Appendix D: Renaissance Zone Needs Assessments (2016)

RENAISSANCE ZONE NEEDS ASSESSMENT 2016

Submitted to Renaissance Zone Authority on July 19, 2016

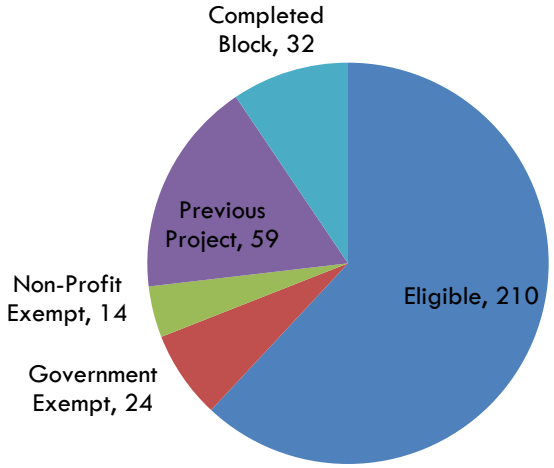
City of Bismarck – Community Development Department – Planning Division

Purpose of Report

During their June 21, 2016 regular meeting, the Renaissance Zone Authority requested a report to evaluate the future need for the Renaissance Zone program in downtown Bismarck. Staff was instructed to consider only areas within the current boundaries of the Renaissance Zone. This report determines which parcels within the Zone would be eligible for a future project, evaluates all eligible parcels for potential rehabilitation or new construction, and compares the progress already made within the Zone to the potential for future growth and development.

Determining Eligibility

Of the 339 parcels currently within the Renaissance Zone boundary, 210 (or 62%) are potentially eligible for a future project.



Between 2011 and 2013, the Renaissance Zone Authority deemed five blocks to be complete, and these were removed from the program. The 32 parcels within these blocks are not eligible for participation.

Program rules also prohibit previous recipients of Renaissance Zone tax incentives from applying as a new project. This precludes an additional 59 parcels. There could potentially be lease projects within these new or rehabilitated buildings, but for the purposes of this report these parcels will be excluded from evaluation.

Parcels owned by government or non-profit entities are not explicitly prohibited from participation, but the tax incentives offered by the program have little to no value. There could be lease projects from private-sector organizations within these parcels, but for the purposes of this report these parcels will be excluded from evaluation.

Eligibility could change with a change in ownership. For example, Burleigh County owns a parking area at the corner of 5th Street and Avenue A. If this lot is sold to a private entity, it would potentially be eligible for the Renaissance Zone program for a new construction project designation. The same is true of the current public health building owned by the City of Bismarck at 500 East Front Avenue.

Determining Potential

The eligible parcels have been ranked according to their potential as a Renaissance Zone projects, based on four metrics:

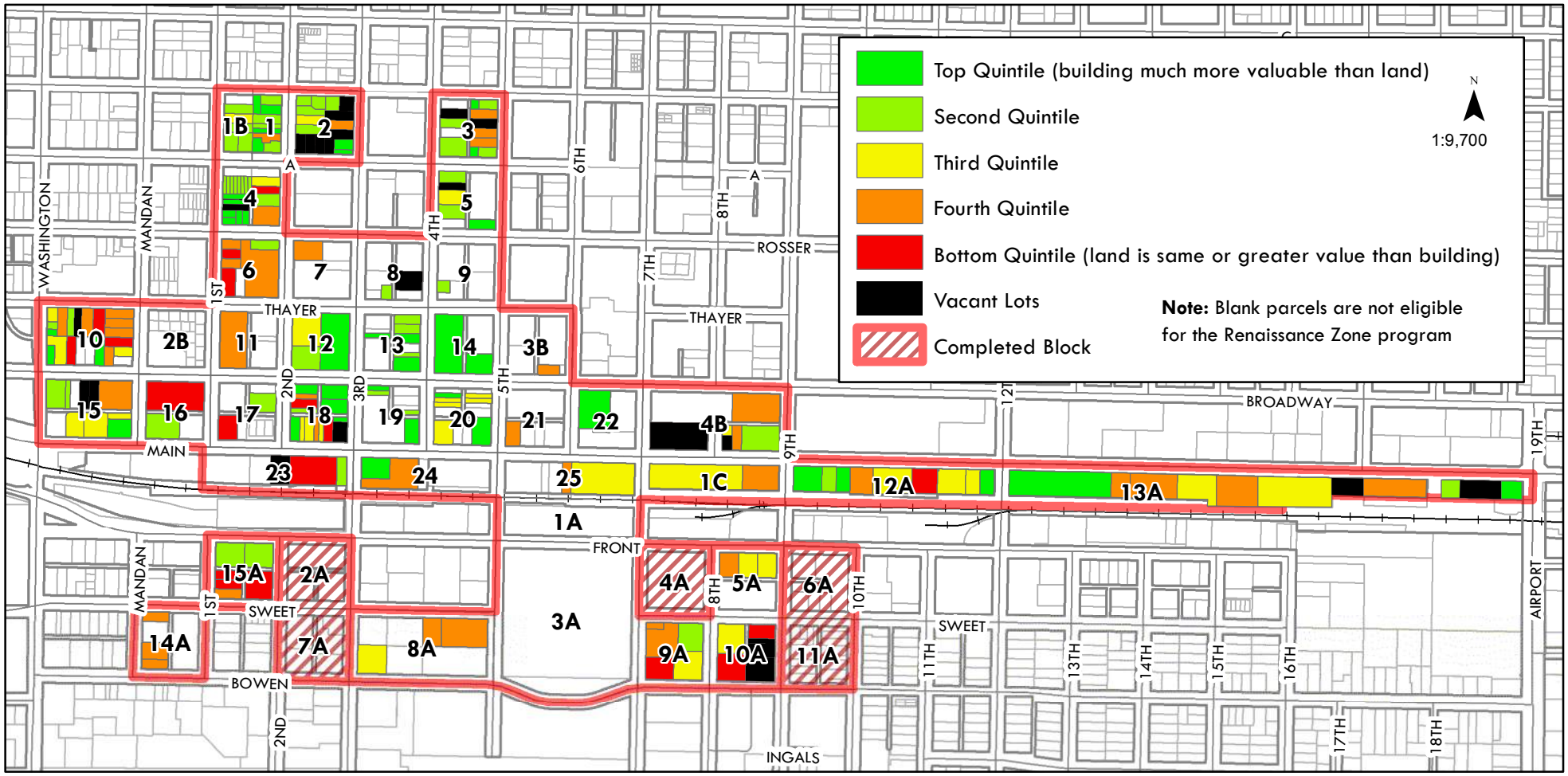
1. Ratio of assessed land to improvement value
2. Change in market value between 2003 and 2016
3. Projects in the 2016 Renaissance Zone Development Plan
4. Informed judgment of exterior condition and impact on area

Ratio of Assessed Land to Improvement Value

This measurement is an indicator of redevelopment or rehabilitation potential of all eligible parcels within the Renaissance Zone. Land value functions as a proxy for the desirability of a location, and the building value represents the degree to which the location is being fully utilized. Parcels with high land value and low building value (red parcels) are the most likely to be improved in the future.

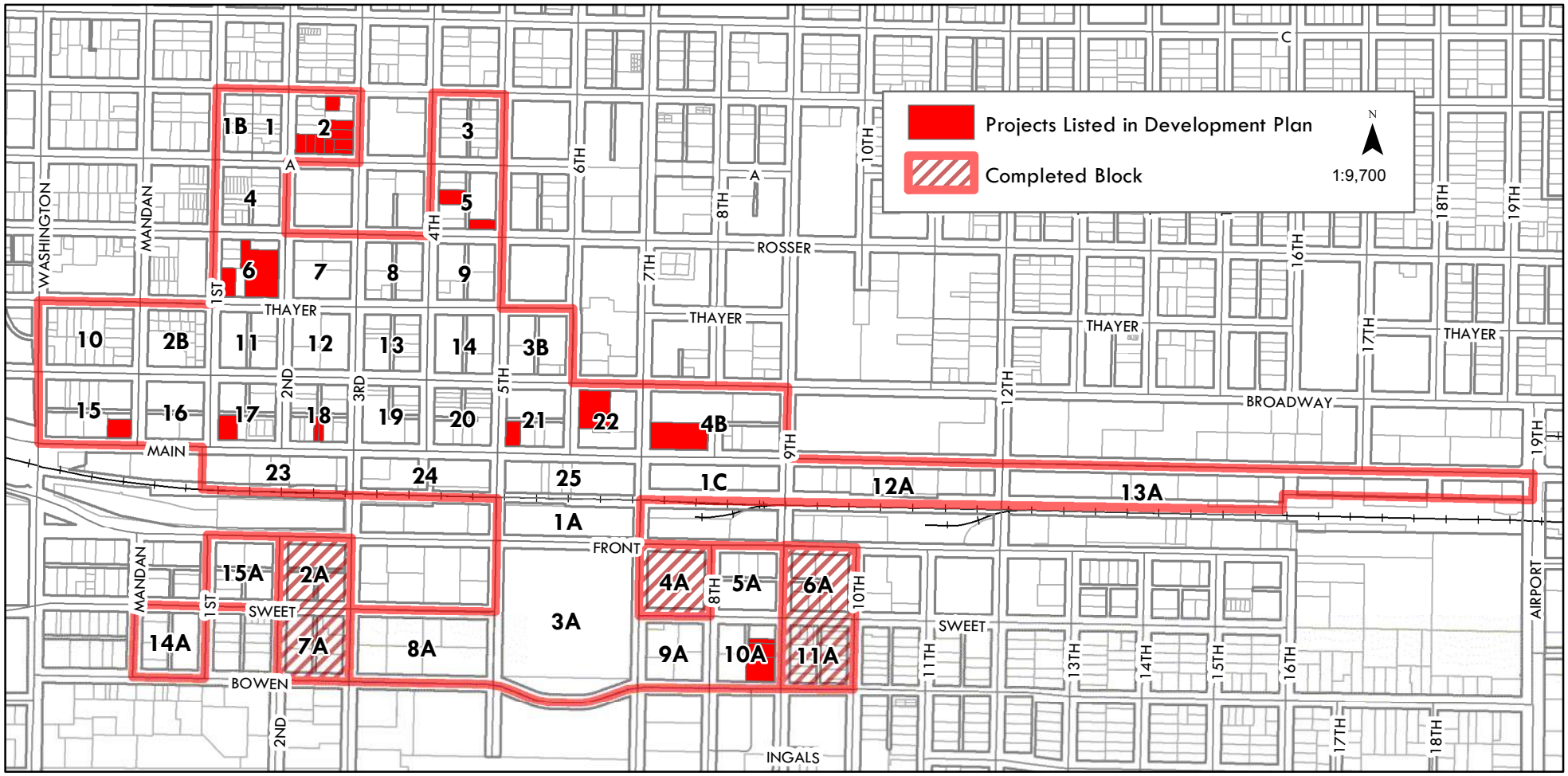
Note on Vacant Lots:

Lots identified as vacant are parcels with no or minimal assessed building value. Most of the vacant lots identified are utilized for parking.



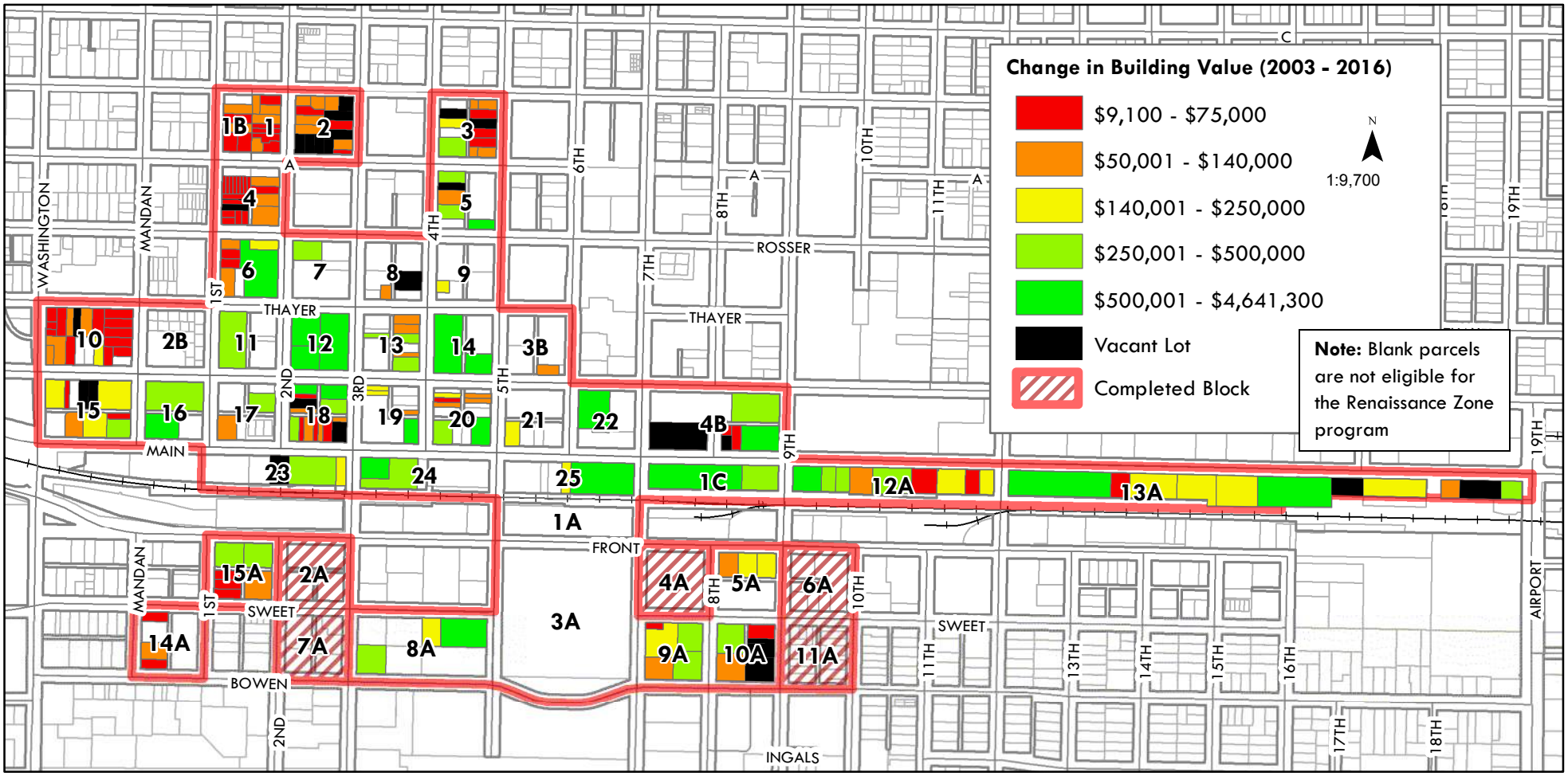
Potential Projects Listed in Development Plan

The 2016 Renaissance Zone Development Plan identified properties/structures to be targeted for potential Zone projects. These properties were determined not only for their redevelopment potential, but also based on the goals and objectives of the Development Plan. Several of the projects include housing rehabilitation, which has been underrepresented in the program thus far. Inclusion in the approved Development Plan is considered a factor in weighing the potential of each parcel.



Change in Assessed Building Value

This measurement compares the 2003 assessed building value with the 2016 assessed building value of all eligible parcels in the Renaissance Zone. The Renaissance Zone program was in its infancy in 2003, so the initial data creates a picture of the area prior to any investment generated by the program. All building values on non-vacant parcels increased during this twelve year period, but there is a wide variation in the amount of increase. A slowly increasing building value is one indicator of potential for redevelopment.



Top Potential Sites

The following sites were ranked the highest in terms of the potential for future assistance through the Renaissance Zone program.

102 East Main Ave. (Composite Score: 16)

100 East Thayer Ave. (Composite Score: 16)

210 East Main Ave. (Composite Score: 15)

214 East Main Ave. (Composite Score: 13)

212 East Main Ave. (Composite Score: 13)

Note: A Renaissance Zone project has been approved pending completion on this site

701 Sweet Ave. (Composite Score: 13)

308/318 South 9th St. (Composite Score: 13)

122 East Thayer Ave. (Composite Score: 13)

122 East Rosser Avenue (Composite Score:13)

506 North 3rd Street (Composite Score: 12)

101 North 5th St (Composite Score: 12)

100 East Sweet Ave (Composite Score: 12)

Note: 1 of 2 buildings on parcel

100 East Sweet Ave (Composite Score: 12)

Note: 2 of 2 buildings on parcel

302 South 9th St. (Composite Score: 12)

202-212 East Ave. A (Composite Score: 12)

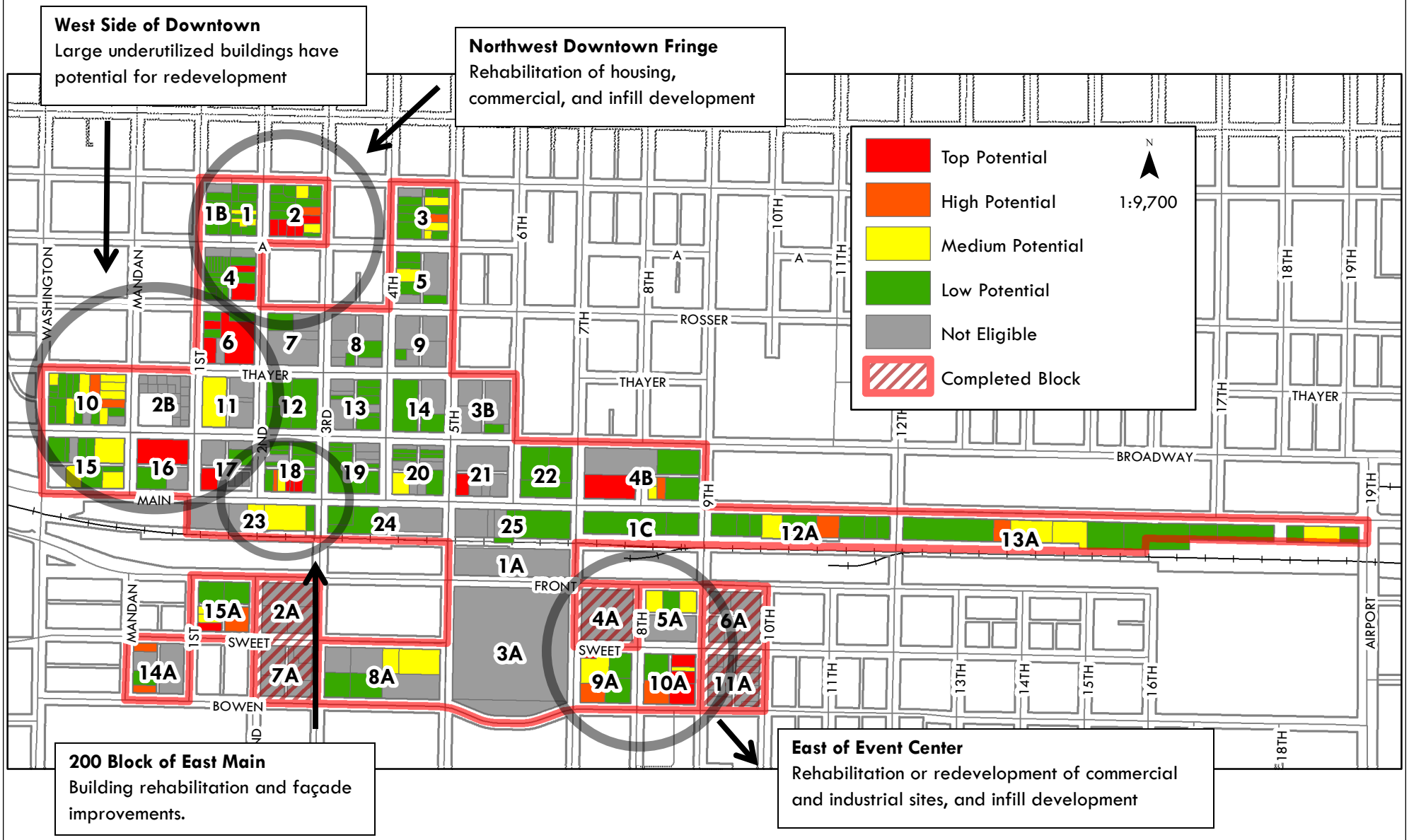
414 North 2nd Street (Composite Score: 12)

319 North 1st Street (Composite Score: 12)

122 North 1st St. (Composite Score: 12)

700 East Main (Composite Score: 12)

Renaissance Zone High Potential Hot Spots



Benefit of Continuation of Renaissance Zone Program

There are two primary components to determining the benefit of the continuation of the City of Bismarck's Renaissance Zone in its current form:

1. The effectiveness of the program in spurring reinvestment in the Renaissance Zone.
2. The remaining need for reinvestment that exists within the Renaissance Zone.

While the purpose of this report is to investigate the second component, it may be useful to benchmark the need for potential future projects with the progress already achieved during the previous fifteen years of the program's existence.

Development that has been assisted by the Renaissance Zone program has created the following benefits for the City of Bismarck:

- Over $52 Million in private capital investments
- Over 450 full-time jobs created
- 50 new businesses created, and an additional 25 businesses expanded.

A total of 113 Renaissance Zone projects were approved and completed between 2003 and 2015. Of these projects, there are 48 sites (comprised of 59 separate parcels, because some projects span multiple parcels) that have been improved with assistance from the Renaissance Zone program.

Comparing past usage of the program with potential need yields the following projections:

- The Renaissance Zone would need to continue for **Five Years** to complete all top potential projects.
- The Renaissance Zone would need to continue for **Eight Years** to complete all top and high potential projects.
- The Renaissance Zone would need to continue for **Fifteen Years** to complete all top, high, and medium potential projects.

This is a conservative estimate based on several assumptions. These projections assume that property owners continue to take advantage of the program at current rates, that no sites owned by government or non-profit entities are sold to the private sector and become eligible, and that the Renaissance Zone boundaries are not modified in the future. If any of these factors change, there may be benefit to continuing the program beyond the projected timeframe.

Renaissance Zone Data Used to Determine Need

The following table shows all parcels in the Renaissance Zone, grouped by block, including all of the primary data points used to generate this report.

RZ Block	Parcel ID	Address	Potential	Eligibility	Score	Change in Building Value 03-15	Ratio of Building to Land Values	Vacant
01	0015-016-020	510 N 2ND ST	Medium Potential	Eligible	9	36900	0.138169	
01	0015-016-030	506 N 2ND ST	Medium Potential	Eligible	9	35700	0.390071	
01	0015-016-001	522 N 2ND ST	Low Potential	Eligible	6	74900	0.148548	
01	0015-016-005	518 N 2ND ST	Low Potential	Eligible	4	123400	0.124224	
01	0015-016-010	115 E B AVE	Low Potential	Eligible	4	78200	0.115108	
01	0015-016-015	512 N 2ND ST	Low Potential	Eligible	5	127800	0.139276	
01	0015-016-025	508 N 2ND ST	Low Potential	Eligible	7	68100	0.087051	
01	0015-016-035	120 E A AVE	Low Potential	Eligible	6	73400	0.175579	
01	0015-016-040	112 E A AVE	Low Potential	Eligible	4	76600	0.065094	
02	0015-015-025	506 N 3RD ST	Top Potential	In Development Plan	12	N/A	N/A	**Y**
02	0015-015-035	212 E A AVE	Top Potential	In Development Plan	12	N/A	N/A	**Y**
02	0015-015-045	210 E A AVE	Top Potential	In Development Plan	12	N/A	N/A	**Y**
02	0015-015-050	204 E A AVE	Top Potential	In Development Plan	12	N/A	N/A	**Y**
02	0015-015-055	202 E A AVE	Top Potential	In Development Plan	12	N/A	N/A	**Y**
02	0015-015-020	512 N 3RD ST	High Potential	In Development Plan	11	52500	0.420404	
02	0015-015-001	215 E B AVE	Medium Potential	In Development Plan	9	78700	0.201578	
02	0015-015-030	504 N 3RD ST	Medium Potential	In Development Plan	9	131800	0.102948	
02	0015-015-005	518 N 3RD ST	Low Potential	Eligible	7	N/A	N/A	**Y**
02	0015-015-015	516 N 3RD ST	Low Potential	Eligible	7	N/A	N/A	**Y**
02	0015-015-040	500 N 3RD ST	Low Potential	In Development Plan	8	52900	0.085837	
02	0015-015-060	511 N 2ND ST	Low Potential	Eligible	5	104500	0.180614	
02	0015-015-065	515 N 2ND ST	Low Potential	Eligible	6	76300	0.281109	

RZ Block	Parcel ID	Address	Potential	Eligibility	Score	Change in Building Value 03-15	Ratio of Building to Land Values	Vacant
02	0015-015-070	517 N 2ND ST	Low Potential	Eligible	6	57100	0.183733	
02	0015-015-075	207 E B AVE	Low Potential	Eligible	5	125500	0.12844	
02	0015-015-080	523 N 2ND ST	Low Potential	Eligible	5	80900	0.132115	
03	0015-013-025	506 N 5TH ST	Medium Potential	Eligible	10	73800	0.480193	
03	0015-013-035	416 E A AVE	Medium Potential	Eligible	9	92700	0.05625	
03	0015-013-010	518 N 5TH ST	Medium Potential	Eligible	10	69000	0.420474	
03	0015-013-015	514 N 5TH ST	Low Potential	Eligible	6	N/A	N/A	Y
03	0015-013-055	511 N 4TH ST	Low Potential	Government Exempt	6	N/A	N/A	Y
03	0015-013-065	519 N 4TH ST	Low Potential	Eligible	6	N/A	N/A	Y
03	0015-013-030	500 N 5TH ST	Low Potential	Eligible	6	98900	0.210396	
03	0015-013-001	413 E B AVE	Low Potential	Eligible	4	80300	0.104252	
03	0015-013-005	522 N 5TH ST	Low Potential	Eligible	5	83100	0.161608	
03	0015-013-040	503 N 4TH ST	Low Potential	Eligible	5	314900	0.204527	
03	0015-013-060	515 N 4TH ST	Low Potential	Eligible	4	223700	0.160737	
03	0015-013-020	510 N 5TH ST	High Potential	Eligible	11	62500	0.525926	
03	0015-013-070	523 N 4TH ST	N/A	Non-Profit Exempt	0	210300	0.136202	
04	0001-116-010	122 E ROSSER AVE	Top Potential	Eligible	13	126900	0.528697	
04	0015-021-010	414 N 2ND ST	Top Potential	Eligible	12	23600	1.023753	
04	0001-116-035	407 N 1ST ST	Low Potential	Eligible	6	N/A	N/A	Y
04	0001-116-040	407 N 1ST ST	Low Potential	Eligible	6	N/A	N/A	Y
04	0001-116-001	408 N 2ND ST	Low Potential	Eligible	7	130900	0.177459	
04	0001-116-015	110 E ROSSER AVE	Low Potential	Eligible	7	67400	0.070175	
04	0001-116-020	106 E ROSSER AVE	Low Potential	Eligible	7	52200	0.09122	
04	0001-116-025	401 N 1ST ST	Low Potential	Eligible	5	57600	0.08016	
04	0001-116-030	405 N 1ST ST	Low Potential	Eligible	5	68500	0.073869	
04	0001-116-045	409 N 1ST ST	Low Potential	Eligible	5	57700	0.106667	
04	0001-116-050	411 N 1ST ST	Low Potential	Eligible	6	43600	0.122511	
04	0015-021-023	415 N 1ST ST 8	Low Potential	Eligible	7	38500	0.136364	

RZ Block	Parcel ID	Address	Potential	Eligibility	Score	Change in Building Value 03-15	Ratio of Building to Land Values	Vacant
04	0015-021-005	418 N 2ND ST	Low Potential	Eligible	6	113900	0.253968	
04	0015-021-016	415 N 1ST ST 1	Low Potential	Eligible	7	37600	0.136364	
04	0015-021-017	415 N 1ST ST 2	Low Potential	Eligible	7	37600	0.136364	
04	0015-021-018	415 N 1ST ST 3	Low Potential	Eligible	7	33800	0.136364	
04	0015-021-019	415 N 1ST ST 4	Low Potential	Eligible	7	30600	0.154412	
04	0015-021-020	415 N 1ST ST 5	Low Potential	Eligible	7	35300	0.136364	
04	0015-021-021	415 N 1ST ST 6	Low Potential	Eligible	7	38500	0.136364	
04	0015-021-022	415 N 1ST ST 7	Low Potential	Eligible	7	33800	0.154412	
04	0015-021-025	419 N 1ST ST	N/A	Non-Profit Exempt	0	-100	5	
04	0015-021-001	422 N 2ND ST	N/A	Non-Profit Exempt	0	0	N/A	
05	0001-122-040	411 N 4TH ST	Medium Potential	In Development Plan	9	113500	0.292004	
05	0015-024-020	419 N 4TH ST	Low Potential	Eligible	6	N/A	N/A	**Y**
05	0001-122-025	418 E ROSSER AVE	Low Potential	In Development Plan	6	588500	0.063636	
05	0001-122-035	405 N 4TH ST	Low Potential	Eligible	4	320400	0.167758	
05	0015-024-025	421 N 4TH ST	Low Potential	Eligible	4	274500	0.1667	
05	0001-122-030	401 N 4TH ST	N/A	Previous RZ Project	0	4204700	0.016048	
05	0001-122-001	412 N 5TH ST	N/A	Government Exempt	0	-21300	6.625	
06	0001-110-010	122 E THAYER AVE	Top Potential	In Development Plan	13	528000	0.51688	
06	0001-110-025	100 E THAYER AVE	Top Potential	In Development Plan	16	102300	0.5987	
06	0001-110-050	319 N 1ST ST	Top Potential	Eligible	12	31300	0.836431	
06	0001-110-055	323 N 1ST ST	Low Potential	Eligible	7	100900	0.383305	
06	0001-110-001	121 E ROSSER AVE	Low Potential	Eligible	4	230200	0.170455	
06	0001-110-040	313 N 1ST ST	Low Potential	Eligible	8	53600	0.388266	
06	0001-110-035	106 E THAYER AVE	N/A	Previous RZ Project	0	162900	0.278926	
07	0001-108-020	207 E ROSSER AVE	Low Potential	Eligible	8	251500	0.366479	
07	0001-108-001	324 N 3RD ST	N/A	Previous RZ Project	0	744800	N/A	
07	0001-108-010	312 N 3RD ST	N/A	Non-Profit Exempt	0	4100	2.756098	
07	0001-108-015	214 E THAYER AVE	N/A	Non-Profit Exempt	0	4100	4.804878	

RZ Block	Parcel ID	Address	Potential	Eligibility	Score	Change in Building Value 03-15	Ratio of Building to Land Values	Vacant
08	0001-106-010	304 N 4TH ST	Low Potential	Eligible	6	N/A	N/A	**Y**
08	0001-106-025	308 E THAYER AVE	Low Potential	Eligible	6	105200	0.214992	
08	0001-106-001	320 N 4TH ST	N/A	Previous RZ Project	0	2042100	N/A	
08	0001-106-015	300 N 4TH ST	N/A	Previous RZ Project	0	655000	N/A	
08	0001-106-020	302 E THAYER AVE	N/A	Previous RZ Project	0	168900	0.195853	
08	0001-106-030	307 N 3RD ST	N/A	Previous RZ Project	0	960800	N/A	
08	0001-106-040	311 N 3RD ST	N/A	Government Exempt	0	0	N/A	
09	0001-104-015	303 N 4TH ST	Low Potential	Eligible	4	180800	0.151365	
09	0001-104-001	316 N 5TH ST	N/A	Government Exempt	0	-374200	0.083752	
09	0001-104-005	424 E THAYER AVE	N/A	Government Exempt	0	0	N/A	
09	0001-104-010	410 E THAYER AVE	N/A	Non-Profit Exempt	0	-72600	0.114057	
09	0001-104-030	333 N 4TH ST	N/A	Previous RZ Project	0	2207900	N/A	
10	0001-084-095	219 W THAYER AVE	Medium Potential	Eligible	9	76700	0.357635	
10	0001-084-001	222 N MANDAN ST	Medium Potential	Eligible	10	70100	0.351453	
10	0001-084-005	218 N MANDAN ST	Medium Potential	Eligible	9	58800	0.453446	
10	0001-084-010	214 N MANDAN ST	Medium Potential	Eligible	9	54800	0.497347	
10	0001-084-027	208 W BROADWAY AVE	Medium Potential	Eligible	9	49900	0.356295	
10	0001-084-045	224 W BROADWAY AVE	Medium Potential	Eligible	9	46900	0.597134	
10	0001-084-065	235 W THAYER AVE	Medium Potential	Eligible	9	41500	0.315068	
10	0001-084-090	223 W THAYER AVE	Low Potential	Eligible	6	N/A	N/A	**Y**
10	0001-084-100	217 W THAYER AVE	Low Potential	Government Exempt	6	N/A	N/A	**Y**
10	0001-084-085	227 W THAYER AVE	Low Potential	Eligible	7	96900	0.151108	
10	0001-084-020	204 N MANDAN ST	Low Potential	Eligible	7	74600	0.246548	
10	0001-084-030	212 W BROADWAY AVE	Low Potential	Eligible	4	150300	0.119284	
10	0001-084-040	222 W BROADWAY AVE	Low Potential	Previous RZ Project	1	0	0.257909	
10	0001-084-050	230 W BROADWAY AVE	Low Potential	Eligible	8	124000	0.285002	
10	0001-084-060	234 W BROADWAY AVE	Low Potential	Eligible	3	137400	0.086387	
10	0001-084-070	217 N WASHINGTON ST	Low Potential	Eligible	6	47300	0.131579	

RZ Block	Parcel ID	Address	Potential	Eligibility	Score	Change in Building Value 03-15	Ratio of Building to Land Values	Vacant
10	0001-084-075	213 N WASHINGTON ST	Low Potential	Eligible	6	42700	0.126344	
10	0001-084-080	231 W THAYER AVE	Low Potential	Eligible	8	66500	0.38501	
10	0001-084-015	208 N MANDAN ST	High Potential	Eligible	11	40300	0.794492	
10	0001-084-105	215 W THAYER AVE	High Potential	Eligible	11	46000	0.687683	
10	0001-084-025	200 N MANDAN ST	N/A	Previous RZ Project	0	114900	0.189633	
10	0001-084-035	218 W BROADWAY AVE	N/A	Non-Profit Exempt	0	197900	0.121294	
11	0001-060-040	100 E BROADWAY AVE	Medium Potential	Eligible	10	458000	0.482697	
11	0001-060-005	216 N 2ND ST	N/A	Previous RZ Project	0	498900	0.315695	
11	0001-060-010	212 N 2ND ST	N/A	Non-Profit Exempt	0	58100	0.335106	
11	0001-060-025	122 E BROADWAY AVE	N/A	Previous RZ Project	0	1022900	N/A	
12	0001-062-001	200 N 3RD ST	Low Potential	Eligible	2	2596900	0.084086	
12	0001-062-025	202 E BROADWAY AVE	Low Potential	Eligible	3	731100	0.131933	
12	0001-062-030	223 N 2ND ST	Low Potential	Eligible	4	572300	0.287746	
13	0001-064-001	222 N 4TH ST	Low Potential	Eligible	4	138000	0.148266	
13	0001-064-005	216 N 4TH ST	Low Potential	Eligible	6	124600	0.205995	
13	0001-064-010	212 N 4TH ST	Low Potential	Eligible	2	355000	0.124667	
13	0001-064-020	206 N 4TH ST	Low Potential	Eligible	5	95900	0.169	
13	0001-064-025	200 N 4TH ST	Low Potential	Eligible	2	443300	0.112275	
13	0001-064-035	215 N 3RD ST	Low Potential	Eligible	2	368300	0.049968	
13	0001-064-015	208 N 4TH ST	N/A	Previous RZ Project	0	134900	0.183556	
13	0001-064-030	304 E BROADWAY AVE	N/A	Government Exempt	0	0	N/A	
13	0001-064-040	217 N 3RD ST	N/A	Previous RZ Project	0	284400	0.098898	
13	0001-064-045	301 E THAYER AVE	N/A	Previous RZ Project	0	234800	0.331858	
14	0001-066-020	418 E BROADWAY AVE	Low Potential	Eligible	2	900500	0.079352	
14	0001-066-025	400 E BROADWAY AVE	Low Potential	Eligible	2	1566500	0.07824	
14	0001-066-001	220 N 5TH ST	N/A	Government Exempt	0	0	N/A	
15	0001-030-001	122 N MANDAN ST	Medium Potential	Eligible	9	160100	0.477417	
15	0001-030-010	200 W MAIN AVE	Medium Potential	In Development Plan	10	388200	0.103284	

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15	0001-030-025	222 W MAIN AVE	Medium Potential	Eligible	10	116800	0.280296	
15	0001-030-070	219 W BROADWAY AVE	Low Potential	Eligible	7	N/A	N/A	Y
15	0001-030-075	219 W BROADWAY AVE	Low Potential	Eligible	7	N/A	N/A	Y
15	0001-030-005	108 N MANDAN ST	Low Potential	Eligible	7	50900	0.268238	
15	0001-030-015	212 W MAIN AVE	Low Potential	Eligible	6	211800	0.239329	
15	0001-030-050	233 W BROADWAY AVE	Low Potential	Eligible	5	224300	0.197662	
15	0001-030-060	229 W BROADWAY AVE	Low Potential	Eligible	6	58100	0.187251	
15	0001-030-065	225 W BROADWAY AVE	N/A	Previous RZ Project	0	193800	0.105071	
16	0001-056-001	122 N 1ST ST	Top Potential	Eligible	12	318900	0.794702	
16	0001-056-020	114 W MAIN AVE	Low Potential	Eligible	7	601900	0.199452	
16	0001-056-010	100 W MAIN AVE	N/A	Previous RZ Project	0	-128200	6.5	
17	0001-054-035	102 E MAIN AVE	Top Potential	In Development Plan	16	123900	0.647124	
17	0001-054-005	116 N 2ND ST	Low Potential	Eligible	4	344000	0.204181	
17	0001-054-060	101 E BROADWAY AVE	N/A	Non-Profit Exempt	0	958200	N/A	
17	0001-054-001	123 E BROADWAY AVE	N/A	Non-Profit Exempt	0	263300	0.114775	
17	0001-054-021	122 E MAIN AVE 1	N/A	Previous RZ Project	0	1315600	N/A	
17	0001-054-022	122 E MAIN AVE 2	N/A	Previous RZ Project	0	710800	N/A	
17	0001-054-023	122 E MAIN AVE 3	N/A	Previous RZ Project	0	374200	0.06782	
17	0001-054-030	110 E MAIN AVE	N/A	Non-Profit Exempt	0	300	7.222222	
18	0001-052-030	214 E MAIN AVE	Top Potential	Eligible	13	71100	0.692964	
18	0001-052-035	212 E MAIN AVE	Top Potential	In Development Plan	13	88100	0.237747	
18	0001-052-040	210 E MAIN AVE	Top Potential	In Development Plan	15	54700	0.420984	
18	0001-052-045	208 E MAIN AVE	Medium Potential	Eligible	10	135900	0.310263	
18	0001-052-020	220 E MAIN AVE	Low Potential	Eligible	6	N/A	N/A	Y
18	0001-052-001	120 N 3RD ST	Low Potential	Eligible	2	886700	0.069193	
18	0001-052-010	114 N 3RD ST	Low Potential	Eligible	2	334500	0.07612	
18	0001-052-015	110 N 3RD ST	Low Potential	Eligible	4	112800	0.077965	
18	0001-052-055	200 E MAIN AVE	Low Potential	Eligible	5	338300	0.084657	

RZ Block	Parcel ID	Address	Potential	Eligibility	Score	Change in Building Value 03-15	Ratio of Building to Land Values	Vacant
18	0001-052-060	113 N 2ND ST	Low Potential	Eligible	5	85600	0.187567	
18	0001-052-070	115 N 2ND ST	Low Potential	Eligible	8	44900	0.421179	
18	0001-052-075	201 E BROADWAY AVE	Low Potential	Eligible	2	614000	0.058406	
18	0001-052-050	204 E MAIN AVE	High Potential	Eligible	11	71400	0.26574	
18	0001-052-065	117 N 2ND ST	Low Potential	Eligible	3	N/A	N/A	Y
19	0001-050-035	117 N 3RD ST	N/A	Government Exempt	6	N/A	N/A	Y
19	0001-050-025	112 N 4TH ST	Low Potential	Eligible	5	125000	0.158802	
19	0001-050-030	322 E MAIN AVE	Low Potential	Eligible	2	1652600	0.027338	
19	0001-050-080	121 N 3RD ST	Low Potential	Eligible	4	228900	0.141072	
19	0001-050-085	301 E BROADWAY AVE	Low Potential	Eligible	3	156400	0.126904	
19	0001-050-001	124 N 4TH ST	N/A	Previous RZ Project	0	925400	N/A	
19	0001-050-010	116 N 4TH ST	N/A	Previous RZ Project	0	624100	N/A	
19	0001-050-015	114 N 4TH ST	N/A	Previous RZ Project	0	148100	0.176768	
20	0001-048-045	402 E MAIN AVE	Low Potential	Eligible	6	419200	0.232475	
20	0001-048-005	120 N 5TH ST	Low Potential	Eligible	6	83500	0.254731	
20	0001-048-010	118 N 5TH ST	Low Potential	Eligible	6	93300	0.222222	
20	0001-048-025	420 E MAIN AVE	Low Potential	Eligible	2	500800	0.029861	
20	0001-048-051	117 N 4TH ST	Low Potential	Eligible	6	94800	0.218341	
20	0001-048-055	119 N 4TH ST	Low Potential	Eligible	7	71400	0.307018	
20	0001-048-060	121 N 4TH ST	Low Potential	Eligible	3	224700	0.116048	
20	0001-048-001	413 E BROADWAY AVE	N/A	Previous RZ Project	0	226100	0.096075	
20	0001-048-015	116 N 5TH ST	N/A	Previous RZ Project	0	328800	0.077109	
20	0001-048-020	112 N 5TH ST	N/A	Non-Profit Exempt	0	358000	N/A	
20	0001-048-030	412 E MAIN AVE	N/A	Previous RZ Project	0	158500	0.380562	
20	0001-048-040	408 E MAIN AVE	N/A	Previous RZ Project	0	909800	N/A	
20	0001-048-050	115 N 4TH ST	N/A	Previous RZ Project	0	220900	0.135843	
20	0001-048-065	401 E BROADWAY AVE	N/A	Previous RZ Project	0	715800	N/A	
21	0001-046-025	101 N 5TH ST	Top Potential	In Development Plan	12	163000	0.390156	

RZ Block	Parcel ID	Address	Potential	Eligibility	Score	Change in Building Value 03-15	Ratio of Building to Land Values	Vacant
21	0001-046-001	515 E BROADWAY AVE	N/A	Government Exempt	0	0	N/A	
21	0001-046-005	520 E MAIN AVE	N/A	Non-Profit Exempt	0	460300	N/A	
21	0001-046-008	514 E MAIN AVE	N/A	Previous RZ Project	0	213800	0.215161	
21	0001-046-015	510 E MAIN AVE	N/A	Previous RZ Project	0	3809000	N/A	
22	0001-044-200	625 E BROADWAY AVE	Low Potential	Government Exempt	6	N/A	N/A	Y
22	0001-044-400	630 E MAIN AVE	Low Potential	Government Exempt	6	N/A	N/A	Y
22	0001-044-001	605 E BROADWAY AVE	Low Potential	In Development Plan	5	4641300	0.034771	
23	0001-004-001	123 E MAIN AVE	Medium Potential	Eligible	10	N/A	N/A	Y
23	0001-006-100	201 E MAIN AVE	Medium Potential	Eligible	10	363600	0.609119	
23	0001-006-001	223 E MAIN AVE	Low Potential	Eligible	5	230500	0.217526	
23	0001-004-005	117 E MAIN AVE	N/A	Government Exempt	0	0	N/A	
23	0001-004-010	101 E MAIN AVE	N/A	Government Exempt	0	0	N/A	
24	0001-008-000	301 E MAIN AVE	Low Potential	Eligible	2	569000	0.122284	
24	0001-008-050	317 E MAIN AVE	Low Potential	Eligible	5	459400	0.343395	
24	0001-010-001	401 E MAIN AVE	N/A	Previous RZ Project	0	526000	N/A	
25	0001-012-100	527 E MAIN AVE	Low Potential	Government Exempt	6	N/A	N/A	Y
25	0001-012-050	525 E MAIN AVE	Low Potential	Eligible	6	154600	0.41227	
25	0115-004-200	605 E MAIN AVE	Low Potential	Eligible	5	695600	0.322912	
25	0001-012-003	515 E MAIN AVE	N/A	Previous RZ Project	0	192900	0.261634	
25	0001-012-000	501 E MAIN AVE	N/A	Previous RZ Project	0	1325600	N/A	
25	0001-012-001	521 E MAIN AVE	N/A	Previous RZ Project	0	2041200	N/A	
01A	0001-013-001	500 E FRONT AVE	N/A	Government Exempt	0	-1772800	0.072745	
01B	0015-016-045	110 E A AVE	Low Potential	Eligible	7	75000	0.211002	
01B	0015-016-050	102 E A AVE	Low Potential	Eligible	7	68700	0.200143	
01B	0015-016-055	509 N 1ST ST	Low Potential	Eligible	5	87300	0.17199	
01B	0015-016-060	515 N 1ST ST	Low Potential	Eligible	7	46300	0.26465	
01B	0015-016-065	519 N 1ST ST	Low Potential	Eligible	5	98000	0.154611	
01B	0015-016-070	523 N 1ST ST	N/A	Previous RZ Project	0	0	0.154015	

RZ Block	Parcel ID	Address	Potential	Eligibility	Score	Change in Building Value 03-15	Ratio of Building to Land Values	Vacant
01C	0001-016-001	717 E MAIN AVE	Low Potential	Eligible	4	1392600	0.227938	
01C	0115-004-300	815 E MAIN AVE	Low Potential	Eligible	6	284900	0.492479	
02A	0001-049-005	207 E FRONT AVE	N/A	Removed from RZ	0	2578400	N/A	
02A	0001-049-015	215 S 2ND ST	N/A	Removed from RZ	0	9800	3.998141	
02A	0001-049-030	218 S 3RD ST	N/A	Removed from RZ	0	807000	N/A	
02B	0001-058-312	100 W BROADWAY AVE 312	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-313	100 W BROADWAY AVE 313	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-314	100 W BROADWAY AVE 314	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-100	100 W BROADWAY AVE 100	N/A	Previous RZ Project	0	5274600	N/A	
02B	0001-058-200	100 W BROADWAY AVE 200	N/A	Previous RZ Project	0	5074900	N/A	
02B	0001-058-301	100 W BROADWAY AVE 301	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-302	100 W BROADWAY AVE 302	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-303	100 W BROADWAY AVE 303	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-304	100 W BROADWAY AVE 304	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-305	100 W BROADWAY AVE 305	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-306	100 W BROADWAY AVE 306	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-307	100 W BROADWAY AVE 307	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-308	100 W BROADWAY AVE 308	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-309	100 W BROADWAY AVE 309	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-310	100 W BROADWAY AVE 310	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-311	100 W BROADWAY AVE 311	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-316	100 W BROADWAY AVE 316	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-318	100 W BROADWAY AVE 318	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-320	100 W BROADWAY AVE 320	N/A	Previous RZ Project	0	N/A	N/A	
03A	0001-069-001	615 E SWEET AVE	N/A	Government Exempt	0	N/A	N/A	
03A	0600-005-001	601 E SWEET AVE	N/A	Government Exempt	0	N/A	N/A	
03B	0001-068-030	514 E BROADWAY AVE	Low Potential	Eligible	7	100100	0.356865	
03B	0001-068-020	204 N 6TH ST	N/A	Government Exempt	0	0	N/A	

RZ Block	Parcel ID	Address	Potential	Eligibility	Score	Change in Building Value 03-15	Ratio of Building to Land Values	Vacant
03B	0001-068-025	202 N 6TH ST	N/A	Government Exempt	0	-2700	N/A	
03B	0001-068-035	500 E BROADWAY AVE	N/A	Non-Profit Exempt	0	0	4.448203	
03B	0001-068-045	221 N 5TH ST	N/A	Government Exempt	0	0	N/A	
04A	0001-039-001	707 E FRONT AVE	N/A	Removed from RZ	0	4038800	N/A	
04B	0001-042-005	700 E MAIN AVE	Top Potential	In Development Plan	12	N/A	N/A	Y
04B	0001-040-025	802 E MAIN AVE	Medium Potential	Eligible	9	N/A	N/A	Y
04B	0001-040-030	111 N 8TH ST	Medium Potential	Eligible	10	53200	0.240175	
04B	0001-040-001	825 E BROADWAY AVE	Low Potential	Eligible	6	278200	0.522637	
04B	0001-040-005	818 E MAIN AVE	Low Potential	Eligible	3	1126800	0.148222	
04B	0001-040-020	804 E MAIN AVE	High Potential	Eligible	11	70200	0.485528	
04B	0001-042-001	715 E BROADWAY AVE	N/A	Previous RZ Project	0	2143000	N/A	
05A	0001-037-001	819 E FRONT AVE	Medium Potential	Eligible	9	146400	0.323268	
05A	0001-037-020	801 E FRONT AVE	Medium Potential	Eligible	9	138200	0.343267	
05A	0001-037-005	811 E FRONT AVE	Low Potential	Eligible	7	198000	0.236856	
05A	0001-037-025	220 S 9TH ST	N/A	Previous RZ Project	0	1316800	N/A	
06A	0005-035-035	910 E SWEET AVE	N/A	Removed from RZ	0	0	0.283871	
06A	0005-035-001	921 E FRONT AVE	N/A	Removed from RZ	0	362700	N/A	
06A	0005-035-015	907 E FRONT AVE	N/A	Removed from RZ	0	658500	N/A	
06A	0005-035-030	215 S 9TH ST	N/A	Removed from RZ	0	7100	2.586207	
06A	0005-035-040	221 S 9TH ST	N/A	Removed from RZ	0	286500	0.13089	
06A	0005-035-050	916 E SWEET AVE	N/A	Removed from RZ	0	0	0.334855	
07A	0001-063-001	302 S 3RD ST	N/A	Removed from RZ	0	-14400	0.333333	
07A	0001-063-003	312 S 3RD ST	N/A	Removed from RZ	0	269300	0.293386	
07A	0001-063-025	320 S 3RD ST	N/A	Removed from RZ	0	257600	0.268313	
07A	0001-063-030	208 E BOWEN AVE	N/A	Removed from RZ	0	378900	N/A	
07A	0001-063-035	219 E SWEET AVE	N/A	Removed from RZ	0	485400	N/A	
08A	0001-067-001	300 S 5TH ST	Medium Potential	Eligible	9	502000	0.379638	
08A	0001-067-020	405 E SWEET AVE	Medium Potential	Eligible	10	159800	0.415535	

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08A	0001-065-010	310 E BOWEN AVE	Low Potential	Government Exempt	6	N/A	N/A	Y
08A	0001-065-015	315 S 3RD ST	Low Potential	Eligible	4	456300	0.251365	
08A	0001-065-001	311 E SWEET AVE	N/A	Government Exempt	0	0	N/A	
08A	0001-065-020	301 S 3RD ST	N/A	Previous RZ Project	0	624100	N/A	
08A	0001-067-011	318 S 5TH ST	N/A	Previous RZ Project	0	2014500	N/A	
09A	0001-073-065	701 E SWEET AVE	Top Potential	Eligible	13	27300	0.562852	
09A	0001-073-051	311 S 7TH ST	Medium Potential	Eligible	9	234900	0.524416	
09A	0001-073-001	711 E SWEET AVE	Low Potential	Eligible	4	478300	0.20223	
09A	0001-073-010	710 E BOWEN AVE	Low Potential	Eligible	5	289900	0.309696	
09A	0001-073-035	704 E BOWEN AVE	High Potential	Eligible	11	99800	0.643331	
10A	0001-075-015	308 S 9TH ST	Top Potential	In Development Plan	13	N/A	N/A	Y
10A	0001-075-020	318 S 9TH ST	Top Potential	In Development Plan	13	N/A	N/A	Y
10A	0001-075-001	302 S 9TH ST	Top Potential	Eligible	12	55800	0.710832	
10A	0001-075-010	306 S 9TH ST	Medium Potential	In Development Plan	9	N/A	N/A	Y
10A	0001-075-050	311 S 8TH ST	Low Potential	Eligible	4	364600	0.248487	
10A	0001-075-045	800 E BOWEN AVE	High Potential	Eligible	11	135100	0.619357	
11A	0005-077-015	310 S 10TH ST	N/A	Removed from RZ	0	N/A	N/A	Y
11A	0005-077-001	300 S 10TH ST	N/A	Removed from RZ	0	0	0.06734	
11A	0005-077-005	302 S 10TH ST	N/A	Removed from RZ	0	0	0.181369	
11A	0005-077-010	306 S 10TH ST	N/A	Removed from RZ	0	0	0.127168	
11A	0005-077-020	312 S 10TH ST	N/A	Removed from RZ	0	0	0.090192	
11A	0005-077-025	314 S 10TH ST	N/A	Removed from RZ	0	0	0.570265	
11A	0005-077-030	320 S 10TH ST	N/A	Removed from RZ	0	0	0.417288	
11A	0005-077-040	323 S 9TH ST	N/A	Removed from RZ	0	0	0.40404	
11A	0005-077-045	319 S 9TH ST	N/A	Removed from RZ	0	0	0.338983	
11A	0005-077-050	315 S 9TH ST	N/A	Removed from RZ	0	0	0.252005	
11A	0005-077-055	313 S 9TH ST	N/A	Removed from RZ	0	0	0.183848	
11A	0005-077-065	907 E SWEET AVE	N/A	Removed from RZ	0	0	0.144144	

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11A	0005-077-070	901 E SWEET AVE	N/A	Removed from RZ	0	0	0.109439	
11A	0005-077-075	309 S 9TH ST	N/A	Removed from RZ	0	0	0.227273	
11A	0005-077-080	909 E SWEET AVE	N/A	Removed from RZ	0	0	0.175824	
11A	0005-077-085	911 E SWEET AVE	N/A	Removed from RZ	0	0	0.106525	
12A	0005-000-525	925 E MAIN AVE	Medium Potential	Eligible	9	129400	0.484988	
12A	0280-009-073	1019 E MAIN AVE	Medium Potential	Eligible	10	60700	0.846058	
12A	0280-009-085	1103 E MAIN AVE	Low Potential	Government Exempt	6	N/A	N/A	Y
12A	0005-000-501	917 E MAIN AVE	Low Potential	Eligible	4	254700	0.191205	
12A	0005-000-515	919 E MAIN AVE	Low Potential	Eligible	3	369800	0.127637	
12A	0005-024-001	1131 E MAIN AVE	Low Potential	Eligible	4	168800	0.118721	
12A	0115-004-400	901 E MAIN AVE	Low Potential	Eligible	2	722700	0.11912	
12A	0115-004-405	1011 E MAIN AVE	Low Potential	Eligible	4	434000	0.279917	
12A	0115-004-450	1105 E MAIN AVE	Low Potential	Eligible	7	154300	0.300231	
12A	0115-004-475	1125 E MAIN AVE	Low Potential	Eligible	7	47100	0.258191	
13A	0010-000-100	1317 E MAIN AVE	High Potential	Eligible	11	71800	0.439044	
13A	0105-011-010	1815 E MAIN AVE	Medium Potential	Eligible	9	N/A	10.038961	Y
13A	0115-003-001	1401 E MAIN AVE	Medium Potential	Eligible	9	196500	0.353911	
13A	0115-003-002	1421 E MAIN AVE	Medium Potential	Eligible	9	183000	0.312907	
13A	0105-001-001	1625 E MAIN AVE	Low Potential	Eligible	6	N/A	N/A	Y
13A	0010-000-001	1207 E MAIN AVE	Low Potential	Eligible	2	1342600	0.099924	
13A	0105-001-020	1603 E MAIN AVE	Low Potential	Eligible	6	639300	0.233198	
13A	0105-010-001	1701 E MAIN AVE	Low Potential	Eligible	6	171300	0.413673	
13A	0105-011-015	1801 E MAIN AVE	Low Potential	Eligible	7	117400	0.159143	
13A	0105-020-010	1833 E MAIN AVE	Low Potential	Eligible	2	351900	0.056674	
13A	0115-003-003	1505 E MAIN AVE	Low Potential	Eligible	6	179700	0.360217	
14A	0001-059-025	317 S MANDAN ST	Low Potential	Eligible	7	95700	0.394313	
14A	0001-059-001	300 S 1ST ST	N/A	Previous RZ Project	0	1448000	0.174033	
14A	0001-059-030	309 S MANDAN ST	N/A	Previous RZ Project	0	325400	0.290412	

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14A	0001-059-020	122 W BOWEN AVE	High Potential	Eligible	11	58300	0.363636	
14A	0001-059-040	301 S MANDAN ST	High Potential	Eligible	11	37800	0.563003	
15A	0001-051-040	100 E SWEET AVE	Top Potential	Eligible	12	38300	0.547486	
15A	0001-051-045	210 S 2ND ST	High Potential	Eligible	11	93700	0.868281	
15A	0001-051-030	215 S 1ST ST	Medium Potential	Eligible	10	15500	1.2	
15A	0001-051-035	217 S 1ST ST	Medium Potential	Eligible	10	9100	2.068966	
15A	0001-051-003	121 E FRONT AVE	Low Potential	Eligible	3	421900	0.172632	
15A	0001-051-025	101 E FRONT AVE	Low Potential	Eligible	3	379300	0.182462	