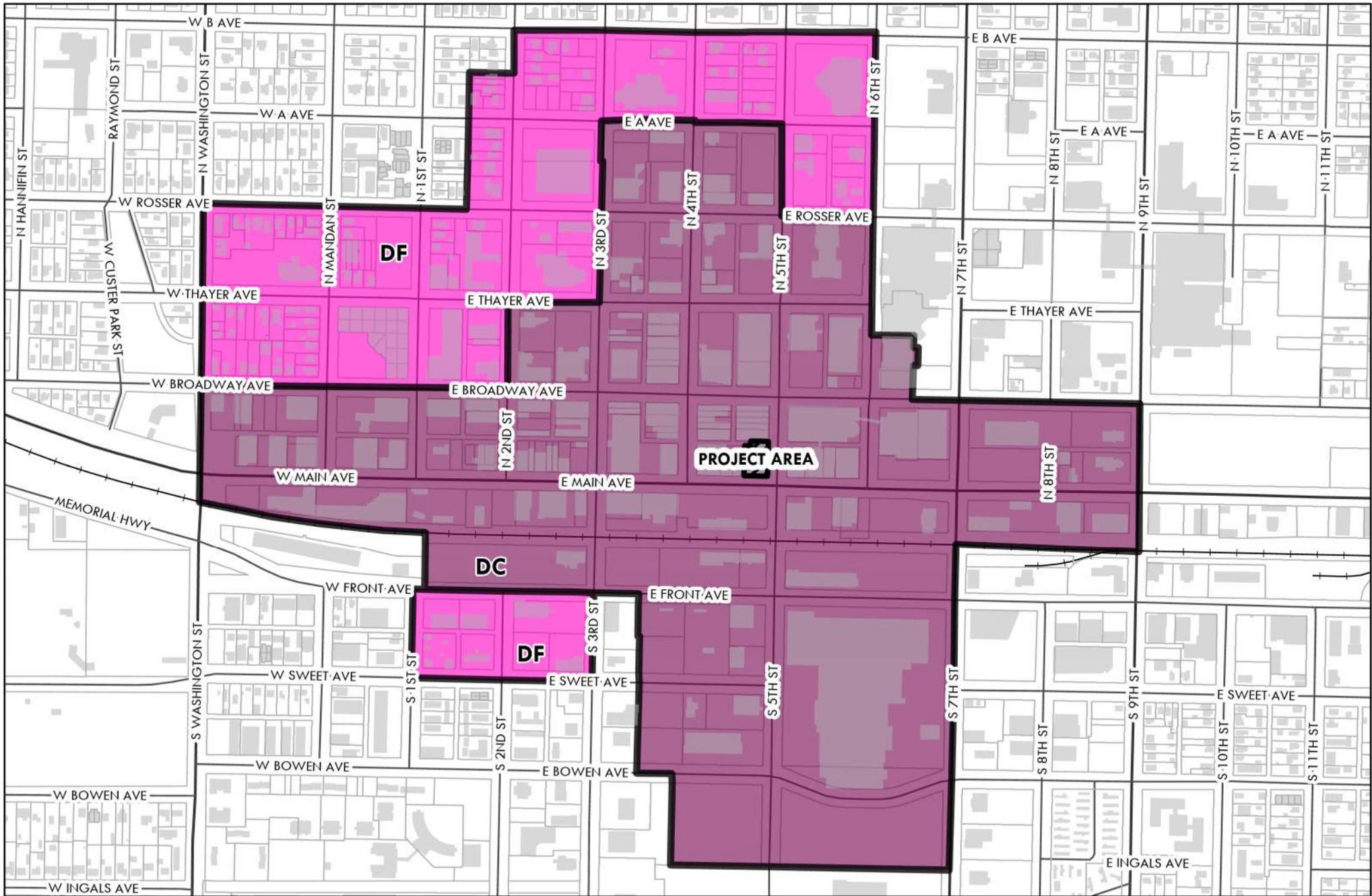
Staff Recommendation

Based on the above findings, staff recommends approval of the proposed revisions to the design for 420 East Main Avenue, as presented in all submitted documents and materials, waiving the prohibition of rooftop signs in Section to Section 4-04-09(4) (Specific Provisions for Downtown/Prohibited Signs) with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

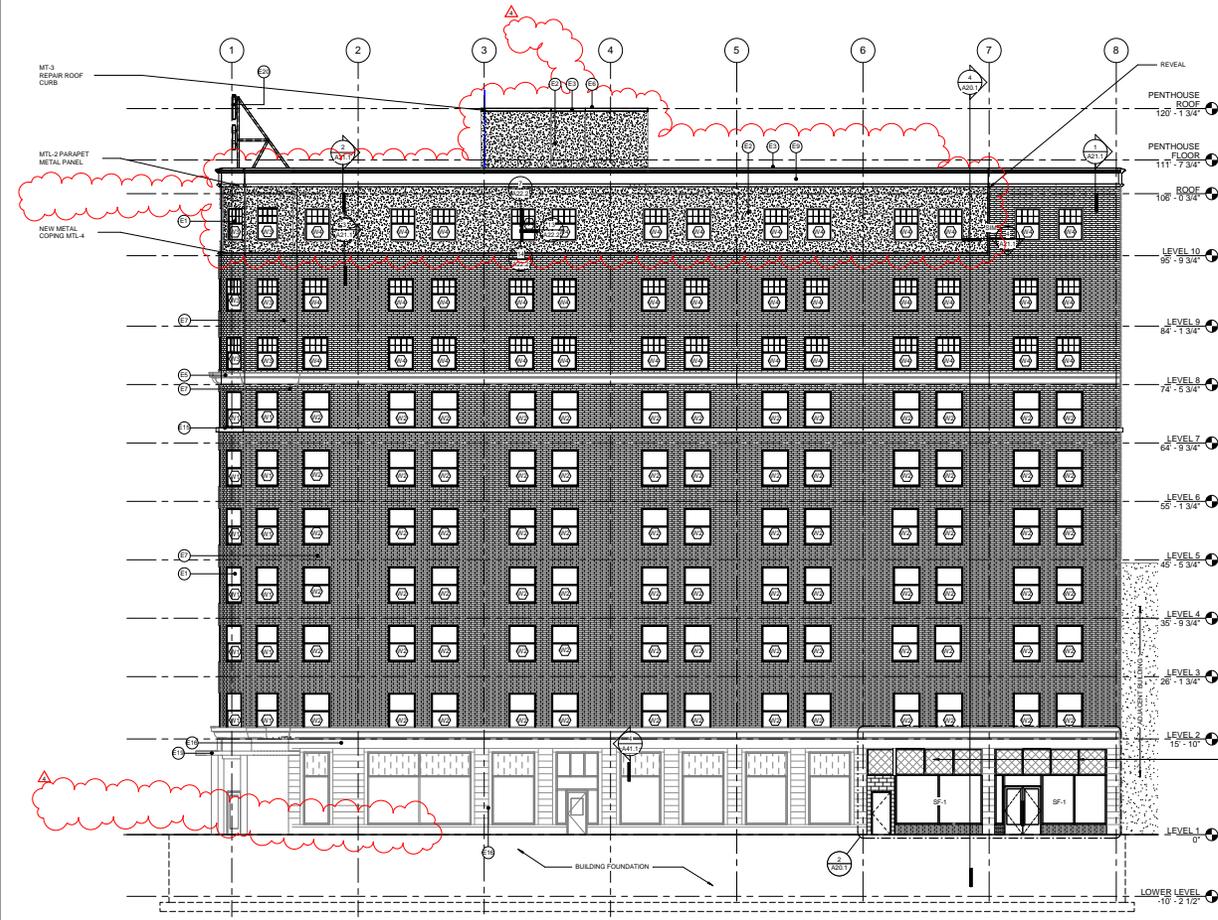
Attachments

1. Location Map
2. Submitted Design Documents

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



| NO. | DATE | DESCRIPTION |
|-----|------------|-------------------|
| 1 | 11/11/2011 | ISSUED FOR PERMIT |
| 2 | 01/24/2012 | ISSUED FOR PERMIT |
| 3 | 02/02/2012 | ISSUED FOR PERMIT |
| 4 | 02/02/2012 | ISSUED FOR PERMIT |
| 5 | 02/02/2012 | ISSUED FOR PERMIT |
| 6 | 02/02/2012 | ISSUED FOR PERMIT |
| 7 | 02/02/2012 | ISSUED FOR PERMIT |
| 8 | 02/02/2012 | ISSUED FOR PERMIT |
| 9 | 02/02/2012 | ISSUED FOR PERMIT |
| 10 | 02/02/2012 | ISSUED FOR PERMIT |
| 11 | 02/02/2012 | ISSUED FOR PERMIT |
| 12 | 02/02/2012 | ISSUED FOR PERMIT |
| 13 | 02/02/2012 | ISSUED FOR PERMIT |
| 14 | 02/02/2012 | ISSUED FOR PERMIT |
| 15 | 02/02/2012 | ISSUED FOR PERMIT |
| 16 | 02/02/2012 | ISSUED FOR PERMIT |
| 17 | 02/02/2012 | ISSUED FOR PERMIT |
| 18 | 02/02/2012 | ISSUED FOR PERMIT |
| 19 | 02/02/2012 | ISSUED FOR PERMIT |
| 20 | 02/02/2012 | ISSUED FOR PERMIT |
| 21 | 02/02/2012 | ISSUED FOR PERMIT |
| 22 | 02/02/2012 | ISSUED FOR PERMIT |
| 23 | 02/02/2012 | ISSUED FOR PERMIT |
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| 98 | 02/02/2012 | ISSUED FOR PERMIT |
| 99 | 02/02/2012 | ISSUED FOR PERMIT |
| 100 | 02/02/2012 | ISSUED FOR PERMIT |



- MASONRY RESTORATION NOTES**
1. VERIFY EXTENTS OF EACH TYPE OF REPAIR OR RESTORATION BY PROVIDING A CONSTRUCTION BRIEF FOR REVIEW BY THE ARCHITECT
 2. PROPOSED DETAILS FOR FACADE RECONSTRUCTION, SUCH AS MATCH WITH THE REBULO, TO BE SUBMITTED TO STRUCTURAL ENGINEER FOR REVIEW
 3. PAINT ON EXISTING EXTERIOR MASONRY TO BE REMOVED PER APPROVED MOCKUP
 4. PROVIDE MOCKUP OF ALL MASONRY RESTORATION METHODS INCLUDING PROPOSED NEW BRICKS AND TUCK POINTING.
 5. ALL MASONRY RESTORATION METHODS WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE GUIDANCE PROVIDED IN THE PRESERVATION BRIEF.
 6. MASONRY REPOINTING WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE CONSTRUCTION BRIEF AND THE PRESERVATION BRIEF.
 7. 75% REPOINTING OF FACE BRICK
 8. BRICK TO BE REPAIRED AND REPLACED AS NEEDED.
 - BASE BID TO PRICE 10% REPLACEMENT
 - PROVIDE UNIT PRICE FOR REPLACEMENT, ADD OR DEDUCT AS APPLICABLE
 9. WINDOW SILLERS
 - BASE BID TO PRICE 10% REPLACEMENT
 - PROVIDE UNIT PRICE FOR REPLACEMENT, ADD OR DEDUCT AS APPLICABLE
 10. INFILL OPENINGS AT WEST FACADE WITH BLOCK AND FACE BRICK. NEW BRICK TO MATCH EXISTING BRICK.
 11. TOOTH-IN NEW BRICK WITH EXISTING BRICK.
 12. EXISTING STONE AT GROUND LEVEL TO BE REPAIRED AND REPLACED AS NEEDED.
 - BASE BID TO PRICE 10% REPLACEMENT
 - PROVIDE UNIT PRICE FOR REPLACEMENT, ADD OR DEDUCT AS APPLICABLE

EXTERIOR MATERIALS LEGEND

| TAG | SPEC DESCRIPTION | MATERIAL DESCRIPTION |
|-------|------------------|--|
| SF-1 | 08 41 13 | ALUM. FRAMED ENTRANCES, STOREFRONTS, AND RETAILERS, TUBELIGHT VERSATHERM BASIS OF DESIGN |
| MTL-2 | 07 42 15 | CLIFFTOP PARAPET METAL PANEL |
| MTL-3 | 07 11 00 | PREFINISHED METAL PARAPET WALL CAP |
| MT | 07 11 00 | PREFINISHED METAL CORNING PLATE |
| WD-1 | 06 50 00 | WESTERN RED CEDAR PRIVACY SCREEN |
| BR-1 | 04 20 00 | DESIGN BRICK, PACIFIC CLAY BASIS OF DESIGN |

- EXTERIOR KEYNOTES**
11. NEW WINDOW TO MATCH LOOK OF ORIGINAL DOUBLE GLAZ WINDOW AS SET IN EXISTING FRAME. TO MATCH EXISTING PRESERVE ALUM. CLADDING AND FRAME EXISTING STRUCTURE
 12. NEW ROOF OF FLEECE BACK 60 MIL TPO IN LOW RISE FOAM INSULATION SHEETED TO EXISTING ROOF. SEE EXTERIOR DETAILS.
 13. REPAIR TN FACADA
 14. REPAIR OR REPLACE CORNING OR PARAPET CAP
 15. RESTORE, REPLACE AND REPOINTING ORIGINAL BRICK AND CONCRETE STRUCTURE - SEE MASONRY RESTORATION NARRATIVE
 16. NEW CLADDING TO MATCH EXISTING METAL PARAPET CAP
 17. REPAIR STONE SILLERS
 18. REPAIR STONE FACADA
 19. REPAIR ROOF AND CRACKING ON EXISTING CANOPY
 20. NEW BUILDING BRONZE - SEE 11 FOR DETAILS
 22. FAKE STONE TO BE REMOVED AND REPLACED WITH STONE MATCHING EXISTING ADJACENT STONE

1 EAST ELEVATION
1/8" = 1'-0"

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 |
| 004-B | Duemelands Commercial LLLP | 301 East Thayer Avenue | Lease | Completed | 07/14/03 | 07/22/03 | 09/25/03 | 12/01/03 | N/A | N/A | N/A | N/A |
| 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 | 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 |
| 008-B | Northland Financial | 207 East Front Avenue | Lease | Completed | 11/19/03 | 11/25/03 | 12/03/03 | 09/16/04 | N/A | N/A | N/A | N/A |
| 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 | Mark Gartner | 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 |
| 016-B | Pirogue Grille, Inc. | 121 North 4th Street | Lease | Completed | 03/02/05 | 03/08/05 | 03/22/05 | 08/24/05 | N/A | N/A | N/A | N/A |
| 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 |
| 021-B | Foot Care Associates PC | 310 South 5th Street | Lease | Completed | 01/12/06 | 01/24/06 | 02/03/05 | 04/01/06 | N/A | N/A | N/A | N/A |
| 022-B | Dentyne, Inc. (Bakke & Roller) | 310 South 5th Street | Lease | Completed | 01/12/06 | 01/24/06 | 02/03/05 | 03/13/06 | N/A | N/A | N/A | N/A |
| 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 |
| 026-B | River Q, LLC | 312 South 3rd Street | Lease | Completed | 04/13/06 | 04/25/06 | 05/05/06 | 12/04/06 | N/A | N/A | N/A | N/A |
| 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 |
| 028-B | Heartland Mortgage Company | 412 East Main Avenue | Lease | Completed | 05/23/06 | 05/23/06 | 05/30/06 | 07/01/06 | N/A | N/A | N/A | N/A |
| 029-B | Bismarck MSA dba Verizon Wireless | 302 South 3rd Street | Lease | Completed | 07/24/06 | 07/25/06 | 08/02/06 | 09/14/06 | N/A | N/A | N/A | N/A |
| 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 |
| 032-B | American Legal Services PC | 521 East Main Avenue | Lease | Completed | 04/02/07 | 04/10/07 | 04/19/07 | 08/01/07 | N/A | N/A | N/A | N/A |
| 033-B | Internet Design & Consulting | 521 East Main Avenue | Lease | Completed | 04/02/07 | 04/10/07 | 04/24/07 | 08/01/07 | N/A | N/A | N/A | N/A |
| 034-B | Larson Latham Heutle LLP | 521 East Main Avenue | Lease | Completed | 05/14/07 | 05/22/07 | 06/08/07 | 07/01/07 | N/A | N/A | N/A | N/A |
| 035-B | Retirement Consulting LLC | 521 East Main Avenue | Lease | Completed | 05/14/07 | 05/22/07 | 06/08/07 | 07/01/07 | N/A | N/A | N/A | N/A |
| 036-B | Jason Kirchmeier & Associates | 501 East Main Avenue | Lease | Completed | 06/20/07 | 06/26/07 | 07/11/07 | 08/01/07 | N/A | N/A | N/A | N/A |
| 037-B | Roger Koski & Associates | 501 East Main Avenue | Lease | Completed | 06/20/07 | 06/26/07 | 07/11/07 | 08/01/07 | N/A | N/A | N/A | N/A |
| 038-B | Melvie Financial Planning | 501 East Main Avenue | Lease | Completed | 06/20/07 | 06/26/07 | 07/11/07 | 08/01/07 | N/A | N/A | N/A | N/A |
| 039-B | Westgard Financial Services | 501 East Main Avenue | Lease | Completed | 06/20/07 | 06/26/07 | 07/11/07 | 08/01/07 | N/A | N/A | N/A | N/A |
| 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 |
| 041-B | The Rainmaker Group, Inc. | 116 North 5th Street | Lease | Completed | 11/14/07 | 12/18/07 | 12/27/07 | 06/12/08 | N/A | N/A | N/A | N/A |
| 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 |
| 046-B | Westley's Inc. | 423 East Broadway Avenue | Lease | Completed | 02/21/08 | 03/11/08 | 03/19/08 | 07/14/08 | N/A | N/A | N/A | N/A |
| 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 |
| 048-B | FV Restaurant, Inc. | 401/411 East Main Avenue | Lease | Completed | 04/18/08 | 05/13/08 | 05/28/08 | 06/27/08 | N/A | N/A | N/A | N/A |
| 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 |
| 052-B | Mark Benesh & Associates/Prudential | 521 East Main Avenue | Lease | Completed | 10/08/08 | 10/22/08 | 11/04/08 | 04/01/09 | N/A | N/A | N/A | N/A |
| 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 |
| 055-B | Blarney Stone Pub, LLC | 408 East Main Avenue | Lease | Completed | 06/10/09 | 06/23/09 | 07/07/09 | 10/01/09 | N/A | N/A | N/A | N/A |
| 056-B | Cavalier Homes, Inc. | 408 East Main Avenue | Lease | Completed | 06/10/09 | 06/23/09 | 07/07/09 | 10/15/09 | N/A | N/A | N/A | N/A |
| 057-B | Jim Poolman Consulting, Inc. | 408 East Main Avenue | Lease | Completed | 06/10/09 | 06/23/09 | 07/07/09 | 09/05/09 | N/A | N/A | N/A | N/A |
| 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 |
| 061-B | Sheldon A. Smith, P.C. | 123 East Broadway Avenue | Lease | Completed | 11/12/09 | 11/24/09 | 12/03/09 | 06/21/10 | N/A | N/A | N/A | N/A |
| 062-B | Randall J. Bakke, P.C. | 124 East Broadway Avenue | Lease | Completed | 11/12/09 | 11/24/09 | 12/03/09 | 06/21/10 | N/A | N/A | N/A | N/A |
| 063-B | Scott K. Korsborg, P.C. | 125 East Broadway Avenue | Lease | Completed | 11/12/09 | 11/24/09 | 12/03/09 | 06/21/10 | N/A | N/A | N/A | N/A |
| 064-B | Mitchell D. Armstrong, P.C. | 126 East Broadway Avenue | Lease | Completed | 11/12/09 | 11/24/09 | 12/03/09 | 06/21/10 | N/A | N/A | N/A | N/A |
| 065-B | Suzanne M. Schweigert, P.C. | 122 East Broadway Avenue | Lease | Completed | 11/12/09 | 11/24/09 | 12/03/09 | 07/01/10 | 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 |
|----------|---------------------------------------|-------------------------------------|---------------------|-----------|-------------|-------------------|----------------|-----------------|---------------------|----------------------------|------------------------|---------------------------------------|
| 066-B | Kranzler Kingsley Communications, LTD | 501 East Main Avenue | Lease | Completed | 12/09/09 | 12/22/09 | 01/10/10 | 07/16/10 | \$180,000 | \$295,896 | N/A | N/A |
| 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 |
| 069-B | Jimmy John's | 301 South 3rd Street | Lease | Completed | 02/10/10 | 02/23/10 | 03/02/10 | 07/13/10 | \$75,000 | \$140,000 | N/A | N/A |
| 070-B | J2 Studio Architecture + Design | 521 East Main Avenue | Lease | Completed | 02/10/10 | 02/23/10 | 03/02/10 | 03/11/10 | N/A | N/A | N/A | N/A |
| 071-B | JS Bridal, LLC | 115 North 4th Street | Lease | Completed | 06/09/10 | 06/22/10 | 07/02/10 | 11/01/10 | N/A | N/A | N/A | N/A |
| 072-B | Toasted Frog West, LLC | 124 North 4th Street | Lease | Completed | 10/19/10 | 10/26/10 | 11/10/10 | 12/01/10 | N/A | N/A | N/A | N/A |
| 073-B | A.L. Brend, DDS | 207 East Front Avenue | Lease | Completed | 10/13/10 | 10/26/10 | 11/10/10 | 10/24/11 | N/A | N/A | N/A | N/A |
| 074-B | Magi-Touch Carpet & Furniture, Inc | 800 East Sweet Avenue | Lease | Completed | 10/19/10 | 10/26/10 | 11/10/10 | 02/01/11 | N/A | N/A | N/A | N/A |
| 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 |
| 076-B | Spaces, Inc. | 122 East Main Avenue | Lease | Completed | 01/12/11 | 01/25/11 | 02/07/11 | 02/21/11 | N/A | N/A | N/A | N/A |
| 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 |
| 082-B | Daymarck, LLC | 521 East Main Avenue | Lease | Completed | 07/12/11 | 07/26/11 | 08/10/11 | 11/07/13 | N/A | N/A | N/A | N/A |
| 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 |
| 084-B | Broadway Centre, LLC | 100 West Broadway Avenue | Lease | Completed | 02/21/12 | 02/28/12 | 03/12/12 | 07/31/14 | N/A | N/A | N/A | N/A |
| 085-B | Pine Properties, LLC | 100 West Broadway Avenue | Lease | Completed | 02/21/12 | 03/27/12 | 05/14/12 | 07/31/14 | N/A | N/A | N/A | N/A |
| 086-B | Pine Investment Company, LLC | 100 West Broadway Avenue | Lease | Completed | 02/21/12 | 03/27/12 | 05/14/12 | 07/31/14 | N/A | N/A | N/A | N/A |
| 087-B | Pine Enterprises, LLC | 100 West Broadway Avenue | Lease | Completed | 02/21/12 | 03/27/12 | 05/14/12 | 07/31/14 | N/A | N/A | N/A | N/A |
| 088-B | Pine Petroleum, Inc. | 100 West Broadway Avenue | Lease | Completed | 02/21/12 | 03/27/12 | 05/14/12 | 07/31/14 | N/A | N/A | N/A | N/A |
| 089-B | Pine Oil Company | 100 West Broadway Avenue | Lease | Completed | 02/21/12 | 03/27/12 | 05/14/12 | 07/31/14 | N/A | N/A | N/A | N/A |
| 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 |
| 091-B | Bread Poets Baking Company, LLC | 106 East Thayer Avenue | Lease | Completed | 07/17/12 | 07/24/12 | 07/26/12 | 02/07/13 | N/A | N/A | N/A | N/A |
| 092-B | Obermiller Nelson Engineering | 116 North 5th Street | Lease | Completed | 08/21/12 | 08/28/12 | 08/29/12 | 09/01/12 | N/A | N/A | N/A | N/A |
| 095-B | Hump Back Sally's, LLC | 510 East Main Avenue | Lease | Completed | 11/20/12 | 11/27/12 | 01/09/13 | 01/01/15 | N/A | N/A | N/A | N/A |
| 096-B | Faass Lavidia, LLC | 510 East Main Avenue | Lease | Completed | 01/15/13 | 01/22/13 | 02/21/13 | 09/01/13 | N/A | N/A | N/A | N/A |
| 097-B | J&G, Inc dba Red Wing Shoes | 529 East Broadway Avenue | Lease | Completed | 06/18/13 | 06/25/13 | 06/27/13 | 10/01/13 | \$73,996 | \$73,514 | N/A | N/A |
| 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 |
| 100-B | Langan Engineering & Environmental | 401 East Broadway Avenue | Lease | Completed | 08/20/13 | 08/27/13 | 01/14/14 | 05/16/14 | N/A | N/A | N/A | N/A |
| 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 |
| 102-B | Fireflour, LLC | 111 North 5th Street | Lease | Completed | 09/17/13 | 09/24/13 | 09/25/13 | 10/23/13 | \$28,500 | \$35,814 | N/A | N/A |
| 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 |
| 104-B | CC's Physical Therapy, LLC | 100 West Broadway Avenue | Lease | Completed | 03/18/14 | 03/26/14 | 04/02/14 | 12/10/14 | N/A | N/A | N/A | N/A |
| 105-B | Pure Skin, LLC | 100 West Broadway Avenue | Lease | Completed | 04/15/14 | 04/22/14 | 05/29/14 | 12/12/14 | N/A | N/A | N/A | N/A |
| 106-B | Broadway Centre Salon & Spa, Inc. | 100 West Broadway Avenue | Lease | Completed | 04/15/14 | 04/22/14 | 05/29/14 | 12/04/14 | N/A | N/A | N/A | N/A |
| 107-B | Lucky Ducks ND, LLC | 307 North 3rd Street | Lease | Completed | 05/20/14 | 05/27/14 | 05/28/14 | 06/15/14 | N/A | N/A | N/A | N/A |
| 108-B | George Yineman/Bismarck Realty Co. | 113 South 5th Street | Lease | Completed | 10/22/14 | 10/28/14 | 11/06/14 | 01/01/15 | \$17,100 | \$20,365 | N/A | N/A |
| 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 | \$0 | 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 |
| 111-B | Juniper, LLC | 315 East Broadway Avenue | Lease | Completed | 02/17/15 | 02/24/15 | 03/27/15 | 09/24/15 | N/A | N/A | N/A | N/A |
| 112-B | Terra Nomad, LLC | 514 East Main Avenue | Lease | Completed | 03/17/15 | 03/24/15 | 04/20/15 | 06/30/15 | N/A | N/A | N/A | N/A |
| 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 | \$0 | N/A |
| 114-B | The Barber's Wife, LLC | 116 North 5th Street | Lease | Completed | 04/30/15 | 05/12/15 | 07/20/15 | 07/23/15 | 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 | \$0 | 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 | \$0 | 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 |
| 118-B | Glasser Images, LLC | 510 East Main Avenue | Lease | Completed | 11/17/15 | 11/24/15 | 04/25/16 | 04/25/16 | N/A | N/A | N/A | N/A |
| 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 |
| 120-B | The Starving Rooster, LLC | 512 East Main Avenue | Lease | Completed | 06/21/16 | 06/28/16 | 07/20/16 | 03/31/17 | N/A | N/A | N/A | N/A |
| 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 | \$0 | N/A |
| 122-B | NoodleZip | 208 East Main Avenue | Lease | Completed | 02/09/17 | 02/28/17 | 03/17/17 | 07/21/17 | \$62,000 | \$63,950 | 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 | \$0 | 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 |
| 125-B | Active Life Chiropractic, PC | 201 West Main Avenue | Lease | Completed | 07/13/17 | 07/25/17 | 08/02/17 | 08/02/18 | N/A | N/A | N/A | N/A |
| 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 |
| 127-B | Proximal 50, Inc | 122 North Mandan Street | Lease | Completed | 08/10/17 | 08/22/17 | 08/28/17 | 08/29/18 | N/A | N/A | N/A | N/A |
| 128-B | Traci and Bruce Maragos | 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 | \$0 | 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 | \$0 | 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 |
|----------|--------------------------------------|--------------------------------------|---------------------|-----------|-------------|-------------------|----------------|-----------------|----------------------|----------------------------|------------------------|---------------------------------------|
| 130-B | Butterhorn, Inc | 210 East Main Avenue | Lease | Completed | 09/14/17 | 09/26/17 | 10/03/17 | 05/11/18 | \$860,000 | \$492,641 | N/A | N/A |
| 131-B | Advanced Skin Support, LLC | 401 East Broadway Avenue | Lease | Completed | 09/14/17 | 09/26/17 | 10/18/17 | 01/12/18 | 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 |
| 133-B | Boutique Twenty-Three, LLC | 201 West Main Avenue | Lease | Completed | 10/12/17 | 10/24/17 | 10/30/17 | 08/11/18 | N/A | N/A | N/A | N/A |
| 134-B | The Barbers Wife, LLC | 401 East Broadway Avenue | Lease | Completed | 11/09/17 | 11/27/17 | 12/04/17 | 08/07/18 | N/A | N/A | N/A | N/A |
| 135-B | Anima Cucina, LLC | 101 North 5th Street | Lease | Completed | 12/14/17 | 12/26/17 | 01/12/18 | 10/30/18 | N/A | N/A | N/A | N/A |
| 136-B | Invision Property, LLP | 815 East Main Avenue | Rehabilitation | Completed | 02/08/18 | 02/27/18 | 10/14/19 | 04/26/19 | \$968,000 | \$999,446 | \$426,500 | \$1,000,000 |
| 137-B | The Craftcade, LLC | 405 North 4th Street | Lease | Completed | 03/08/18 | 03/27/18 | 04/11/18 | 05/15/19 | \$215,000 | \$227,267 | N/A | N/A |
| 138-B | Soul Haven Studios, LLP | 209 West Main Avenue | Lease | Completed | 11/08/18 | 11/27/18 | 12/05/18 | 06/25/19 | N/A | N/A | N/A | N/A |
| 139-B | Schuetz Development, LLC | 420 East Main Avenue | Purchase w/ Improve | Approved | 11/09/17 | 12/18/18 | 12/20/18 | | \$7,182,725 | Pending | \$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 | \$0 | N/A |
| 141-B | 630 Main Apartments | 630 East Main | New Construction | Approved | 01/10/19 | 02/26/19 | 05/01/19 | | \$8,200,000 | Pending | \$0 | \$8,200,000 |
| 142-B | Brick Oven Bakery, LLC | 112 North 4th Street | Lease | Completed | 05/09/19 | 05/28/19 | 06/10/19 | | N/A | N/A | N/A | N/A |
| 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 |
| | | | | | | | | | \$102,969,245 | \$65,252,599 | \$23,247,880 | \$105,882,000 |