



Community Development Department

RENAISSANCE ZONE AUTHORITY MEETING AGENDA

May 13, 2021

Tom Baker Meeting Room

4:00 p.m.

City-County Office Building

SPECIAL NOTICE ON PUBLIC PARTICIPATION

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.

The City of Bismarck is encouraging citizens to provide their comments 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 the public input / comment section of the agenda, 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 should self-screen for COVID-19 symptoms or potential exposure and, if unable to pass the screening protocol, will be expected to participate remotely in the meeting for the public's safety.

It is anticipated that some of the Renaissance Zone Authority members will be attending this meeting in person and others will be participating remotely.

Full agenda starts on next page.



MINUTES

1. Consider approval of the minutes of the April 8, 2021 regular meeting of the Renaissance Zone Authority.

REGULAR AGENDA

Requests for Renaissance Zone and/or Downtown Design Review approval

2. Shelter Belt Façade Improvement | 307 N 3rd Street

- Downtown Design Review | DDR2021-004 9

Staff recommendation: Approve

☐ approve

☐ continue

☐ table

☐ deny

3. First Street Lofts Murals | 215 South 1st Street

- Downtown Design Review | DDR2021-005 13

Staff recommendation: Approve

☐ approve

☐ continue

☐ table

☐ deny

4. Library Façade Renovation | 515 N 5th Street

- Downtown Design Review | DDR2021-006 18

Staff recommendation: Approve

☐ approve

☐ continue

☐ table

☐ deny

OTHER BUSINESS

5. Report from Staff
6. Report from the Downtowners

ADJOURNMENT

7. **Adjourn.** The next regular meeting is scheduled for **June 10, 2021.**

Enclosure: *Renaissance Zone Project Status Spreadsheet*

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
April 8, 2021**

The Bismarck Renaissance Zone Authority met on April 8, 2021 in the Tom Baker Meeting Room in the City-County Office Building at 221 North 5th Street. Due to ongoing public health concerns related to COVID-19, the meeting was held remotely via the online platform Zoom as well as the meeting room. Chair Christianson presided.

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

Authority members George Keiser and Greg Zenker were not present.

Technical Advisors Steph Smith and Bruce Whittey were present.

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

Guests present were Kate Herzog (The Downtowners), and Rolf Eggers (Property Owner).

CALL TO ORDER

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

MINUTES

The minutes of the February 11, 2021 meeting were distributed prior to the meeting.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Van Orman to approve the minutes of the February 11, 2021 meeting. The motion passed unanimously by voice vote with members Fink, Gawrylow, Van Orman, Walth and Chair Christianson voting in favor.

**DOWNTOWN DESIGN REVIEW – 114 NORTH 3RD STREET
TRANSITION FLORIDA, LLC – PRINCE HOTEL REHABILITATION**

Mr. Nairn gave an overview of the staff report and stated that the applicant, Transition Florida, LLC., is requesting Downtown Design Review approval of storefront and façade improvements at 114 North 3rd Street. Mr. Nairn stated that the owner intends to replace the storefront and add a canopy on the front façade. The improvements were not yet introduced at the October 8, 2020 Renaissance Zone Authority meeting, in which the rehabilitation project was approved. The ground floor includes commercial spaces. Mr. Nairn stated that the brick façade is in good shape

and it will not be altered and stated that the building is a contributing structure to the Downtown Historic District and individually listed on the National Register of Historic Places. He added that the applicant intends to preserve the historic character of the building with the rehabilitation, use the same window openings and use a transparent glass to align with the original conditions of the building from 1916. The applicant intends to add exterior lighting, create new signage on the canopy and introduce flags which would attach to the mortar, not the brick.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed design for 114 North 3rd Street as presented in all submitted documents and materials, with the following conditions:

1. An encroachment agreement permit is granted from City Engineering for the canopy and any other encroachment into the City right-of-way.
2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Mr. Whittey asked for clarification about the windows being replaced. Mr. Eggers stated that windows throughout the building will remain and just the storefront windows will be replaced.

Ms. Smith asked for clarification about the rendering not showing the metal soffit on the building entrance and asked if the name of the building was to be on the awning. Mr. Eggers stated that there should be a metal soffit shown and he would make the change on the rendering. Mr. Eggers stated that the name will be on the awning. Ms. Smith stated that she thought the rendering, and project, looks really good.

Mr. Fink stated that on the rendering there were lights shining up to the proposed flags and asked if that is an accurate rendering. Mr. Eggers stated that lighting the flags is not part of the project and that the project does not include any lighting above the awning.

Mr. Fink asked if the larger ground floor windows at the south elevation will remain as original openings and how it relates to the front windows. Mr. Eggers stated that the south window design will match the front façade and use the original opening.

MOTION: A motion was made by Mr. Walth and seconded by Mr. Van Orman to approve the proposed design for 114 North 3rd Street as presented in all submitted documents and materials, with the following conditions:

1. An encroachment agreement is granted from City Engineering for the canopy and any other encroachment into the City right-of-way.
2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

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

Chair Christianson thanked Mr. Eggers for his continued support and investment downtown. Mr. Eggers thanked staff and Authority members.

**DOWNTOWN DESIGN REVIEW – EAST THAYER AND EAST BROADWAY
AVENUES, NORTH 4TH, 5TH, AND 6TH STREETS
CITY OF BISMARCK – DOWNTOWN STREET IMPROVEMENT PROJECT**

Mr. Nairn gave an overview of the staff report and stated that the applicant, City of Bismarck Engineering Department, is requesting Downtown Design Review approval for roadway and streetscaping improvements to segments of East Thayer Avenue, East Broadway Avenue, North 4th Street, North 5th Street and North 6th Street. He described the scope of the project including several major components and how the improvements do not alter the overall streetscape design of Chancellor Square, including the raised planters, benches, existing curb extensions, and bike racks, except where minor changes or repairs may be necessary. Mr. Nairn stated that the renderings are at a conceptual stage and the Engineering Department proposes to complete final designs of the project this summer and initiate construction in the summer of 2022. He announced the open public comment period will conclude on April 14, 2021 and that the request may return to the Downtown Design Review Committee if significant changes result from the comments.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the design of the proposed streetscape improvements for East Thayer Avenue, East Broadway Avenue, North 4th Street, North 5th Street and North 6th 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. He added that staff recommends a minor amendment to the Downtown Streetscape Standards related to the use of flexible porous pavement for tree plantings, as shown in a draft attached to the staff report.

Mr. Nairn stated that the staff request for an amendment to the Downtown Streetscape Standards would allow flexible porous material to be used for tree wells which is lower cost, facilitates the health of trees, avoids creating trip hazards and is supported by the Forestry Department.

Mr. Schell stated that the project is part of the Main Street Grants program initiated by Governor Burgum and is also aided by federal funding and supported by NDDOT.

Mr. Fink asked Mr. Schell to describe the reasoning behind the decision to create diagonal parking on North 4th Street and to discuss any change in the number of downtown parking spaces due to the planned design. Mr. Schell stated that diagonal parking allows the same number of

parking spaces currently available in the area and moving to the other side of street aligns the parking better with the intersection at North 4th Street and East Broadway Avenue.

Mr. Whittey asked if the proposed curb extension in the photos are accurate. Mr. Schell stated that the renderings included in the staff report are more realistic than the website's photos and are more contextualized to Bismarck's characteristics.

Chair Christianson asked how long the curb extensions are. Mr. Schell stated that they should be no more than two feet from the driving lane but takes various contextual conditions including storm drains are taken into consideration.

Chair Christianson asked what is the expense of a curb extension. Mr. Schell stated that repairs for ADA and concrete improvements were already in the budget as they already had to be improved so there is fairly minimal added expense for the extensions.

Chair Christianson asked what Public Works requires for snow removal. Mr. Schell stated that both Public Works and Forestry were included in the preliminary design process and therefore their needs and best practices have been taken into account.

Mr. Fink asked about the cost differences between materials used for tree grates. Mr. Schell stated that the proposed porous material is less expensive than a tree grate and more than just dirt but is agreeable in cost, design and maintenance. Mr. Fink noted that he would like to see the metal tree grates not be an option. Mr. Nairn stated that Forestry has expressed that they do not like the higher cost nor maintenance of metal grates due to tree growth, but want to keep options available in case porous pavement does not work out.

Mr. Whittey asked what is involved in installing the porous material. Mr. Nairn stated that Forestry would like to install themselves, have reached out to vendors and would take training classes for installation. He stated that staff prefers a dark brown color to the sidewalk.

Chair Christianson asked who maintains, waters and pays for the new trees. Mr. Nairn stated that he believes the public right-of-way would be maintained by Forestry but was not sure how they fund their projects. Mr. Schell stated that he did not know how maintenance funding would be provided but recognized it was a continuing question. Ms. Herzog was recognized and stated that the Downtowners supported Forestry's budget in the past and will support it again this year. She stated that there is alternative funding available and to consider regarding Chancellor Square and there is a partnership with Game and Fish regarding the pollinator plantings.

Mr. Fink asked how confusing it is for downtown businesses regarding plantings and maintenance. Ms. Herzog stated that it is confusing and businesses are not sure what actions they can take regarding planting and maintenance. She said a large issue is that there are very few drip lines and little access to water on the street. Ms. Combs addressed Authority members and stated that even though the City owns the boulevard or other right-of-way, it is the responsibility of the homeowner or building owner to water and maintain the trees in front of

their property. She mentioned that even though it is the building owner's responsibility to maintain public trees in front of their building it has not been the practice of the City to require participation in the area, largely due to an absence of access to water, and therefore there has been funding in recent years to assist the downtown area.

Chair Christianson asked what is the total budget for the project. Mr. Schell stated that in its current form the amount lies between \$5 million and \$5.5 million. \$2.28 million is allocated from a federal competitive urban grant program and the rest is identified as water utility funding for water main work and the remainder from property assessments from the benefitted surrounding properties.

Mr. Fink asked if there are any special requirements or issues with using the flexible porous material around plantings. Mr. Schell stated that you could build a parking lot with a variation of the material so its durability is not in question, but the proper thickness for its use is variable for vehicles or plows or walking and that thickness has yet to be determined. Mr. Fink asked if the precise qualities of the material should then remain open with this request. Mr. Schell confirmed.

Chair Christianson asked if any concrete seating would be removed with this project. Mr. Schell stated that nothing is proposed to be removed but landscaping suggestions will be considered.

Chair Christianson asked what deadlines are involved. Mr. Schell stated that the public comment period will end on April 14th when a summation will be made and presented to City Commission on April 27th where Engineering will ask for direction. A final project will be prepared by September and presented to NDDOT in November to construct next year.

Chair Christianson asked where people can find more information. Mr. Schell suggested citizens go to the website or call Engineering at (701)355-1505 with any questions regarding the improvement district. He said that a letter will go out to property owners when the benefitting area and preliminary assessment information are determined.

MOTION: A motion was made by Mr. Walth and seconded by Mr. Fink to approve the design of the street improvement project proposed for segments of East Thayer Avenue, East Broadway Avenue, North 4th Street, North 5th Street and North 6th 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. The motion includes a motion to approve a minor amendment to the Downtown Streetscape Standards related to use of flexible porous pavement for tree plantings, as drafted. The motion passed unanimously with members Fink, Gawrylow, Van Orman, Walth and Chair Christianson voting in favor.

Mr. Van Orman asked if the recommended dark brown color of the porous material is included in the motion or are the technical advisors going to choose the color. Mr. Nairn stated that it was

part of the motion.

OTHER BUSINESS

REPORT FROM STAFF - PATTERSON DEADLINE EXTENSION

Mr. Nairn stated that the Patterson Building is finishing but the contractor stated that there are delays with materials for the storefront, although there is an expected completion date of late April. Since there was no meeting in March the item is being presented at this time.

Chair Christianson asked what are the consequences of not meeting the deadline. Mr. Nairn stated that it is a rule in the Development Plan, not a State requirement, and advised Authority members that they may extend the deadline as they see fit.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Van Orman to approve a deadline extension to May 12, 2021. The motion passed unanimously with members Fink, Gawrylow, Van Orman, Walth and Chair Christianson voting in favor.

REPORT FROM THE DOWNTOWNERS

Ms. Herzog reported that the rentable electric Bird eScooters will be arriving in town by end of April and provided an update on events and projects. The Downtowners would like to receive comments from property owners and the public regarding the streetscape project and construction.

Chair Christianson strongly encouraged shop owners, property owners and tenants to reach out to Engineering to manage the street improvement project so it is completed in as short a time period as possible with minimal disruption to businesses.

ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 4:57 p.m. to meet again on May 13, 2021.

Respectfully submitted,

Sandra Bogaczyk
Recording Secretary

Jim Christianson
Chair



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 2

May 13, 2021

Application for: Downtown Design Review

TRAKiT Project ID: DDR2021-004

Project Summary

Title:	Shelter Belt Façade Improvements
Status:	Renaissance Zone Authority
Owner(s):	WW Investments, LLP
Project Contact:	Tobias Marman, Tobias Marman Construction
Location:	307 North 3 rd Street
Request:	Alter the façade to prepare for new restaurant occupant



Staff Analysis

WW Investments, LLP is requesting Downtown Design Review approval of façade improvements to the front of the buildings at 307 North 3rd Street.

The site is being prepared for a new restaurant occupant by the name of Shelter Belt. The overall design goal is to alter the front façade of the central building on the parcel (formerly Lucky Ducks) to match the design of the southern building (formerly the Pond).

The upper portion of the central building would be repainted a matching green, and the stone base already present on the south building would be extended through the central building to match. No new materials or colors would be introduced. An exhibit provided by the applicant has been attached to this staff report.

Required Findings of Fact

1. The proposed design conforms to Sections 14-03.1-10, 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.

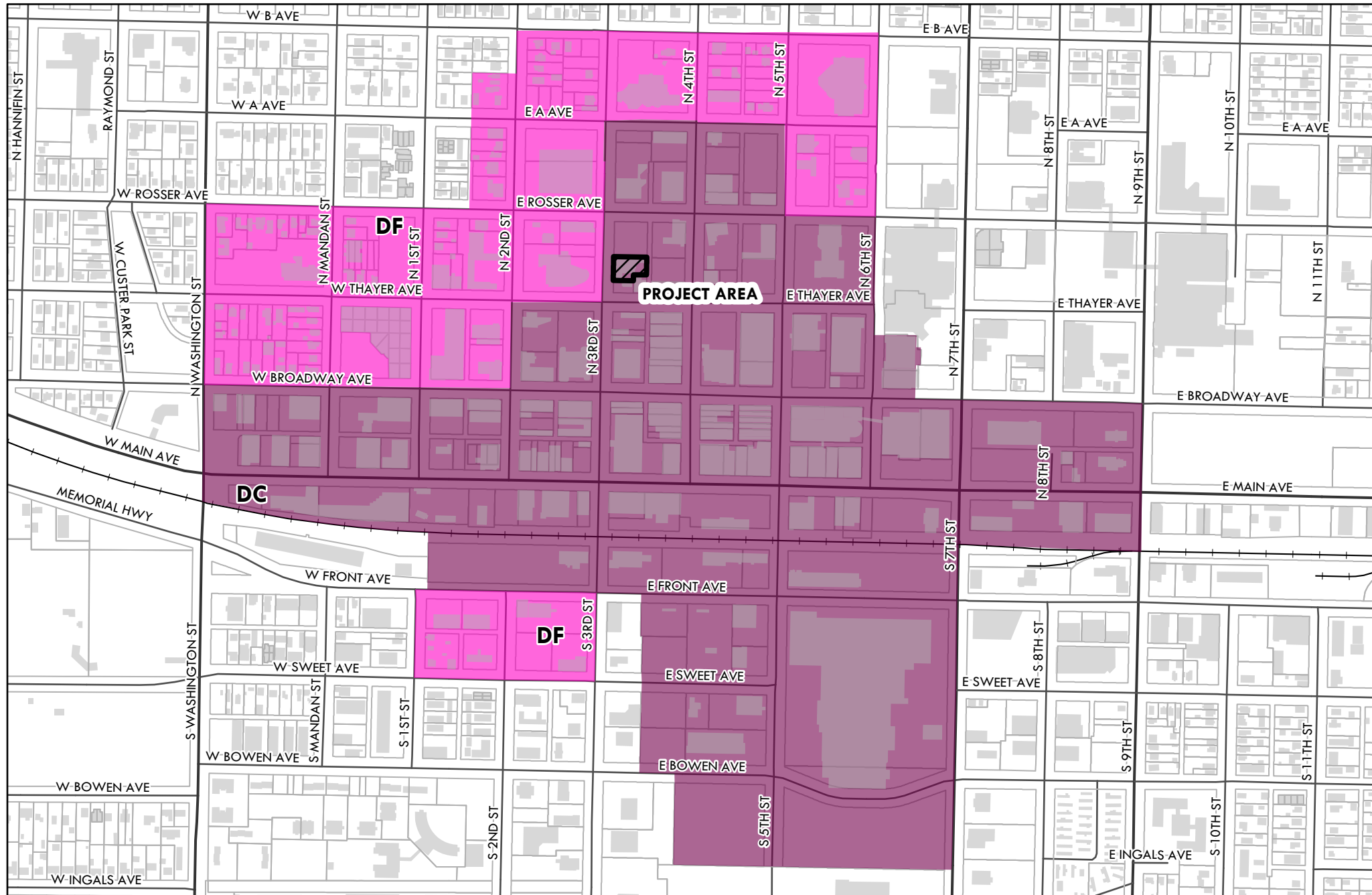
Staff Recommendation

Based on the above findings, staff recommends approval of the proposed design for 307 North 3rd 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.

Attachments

1. Location Map
2. Submitted design documents

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



CURRENT CONDITION



PROPOSED CHANGES





STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 3

May 13, 2021

Application for: Downtown Design Review

TRAKiT Project ID: DDR2021-005

Project Summary

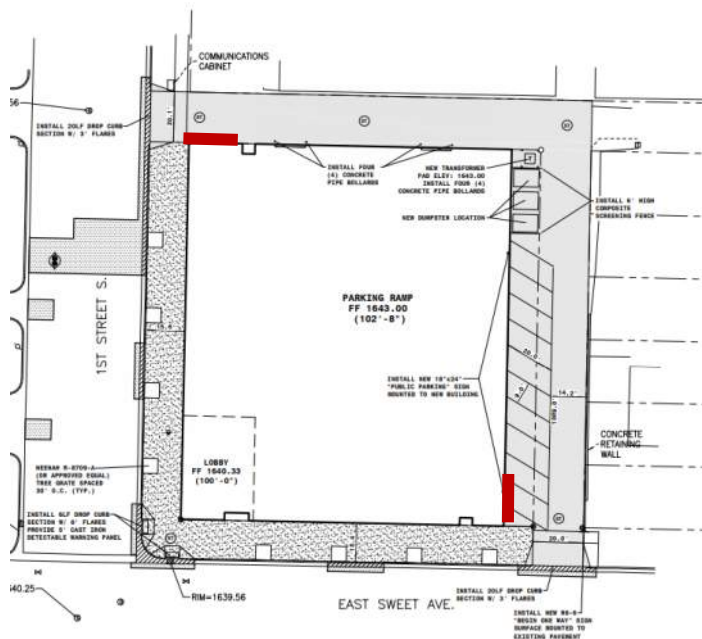
Title:	First Street Lofts Murals
Status:	Renaissance Zone Authority
Owner(s):	First Street Lofts, LLC
Project Contact:	Paul Noot, Artist
Location:	215 South 1 st Street
Request:	Install two murals on sides of new building



Staff Analysis

The First Street Lofts, LLC and Paul Noot are requesting Downtown Design Review approval of a public art installation of two mural paintings on the building at 215 South 1st Street.

The murals are proposed for the north and east ground floor walls of the First Street Lofts building in these locations:



North side mural location



East side mural location

(continued)

The First Street Lofts building was approved as a Renaissance Zone project on July 1, 2019, and has also received Downtown Design Review approval. The building construction is nearly complete, although a certificate of occupancy is still forthcoming.

The four criteria for approval of public art in Section 4-04-09(14) of the City Code of Ordinances (Public Art) are as follows, annotated by compliance in italics:

- a) The public art is not installed on any side of a building directly adjacent to a public right-of-way, excluding alleys.

This condition would be met. Both murals are proposed to be installed facing an alley, not a public right-of-way.

- b) The public art does not contain any brand name, product name, letters of the alphabet spelling or abbreviating the name of any product, company, profession, or business, or logo, trademark, or other commercial message.

This condition would be met. The subject piece does not contain a commercial message. The subject of the mural is North Dakota scenery.

- c) The public art is not installed on a vacant building or within a vacant lot, unless the property owner has filed a building permit with the intention of occupation or is otherwise actively in the process of improving the building or lot for the purpose of occupation.

This condition would be met. The site being improved for occupation.

- d) The public art is not installed on any original façade of a building listed as a contributing structure of the downtown historic district, unless the art is attached to a removable panel without damage to the underlying historic façade and the artwork meets all other downtown design review requirements pertaining to historic structures.

This condition is met. The building is not historic.

Required Findings of Fact

1. The proposed design conforms to Sections 14-03.1-10, 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.

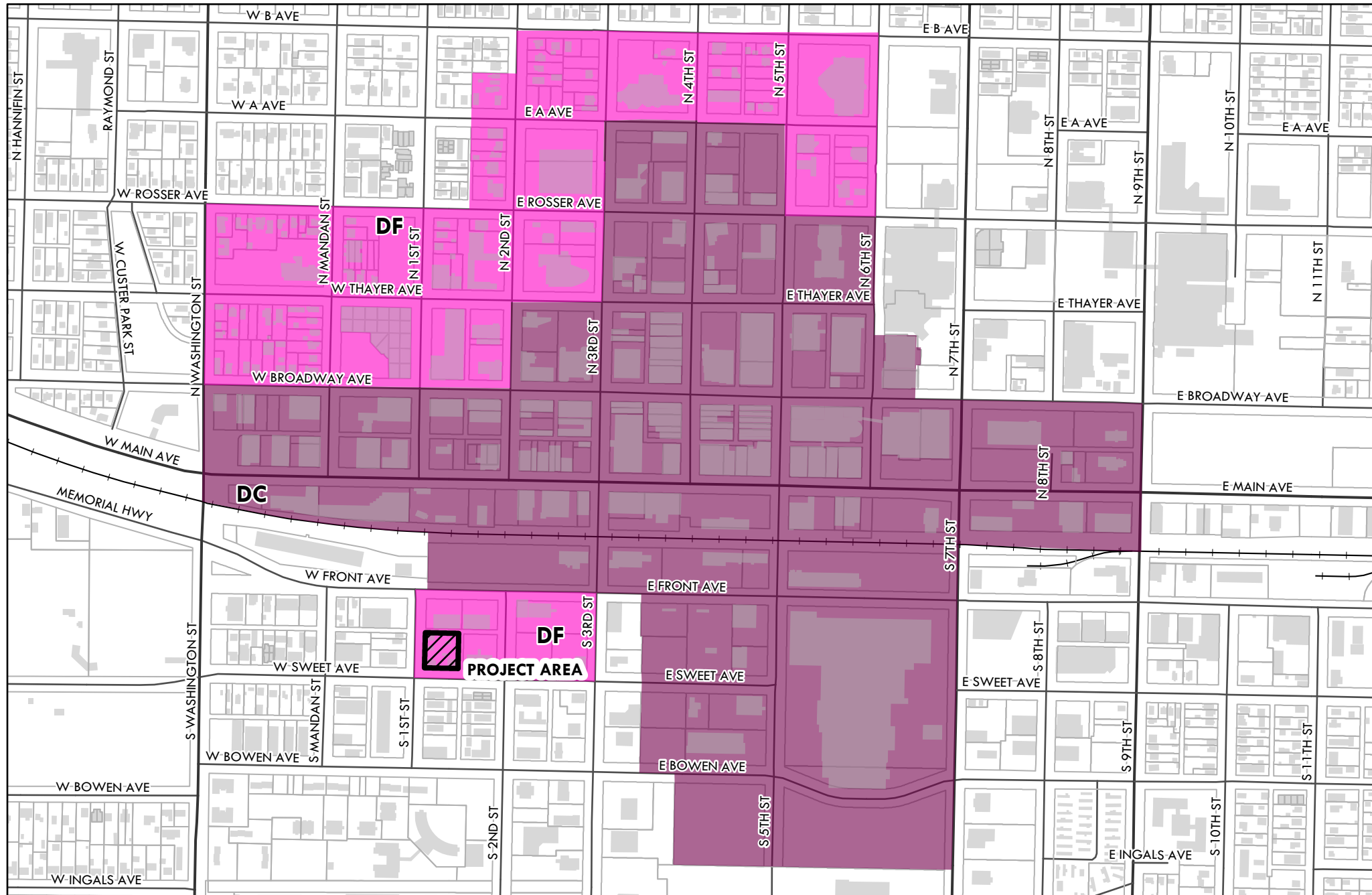
Staff Recommendation

Based on the above findings, staff recommends approval of the proposed design for the mural paintings at 215 South 1st 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.

Attachments

1. Location Map
2. Submitted design documents

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



North Side Mural Design



Example of subject standing in front of mural



East Side Mural Design





STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 4
May 13, 2021

Application for: Downtown Design Review

TRAKiT Project ID: DDR2021-006

Project Summary

Title:	Library Façade Renovations
Status:	Renaissance Zone Authority
Owner(s):	City of Bismarck
Project Contact:	Bruce Schirado, Facilities Manager Trevor Huffaker, AIA, Architect
Location:	515 North 5 th Street
Request:	Renovate the entrance and exterior façade of the library



Staff Analysis

The Bismarck Veterans Public Library is requesting Downtown Design Review approval for renovations to the façade of the library at 515 North 5th Street.



Front entrance of library from 5th Street

The project is a comprehensive update to windows, doors and siding on the building exterior, without alteration of the building form or structure. The existing EIFS, exterior windows and doors would be removed and replaced with metal panels/siding, brick veneer or stone veneer.

Generally, metal panels would be used for the upper portions of siding, and masonry on the lower portions. The front entrance and two window enclaves will feature a limestone veneer, and a thin brick veneer would be used for the remainder of the building. The metal panel over the front entrance will feature a custom angular pattern, and diagonal seams will be used for the remaining paneling.

The storefronts and exterior doors would be replaced in the same openings with anodized (silver) aluminum frames and bronze-tinted glazing, to match windows recently replaced on the upper portions of the building. New trim and gutter will be installed at the roofline and will be prefinished blue to match existing.

New signs would be installed at the front entrance with the current logo and simple text. The wall signs would extrude 1" from the wall. All requirements for wall signs in the DF – Downtown Fringe zoning district would be met.

Required Findings of Fact

1. The proposed design conforms to Sections 14-03.1-10, 14-04-21.1, and 14-04-21.2 of the

(continued)

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

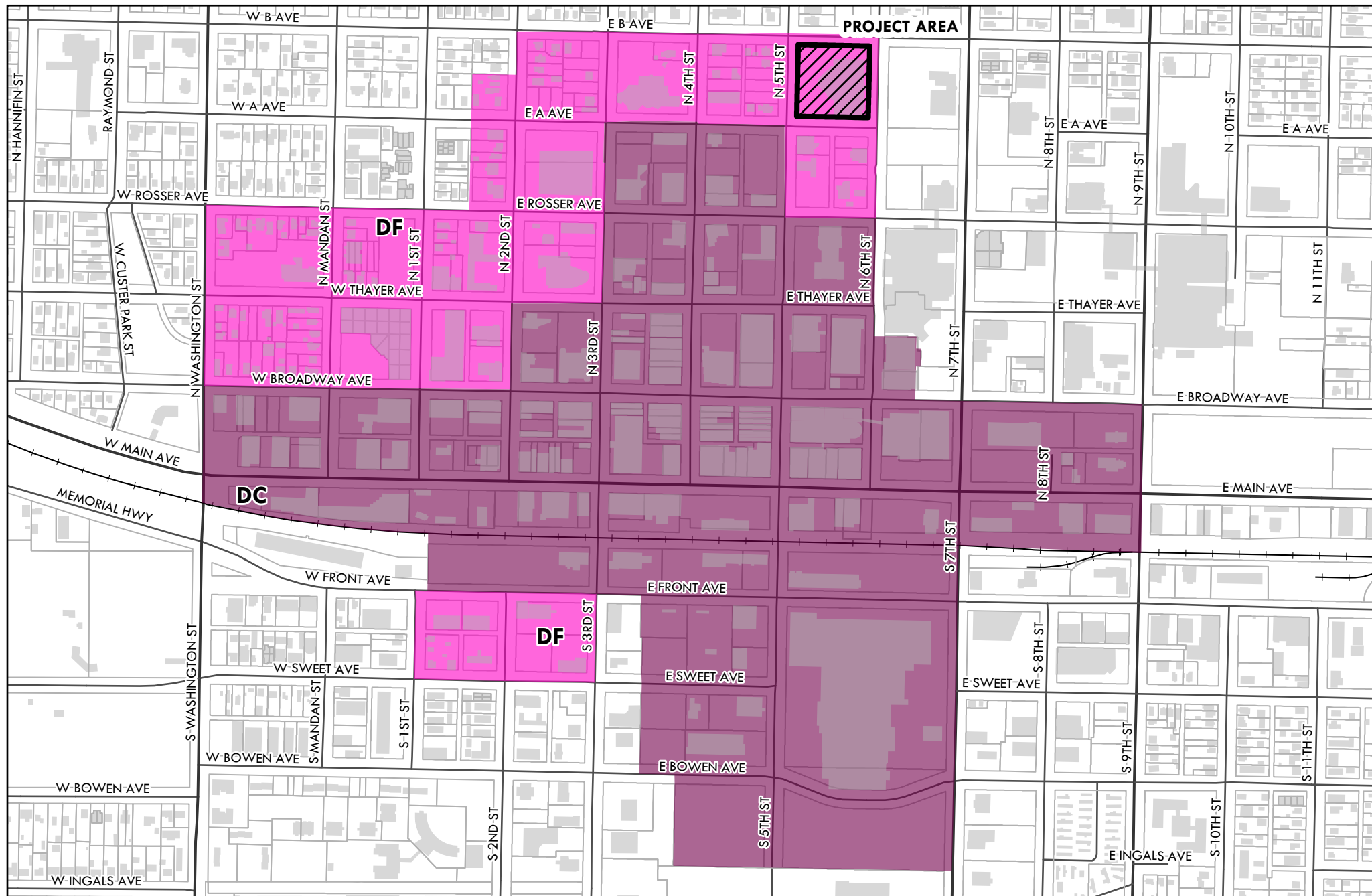
Based on the above findings, staff recommends approval of the proposed design for 515 North 5th

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.

Attachments

1. Location Map
2. Submitted design documents

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





12/17/2020



March 25, 2021
Rendered Elevations

NORTH



WEST

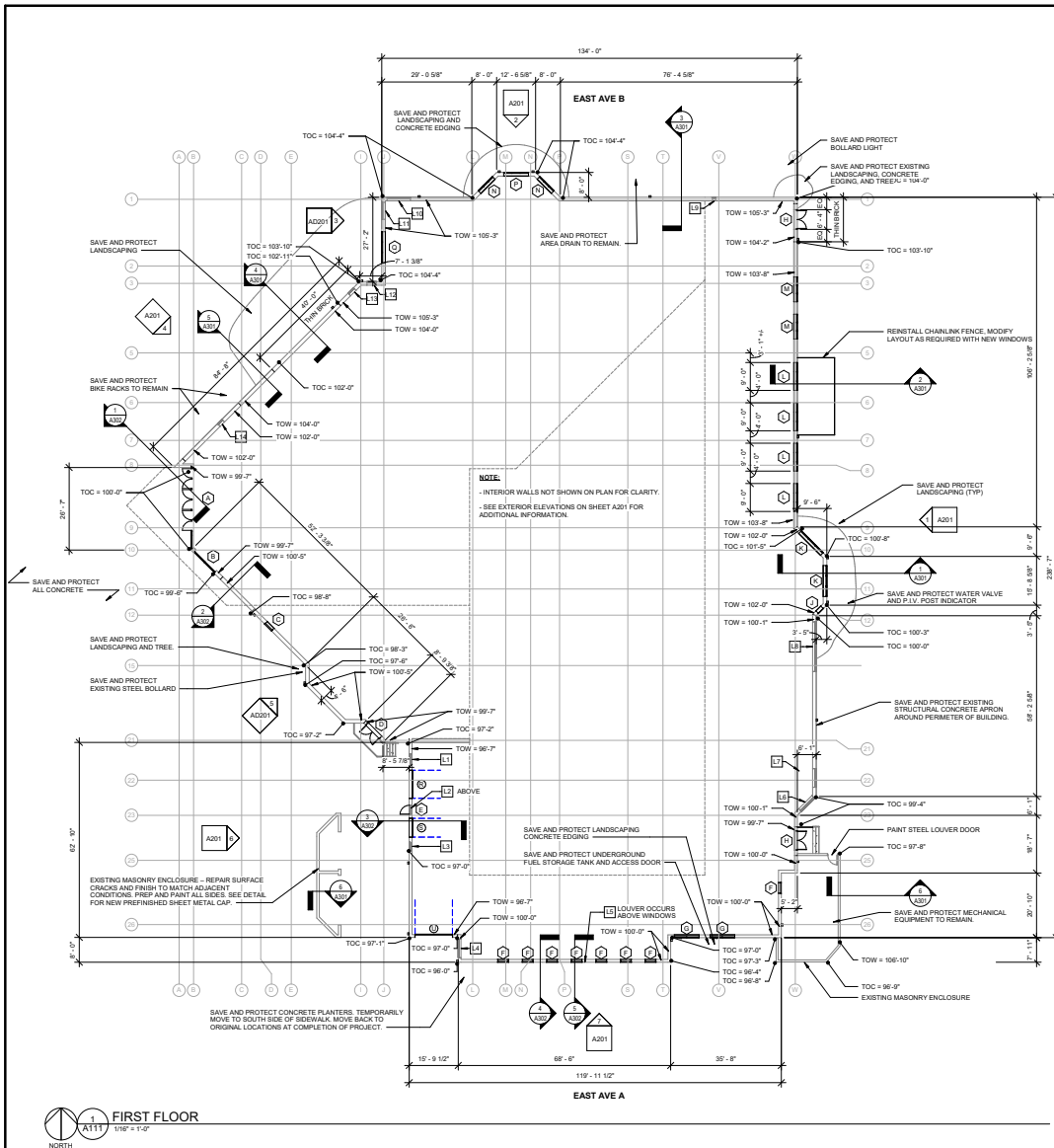


SOUTH

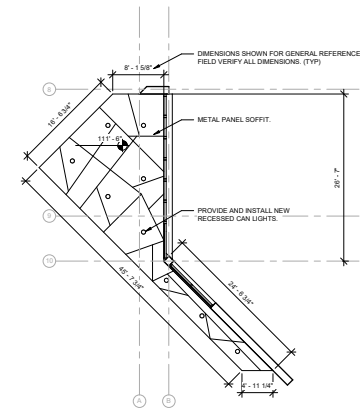


EAST

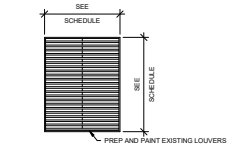




FIRST FLOOR
1/10" = 1'-0"



REFLECTED CEILING PLAN - MAIN ENTRANCE
1/8" = 1'-0"



EXISTING LOUVERS
SCALE: 1/8" = 1'-0"

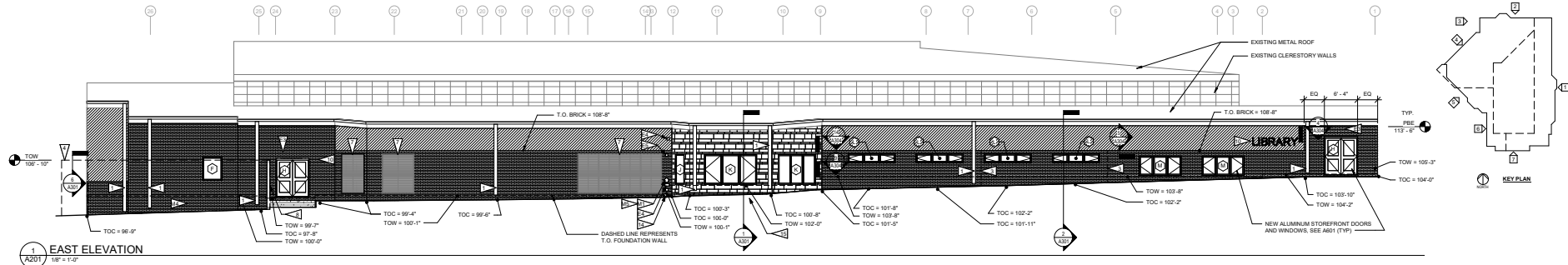
LOUVER SCHEDULE	
LOUVER MARK	LOUVER SIZE
L1	3'-6" x 3'-0"
L2	3'-0" x 3'-0"
L3	3'-0" x 2'-0"
L4	6'-0" x 4'-0"
L5	6'-0" x 5'-0"
L6	6'-0" x 5'-0"
L7	6'-0" x 5'-0"
L8	16'-0" x 7'-6"
L9	1'-0" x 1'-0"
L10	7'-6" x 5'-0"
L11	5'-6" x 5'-0"
L12	3'-0" x 8'-6"
L13	2'-0" x 8'-6"
L14	2'-0" x 5'-0"

- GENERAL NOTES - FLOOR PLAN**
- ALL DIMENSIONS AND DETAILING ARE BASED ON INFORMATION CONTAINED IN THE ORIGINAL 1987 BUILDING PLANS. DIGITAL PDF'S OF THE ORIGINAL PLANS ARE AVAILABLE UPON REQUEST.
 - PRIOR TO BIDDING, CONTRACTOR SHALL VISIT THE SITE AND REVIEW CONDITIONS. CONTRACTOR SHALL FIELD VERIFY ALL SITE CONDITIONS FOR WORKABILITY, ADJACENT CONDITIONS, EFFECTS AND ACCESSIBILITY.
 - CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT.
 - GENERAL CONTRACTOR TO COORDINATE ALL REQUIRED MECHANICAL AND ELECTRICAL SCOPE. VERIFY MECHANICAL AND ELECTRICAL CONDITIONS FOR SCOPE AND INTERFACE.
 - CONTRACTOR SHALL CONTACT THE ARCHITECT IN THE EVENT THAT UNFORESEEN CONDITIONS ARE ENCOUNTERED.
 - PROVIDE SEALANT AT ALL JOINTS BETWEEN DISMILAR MATERIALS, I.E. WHERE BRICK, STONE, METAL MATERIALS ABUT, AROUND ALUMINUM FRAME PERIMETER, AND AS SPECIFIED OR AS DETAILED.
 - IT IS THE INTENT OF THIS CONTRACT THAT ALL AREAS AFFECTED BY CONSTRUCTION BE A FINISHED AND COMPLETE PROJECT. CONTRACTOR SHALL PATCH, REPAIR AND ADJUST AS ALL AREAS ADJACENT TO NEW WORK AS REQUIRED TO ACHIEVE A FINISHED PRODUCT.
 - GENERAL CONTRACTOR IS RESPONSIBLE TO PATCH AND REPAIR WORK AFFECTED BY DEMOLITION WORK, REGARDLESS OF TRADE. COORDINATE REQUIRED PATCHWORK WITH ALL CONTRACTORS.
 - WHERE PATCHING AND REPAIRING OCCURS, NEW PAINT IS TO COVER THE ENTIRE WALL OF THE AFFECTED AREA, I.E. CORNER TO CORNER.
 - COORDINATE CONTRACTOR STAGING AREA, PARKING, AND OTHER PROJECT LOGISTICS WITH OWNER, ARCHITECT, AND CITY REPRESENTATIVE. AN AREA OF THE EXISTING NORTH PARKING LOT WILL MOST LIKELY BE DEDICATED FOR THE STAGING AREA.
 - THE BUILDING AND PARKING LOTS WILL BE OCCUPIED WHILE CONSTRUCTION OCCURS. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MAINTAIN A SAFE WORKING ENVIRONMENT AND SITE INCLUDING ANY REQUIRED TEMPORARY BARRIERS, SIGNAGE, ETC.
 - CONTRACTOR SHALL MAINTAIN A CLEAN WORK SITE AND ROUTINELY SWEEP THE WORK AREA, INCLUDING PICKING UP ALL FASTENERS.
 - APPROXIMATE ELEVATIONS ARE PROVIDED FOR GENERAL COORDINATION.
 - FIRST FLOOR FINISH ELEVATION IS 100'-0"
 - TOP OF FOUNDATION WALL IS NOTED AS "TOW"
 - TOP OF CONCRETE IS NOTED AS "TOC"

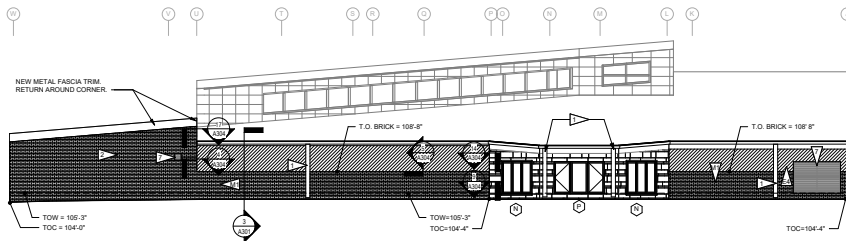
DATE	04/28/2021
JOB NUMBER	999-547-009
SHEET	A111

EngTech
ARCHITECTURE ENGINEERING
FORENSICS

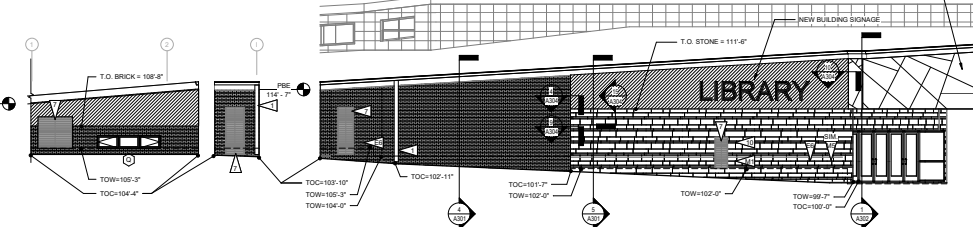
SIDING, DOOR, AND WINDOW REPLACEMENT PROJECT
CITY OF BISMARCK
515 N FIFTH ST - BISMARCK, ND 58501
FLOOR PLAN



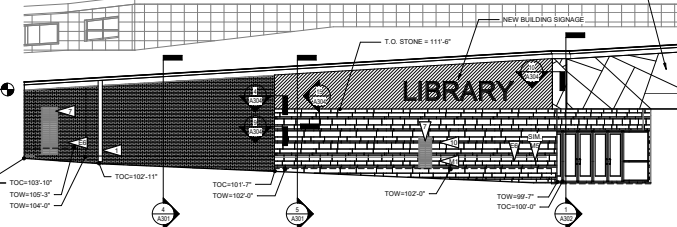
1 EAST ELEVATION
1/8" = 1'-0"



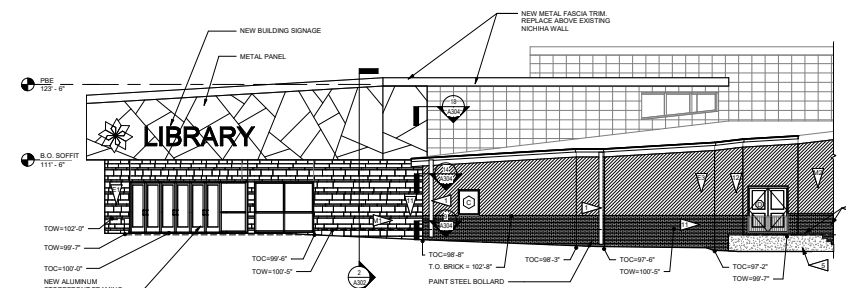
2 NORTH ELEVATION
1/8" = 1'-0"



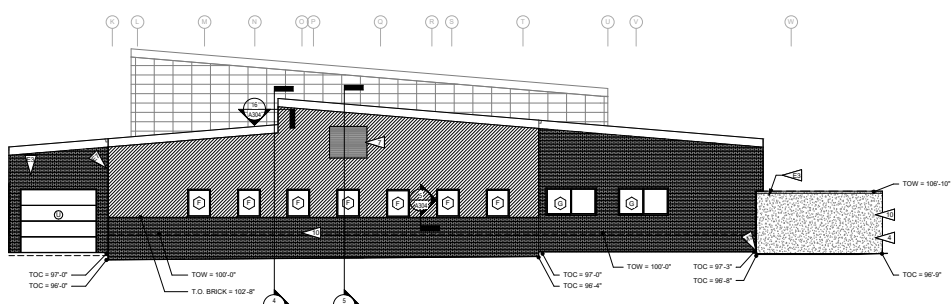
3 NNW ELEVATION
1/8" = 1'-0"



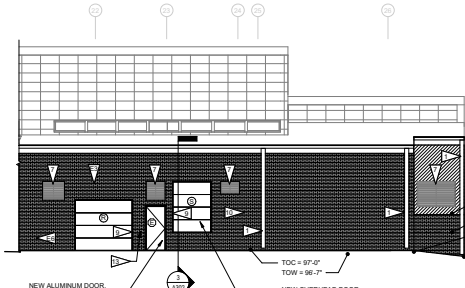
4 NORTHWEST ELEVATION
1/8" = 1'-0"



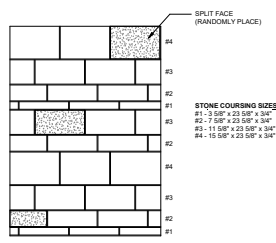
5 SOUTHWEST ELEVATION
1/8" = 1'-0"



7 SOUTH ELEVATION
1/8" = 1'-0"



6 WEST ELEVATION
1/8" = 1'-0"



8 STONE VENEER COURSING
1/2" = 1'-0"

- FLAG NOTES - DEMOLITION PLAN (GENERAL CONSTRUCTION)**
- NEW DOWNPOUTS, TYP. COORDINATE WITH ORIGINAL LOCATIONS AND EXISTING SPLASH BLOCKS.
 - REINSTALL METAL COVER.
 - REINSTALL CHAIN LINK FENCE. MODIFY LOCATION AS REQUIRED WITH NEW WINDOWS. ENSURE POST ARE CENTERED BETWEEN NEW WINDOW OPENINGS.
 - EXISTING MASONRY ENCLOSURE - REPAIR SURFACE CRACKS AND FINISH TO MATCH ADJACENT CONDITIONS. PREP AND PAINT ALL SIDES. SEE DETAIL FOR NEW PREFINISHED SHEET METAL CAP.
 - STAIR FOUNDATION WALL - REPAIR SURFACE CRACKS AND FINISH TO MATCH ADJACENT CONDITIONS. PREP AND PAINT ALL SIDES.
 - REINSTALL PIPE RAILING AND PAINT.
 - PREP AND PAINT EXISTING LOUVER, TYP. SEE SHEET A201 FOR APPROX. SIZES.
 - PREP AND PAINT EXISTING LOUVER DOOR.
 - PAINT STEEL WALL GUARDS.
 - REINSTALL SURFACE MOUNTED SIGNAGE. COORDINATE EXACT LOCATION WITH OWNER.
 - REINSTALL BOOK DROP AND ASSOCIATED SIGNAGE.
 - REINSTALL KNOX BOX.
 - REINSTALL WALL MOUNTED CALL STATION.
 - REINSTALL ACCESS DOOR. SAVE FOR REINSTALLATION.
 - ADJUST AND COMPACT SUBGRADE ADJACENT TO THE FOUNDATION. INSTALL NEW STEEL ANGLE AND POUR CONCRETE APRON TO MATCH EXISTING.

- ELECTRICAL COORDINATION (IF)**
- REINSTALL ADA DOOR OPERATOR PUSH BUTTON.
 - PROVIDE NEW RECESSED CAN LIGHTS.
 - PROVIDE NEW SURFACE MOUNTED LIGHT FIXTURE. AT SIM, REINSTALL AT NEW SURFACE.
 - REINSTALL ELECTRICAL BOX AND WIRING.
 - REINSTALL FIRE ALARM.
 - REINSTALL WALL MOUNTED ELECTRICAL OUTLET.
 - REINSTALL PHOTOCELL.

- FLAG NOTES - DEMOLITION PLAN (MECHANICAL/PLUMBING COORDINATION) (IF)**
- REINSTALL WATER HYDRANT COVER.
 - PROVIDE NEW WALL VENT SERVING BATHROOM EXHAUST FAN. COLOR TO CLOSELY MATCH NEW WORK.
 - SAVE AND PROTECT GAS PIPING TO REMAIN.
 - REINSTALL SURFACE MOUNTED PIPING AT WALL.
 - EXTEND FIRE DEPARTMENT WATER CONNECTION AND SPRINKLER TEST FLOW PIPE TO NEW WALL SURFACE. AT SIM, ONLY THE FLOW PIPE EXISTS.

- MATERIAL LEGEND:**
- NEW THIN BRICK VENEER
 - NEW THIN STONE VENEER
 - NEW METAL SIDING
 - NEW METAL PANEL, SEE ALTERNATE #1
 - NEW PAINT OVER EXISTING TEXTURED SURFACE
 - EXISTING NICHHA FIBER CEMENT WALL PANEL

1. SEE SHEET A304 FOR ADDITIONAL MATERIAL TRANSITION DETAILS.
2. APPROXIMATE ELEVATIONS ARE PROVIDED FOR GENERAL COORDINATION. FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS.
- FIRST FLOOR FINISH ELEVATION IS 100'-0"
- TOP OF FOUNDATION WALL IS NOTED AS "TOW"
- TOP OF CONCRETE IS NOTED AS "TOC"

DATE	REVISION	BY	DESCRIPTION
04/28/2021	1	AS	ISSUED FOR PERMIT
04/28/2021	2	AS	ISSUED FOR PERMIT
04/28/2021	3	AS	ISSUED FOR PERMIT
04/28/2021	4	AS	ISSUED FOR PERMIT
04/28/2021	5	AS	ISSUED FOR PERMIT
04/28/2021	6	AS	ISSUED FOR PERMIT
04/28/2021	7	AS	ISSUED FOR PERMIT
04/28/2021	8	AS	ISSUED FOR PERMIT
04/28/2021	9	AS	ISSUED FOR PERMIT
04/28/2021	10	AS	ISSUED FOR PERMIT



SIDING, DOOR, AND WINDOW REPLACEMENT PROJECT
BISMARCK VETERANS MEMORIAL LIBRARY
CITY OF BISMARCK
515 N FIFTH ST - BISMARCK, ND 58501
EXTERIOR ELEVATIONS

407 BOULDER RIDGE ROAD, #225
BISMARCK, ND 58501
PHONE: (701) 258-7077
engtechnd.com

EngTech
ARCHITECTURE ENGINEERING
DESIGN

DATE: 04/28/2021
JOB NUMBER: 999-547-009
SHEET: A201

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, Inc.	114 North 4th Street	Rehabilitation	Completed	10/30/03	11/15/03	11/21/03	01/26/05	\$125,000	\$129,333	\$49,900	\$120,000
007-B	Bertsch Properties LLC	207 East Front Avenue	Rehabilitation	Completed	11/19/03	11/25/03	12/03/03	01/19/05	\$601,600	\$734,707	\$371,200	\$1,455,000
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	Gartner's Capital Shoe Hospital	302 East Thayer Avenue	Rehabilitation	Completed	05/25/04	05/25/04	06/04/04	12/06/05	\$85,000	\$103,455	\$49,900	\$125,000
013-B	AW Enterprises	216 North 2nd Street	Rehabilitation	Completed	08/10/04	08/10/04	08/18/04	06/22/05	\$208,814	\$263,473	\$173,500	\$275,000
014-B	Daryl Rosenau & Clarence Sayler	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. Porsborg, 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
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

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
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
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

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
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	Schuett 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	03/03/20	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
146-B	JJ Hageness Renovation, LLC	418 East Rosser Avenue	Rehabilitation	Approved	05/14/20	05/26/20	06/02/20		\$2,500,000	Pending	\$1,085,700	\$2,500,000
									\$105,469,245	\$65,252,599	\$24,333,580	\$108,382,000