



RENAISSANCE ZONE AUTHORITY MEETING AGENDA July 8, 2021

Tom Baker Meeting Room	4:00 p.m.	City-County Office Building
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. Please submit your comments no later than 12 noon the day of the meeting. Comments should also include which agenda item number or topic your comment references and your name (anonymous comments will not be forwarded to the Renaissance Zone Authority or		included in the minutes of the meeting). If you would like to appear via video or audio link for an up to 5-minute comment on a public hearing item, please provide your e-mail address and contact information to dnairn@bismarcknd.gov at least one business day before the meeting. As always, live meeting coverage is available on Government Access Channels 2 & 602HD, Radio Access 102.5 FM Radio, or stream FreeTV.org and RadioAccess.org.
Item No.		Page No.

MINUTES

1. Consider approval of the minutes of the May 13, 2021 regular meeting of the Renaissance Zone Authority.

REGULAR AGENDA

Requests for Renaissance Zone and/or Downtown Design Review approval

2. **JMN Roots, LLC / Freedom Financial Group Offices | 212 N 2nd Street**
 - Renaissance Zone Purchasing with Improvements | RZ2021-001 8
Staff recommendation: Approve ☐ approve ☐ continue ☐ table ☐ deny
 - Renaissance Zone Lease | RZ2021-002
Staff recommendation: Approve ☐ approve ☐ continue ☐ table ☐ deny



3. Applewood Group Rowhouses | 215 W Thayer Avenue

- Downtown Design Review | DDR2021-007 12

Staff recommendation: Approve☐ *approve*☐ *continue*☐ *table*☐ *deny***4. Logan on Third Projecting Sign | 120 N 3rd Street**

- Downtown Design Review | DDR2021-008 22

Staff recommendation: Approve☐ *approve*☐ *continue*☐ *table*☐ *deny***OTHER BUSINESS**

5. Discussion on request for Renaissance Zone expansion and island
6. Report from Staff
7. Report from Downtowners

ADJOURNMENT

8. **Adjourn:** The next regular meeting date is scheduled for **August 12, 2021**

Enclosures: *Renaissance Zone Project Status Spreadsheet*

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
May 13, 2021**

The Bismarck Renaissance Zone Authority met on May 13, 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, Curt Walth and Greg Zenker

Authority members George Keiser and Todd Van Orman were not present.

Technical Advisor Bruce Whittey was present.

Technical Advisor Steph Smith was not present.

Staff members present were Sandra Bogaczyk (Office Assistant II), Jannelle Combs (City Attorney), Ben Ehreth (Community Development Director), 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), Rolf Eggers (Property Owner), Paul Noot (Teacher/Artist) and Trevor Huffaker (Architect, EngTech).

CALL TO ORDER

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

MINUTES

The minutes of the April 8, 2021 meeting were distributed prior to the meeting.

MOTION: Approval of the April 8, 2021 meeting minutes passed unanimously by voice vote with members Fink, Gawrylow, Walth, Zenker and Chair Christianson voting in favor.

**DOWNTOWN DESIGN REVIEW – 307 NORTH 3RD STREET
WW INVESTMENTS, LLP – SHELTER BELT FAÇADE IMPROVEMENT**

Mr. Nairn gave an overview of the staff report and stated that the applicant, WW Investments, LLP, is requesting Downtown Design Review approval of façade improvements to the front of

the buildings at 307 North 3rd Street. He stated that the site is being prepared for a new restaurant occupant named Shelter Belt. The overall design goal is to alter the front façade of the central building on the parcel to match the design of the southern building.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed design for 307 North 3rd Street as presented in all submitted documents and materials, with the condition any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

MOTION: A motion was made by Mr. Walth and seconded by Mr. Fink to approve the design of the façade improvements at 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. The motion passed unanimously with members Fink, Gawrylow, Walth, Zenker and Chair Christianson voting in favor.

DOWNTOWN DESIGN REVIEW – 215 SOUTH 1ST STREET FIRST STREET LOFTS, LLC AND PAUL NOOT – FIRST STREET LOFTS MURALS

Mr. Nairn gave an overview of the staff report and stated that the applicant, 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. He described the project as having no commercial message, and stated that all criteria in the ordinance were met.

Mr. Fink asked if there was any consideration regarding viewers of the artwork disrupting traffic flow. Mr. Nairn stated that the project area was in an alley and there are no concerns from staff about any traffic disruptions.

Chair Christianson asked what the height of the mural would be. Mr. Noot stated that one mural starts at ground level and is eight feet high and the other mural is six feet high but starts above ground level.

Mr. Fink asked who must maintain the mural. Mr. Noot and Mr. Youness, the property owner, stated that they would work together if there needed to be any repairs.

Chair Christianson asked for confirmation that the City would not be involved financially and asked how Art Alley is maintained. Mr. Nairn stated that the City is not responsible for maintenance of murals and not involved with maintaining Art Alley.

Mr. Nairn stated that, based on the findings contained in the staff report, 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.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Gawrylow to approve the design of the mural painting project 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. The motion passed unanimously with members Fink, Gawrylow, Walth, Zenker and Chair Christianson voting in favor.

DOWNTOWN DESIGN REVIEW – 515 NORTH 5TH STREET BISMARCK VETERANS MEMORIAL PUBLIC LIBRARY – LIBRARY FAÇADE RENOVATION

Mr. Nairn gave an overview of the staff report and stated that the applicant, Bismarck Veterans Memorial Public Library, is requesting Downtown Design Review approval for renovations to the façade of the library at 515 North 5th Street. He described the scope of the project as including no change to the structure but updating façade signage. Windows and entrance doors would be replaced with the tint to match current windows that remain. A limestone and brick veneer on the façade is proposed. Metal panels would be installed in upper areas.

Mr. Nairn stated that, based on the findings contained in the staff report, 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.

Mr. Fink asked if the rendering is proposed or if the materials, as listed on the staff report, are still being considered or left to consideration. Mr. Huffaker stated that the rendering is accurate but some like materials might be substituted once bids are evaluated.

Mr. Walth asked if the technical advisors had seen the building samples. Mr. Whittey stated that he has not seen the samples but has no issue with any listed item. Mr. Walth proposed that any motion include that technical advisors evaluate the samples and also evaluate any substitutions.

Mr. Huffaker stated that he would be happy to contact staff with any substitution which occurs during the bidding process.

MOTION: A motion was made by Mr. Walth and seconded by Mr. Fink to approve the design of the façade at 515 North 5th Street, as presented in all submitted documents and materials, with the following conditions: 1) The technical advisors to the Committee review and approve material selections and 2) 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, Walth, Zenker and Chair Christianson voting in favor.

Chair Christianson said that the project looks good and is a nice improvement.

OTHER BUSINESS REPORT FROM STAFF

Mr. Nairn stated that he had nothing to report.

REPORT FROM THE DOWNTOWNERS

Ms. Herzog provided an update on events and projects.

Mr. Fink asked if any comments, requests or interests about the Renaissance Zone island have been voiced. There was discussion about the opportunity to develop an island having a deadline and that it was important to listen for any interest in potential development.

Chair Christianson asked when the deadline will arrive. Mr. Nairn stated that the current Renaissance Zone program will expire July 31, 2022, if not renewed.

Mr. Fink stated how important it is to make the case for continuation to the boards, which affect the program's renewal, how Renaissance Zone projects expand the City's tax base. Chair Christianson agreed and that process was discussed at length and was suggested as an agenda item at the next meeting.

Mr. Walth stated that the maintenance and repair of murals or public art should be discussed next meeting and suggested that staff could add the item to the next agenda. Mr. Fink stated that he believed the custom of allowing property owners to maintain their property was perhaps a better strategy than creating a new policy. He asked what the City's recourse on graffiti is. Chair Christianson thought that since buildings change hands, and the same artist is not always available, it might not be problematic to create some policy or expectation about maintenance of building façades. Ms. Combs stated that any directive would be a request to City Commission for creating an ordinance or a contractual agreement with a property owner. She mentioned that there are various enforcement policies that already exist including criminal and actions based on private or public ownership. Chair Christianson suggested putting the conversation onto the agenda of the next meeting.

ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority

adjourned at 4:40 p.m. to meet again on June 10, 2021.

Respectfully submitted,

Sandra Bogaczyk
Recording Secretary

Jim Christianson
Chair

DRAFT

STAFF REPORT

Agenda Item #2

July 8, 2021

Application for: **Renaissance Zone**
Lease

Project ID: **RZ2021-001**
RZ2021-002

Project Summary

<i>Title:</i>	JMN Roots, LLC/ Freedom Financial Group Offices
<i>Project Type:</i>	Purchase with Improvements
<i>Status:</i>	Renaissance Zone Authority
<i>Applicant(s)</i>	JMN Roots, LLC Freedom Financial Group – Bismarck LLC
<i>Owner(s):</i>	SRSSM Partnership
<i>Project Description:</i>	Purchase building and modify interior for occupation by financial services firm



Street Address: 212 N 2nd Street

Legal Description: Lot 6, Block 60, Original plat

RZ Block # 11

Project Information

<i>Building Floor Area (square feet):</i>	2,500	<i>Estimated Completion Date:</i>	1/1/2022	<i>Certificate of Good Standing:</i>	Complete
<i>Assessed Building Value (existing):</i>	\$190,000	<i>Proposed Investment:</i>	\$125,000	<i>Estimated Value with Investment:</i>	\$250,000
<i>Annual Property Taxes (existing):</i>	\$2,912	<i>Estimated Property Tax Benefit:</i>	\$14,561	<i>Estimated Income Tax Benefit:</i>	\$9,000

Staff Analysis



Front of building from N 2nd Street

JMN Roots, LLC is requesting approval of a Purchase with Improvements Renaissance Zone project at 212 N 2nd Street. The applicant is proposing to purchase the building and modify the interior for occupation by a financial services firm.

The public has been duly notified of this request. A notice was published in the Bismarck Tribune on June 25th and July 2nd, and 23 letters were mailed to the owners of nearby properties on June 25th, 2021.

(continued)

The interior of the building would be completely remodeled to create office space. The proposed build-out includes new HVAC, electrical, plumbing, framing, sheetrock, and all finishes. Four windows, sized approximately 3' x 4' would be placed on the south building wall.



South side of building where windows planned

The minimum investment required in the Renaissance Zone Development Plan for a 100% property tax exemption is 50% of the assessed building value, which in this case would be \$95,000 in capital improvements. The applicant estimates total project costs to be \$125,000, which exceeds the minimum requirements.

The exterior was improved in 2017, and Downtown Design Review for these modifications was approved at that time (DDR2017-016).

The two applicants have common ownership, but each would be a recipient of a separate Renaissance Zone project. The Purchase with Improvements project would be granted to the real estate holding company, JMN Roots, LLC, and the Lease project would be granted to

Freedom Financial Group – Bismarck LLC, who will be operating out of the building.

Required Findings of Fact (relating to land use)

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.

Staff Recommendation

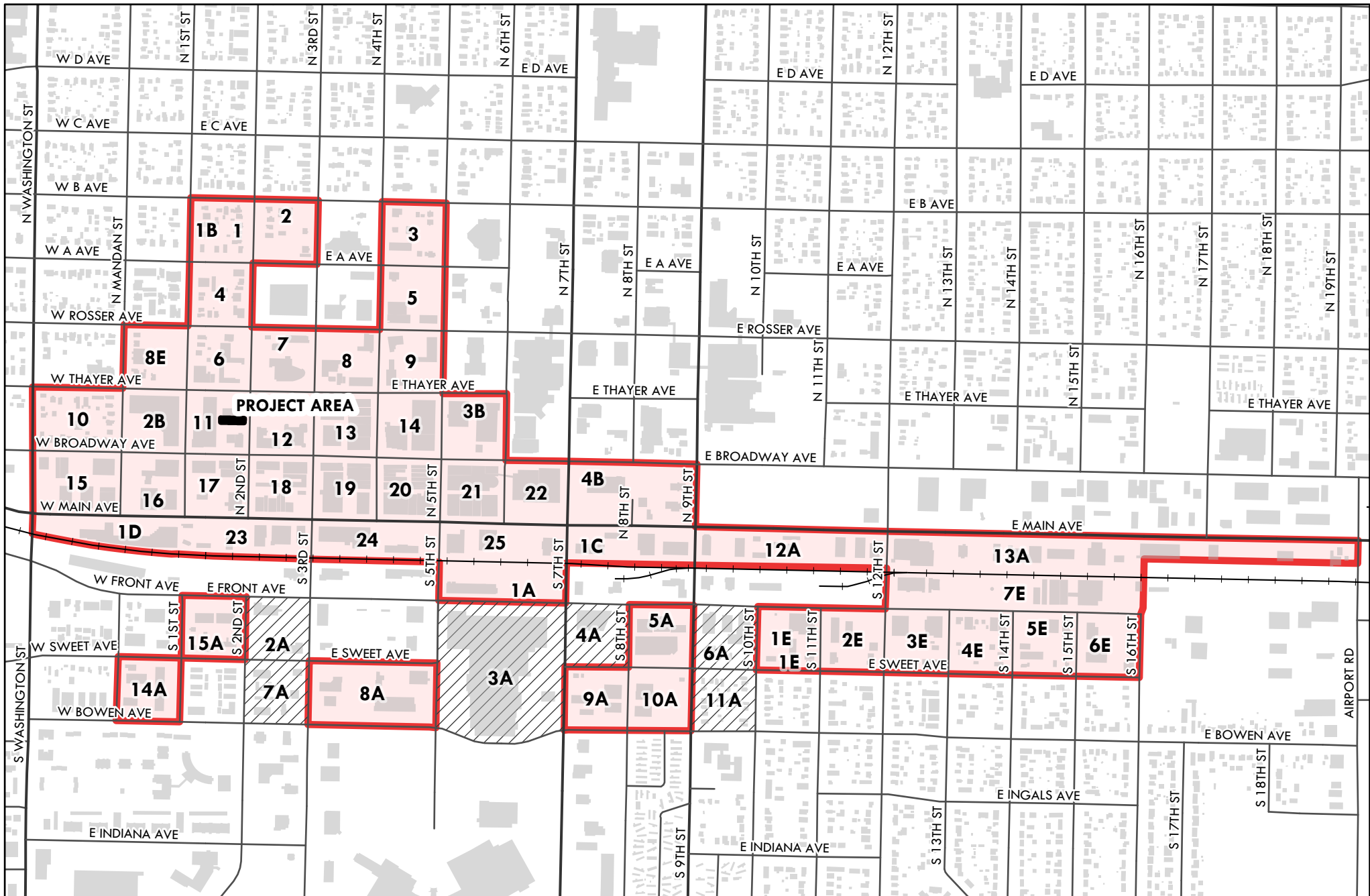
Based on the above findings, staff recommends approval of the Purchase with Improvements Renaissance Zone project for the building at 212 N 2nd Street as presented in all submitted documents and materials, as a 100% property tax exemption on the building for five years.

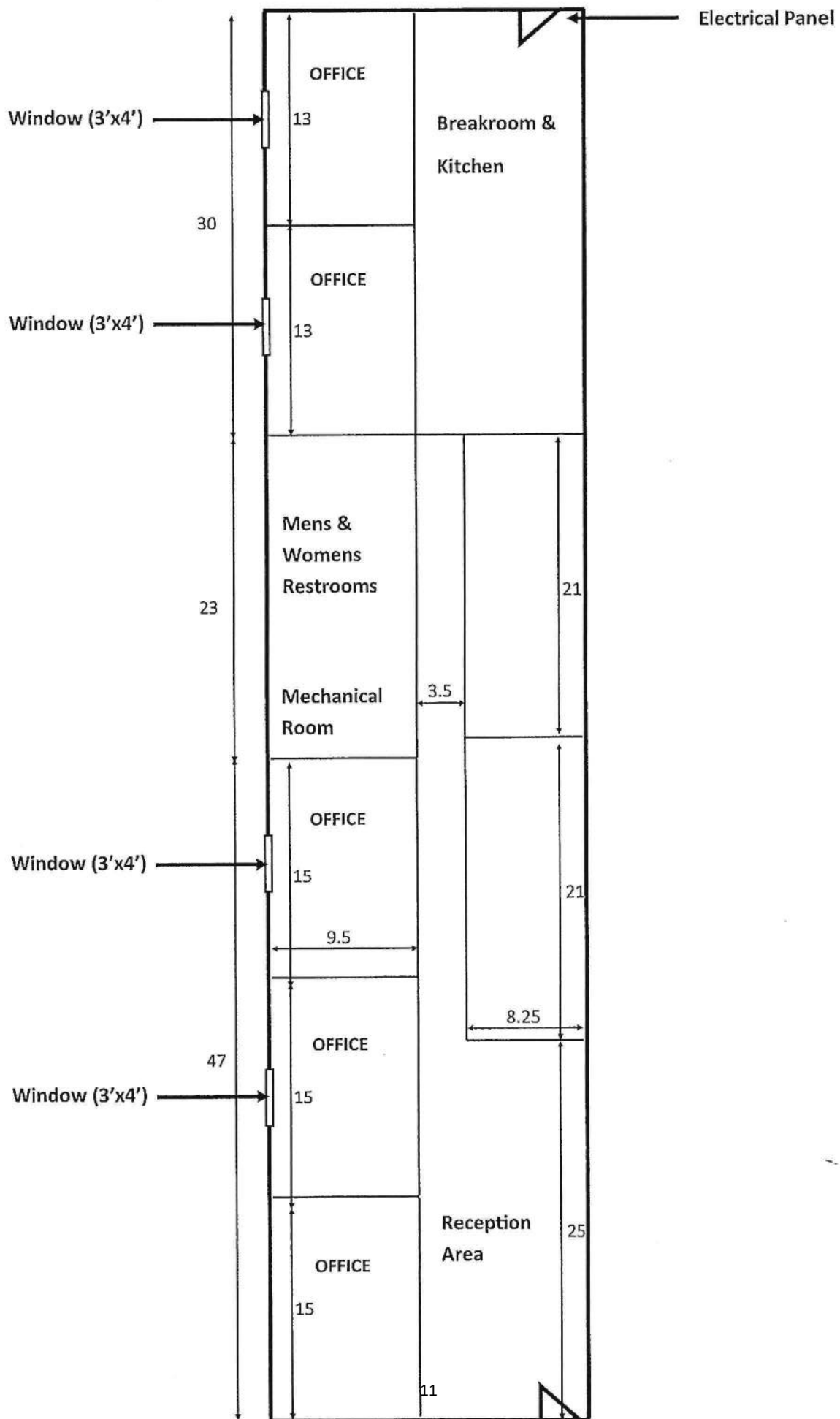
Based on the above findings, staff recommends approval of the Lease Renaissance Zone project for the building at 212 N 2nd Street as presented in all submitted documents and materials for an exemption from state tax on income derived from the location for five years.

Attachments

1. Location Map
2. Interior Layout

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





Project Summary

<i>Title:</i>	Applewood Group Rowhouses
<i>Status:</i>	Renaissance Zone Authority
<i>Owner(s):</i>	Applewood Group, LLC
<i>Project Contact:</i>	Bryan Dean, Applewood Group
<i>Location:</i>	215 W Thayer Avenue
<i>Request:</i>	Construction eight rowhouse units



Staff Analysis



Existing site at 215 W Thayer Ave

Applewood Group, LLC is requesting downtown design review approval for new construction of eight housing units of a rowhouse-style arranged in three buildings at 215 W Thayer Avenue. The housing units would remain on one parcel and would be sold as independent condominiums.

A duplex that had sustained fire damage was demolished on this site in the Spring of 2021. The demolition was previously approved by the Downtown Design Review Committee (DDR2021-001).

The site is within the DF - Downtown Fringe zoning district, where the proposed multifamily housing is permitted. All dimensional requirements of the zoning ordinance related to the building, such as setbacks, building height, lot coverage, and lot dimensions would be met by the proposed plans.

Site and Layout

Off-street parking is not required in the DF – Downtown Fringe zoning district. The submitted site plan shows a small parking lot, but the lot as shown does not comply with ordinance requirements. Parking lots that require users to back out into a public right-of way are prohibited. The parking lot, as shown, should be modified to include adequate turnaround space or removed from the plans.

On-street parking is currently present on this street. The ten unrestricted spaces on the south side of W Thayer Avenue are moderately used, and sixteen parking spaces on the north side with two-hour restrictions are lightly used.

A driveway would be removed from the west side of the lot, which currently merges with the

(continued)

driveway for the property to the west, and the apron in the right-of-way should be repaired to reflect the removal of this drive.

At least one street tree should be planted in the boulevard in front of the parcel in conjunction with site development.

Stormwater management is a component of the site plan process. Although not directly related to the design review, it should be noted that an increase in impervious area on the lot may require some form of mitigation to prevent excess runoff.

Building Design

Certain aspects of the proposed building design clearly further the purposes of the downtown design guidelines. The project includes two housing units that directly face the street and create a consistent street edge that is active and appropriate for a residential area. Furthermore, the parking lot, if it will be included, is buffered by the front of the building. The site is generally pedestrian-friendly, however the site plan should be modified to create a continuous pedestrian pathway to the units in the rear of the lot.

The building is obviously modern in design, and the downtown design guidelines do not discourage modern architecture, provided some connection is made with surrounding properties. The wood accent materials around the windows do provide a degree of warmth and connection to traditional buildings in the vicinity.

The building would be three-stories in height, which is one story higher than the adjacent building to the west. This is an acceptable transition, but design elements could be used to soften this boundary and avoid a monotonous blank wall. Residential building code limits openings on the western walls because of the close proximity to the property line, but the accent materials present on the front of the building could be applied to the side in a similar. The façade is well articulated on the building fronts, as called for

in the guidelines, but the articulation on this side could be improved.

The ground-floor individual entrances are well-suited to the downtown area, by providing a level of activity and security for the site. The color scheme is simple and complementary to the surroundings.

Material samples will be provided by the applicant during the meeting. As of this staff report, information on the materials is not available.

Required Findings of Fact (relating to land use)

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, with conditions suggested by staff, provided that recommended conditions are met.

Staff Recommendation

Based on the above findings, staff recommends approval of the proposed design for 215 W Thayer Ave as presented in all submitted documents and materials, with the following conditions:

1. The design of the western wall is modified to provide variation and visual interest.
2. The parking lot is equipped with an adequate turnaround or removed from the site plan.
3. A continuous pedestrian pathway is provided to all housing units.

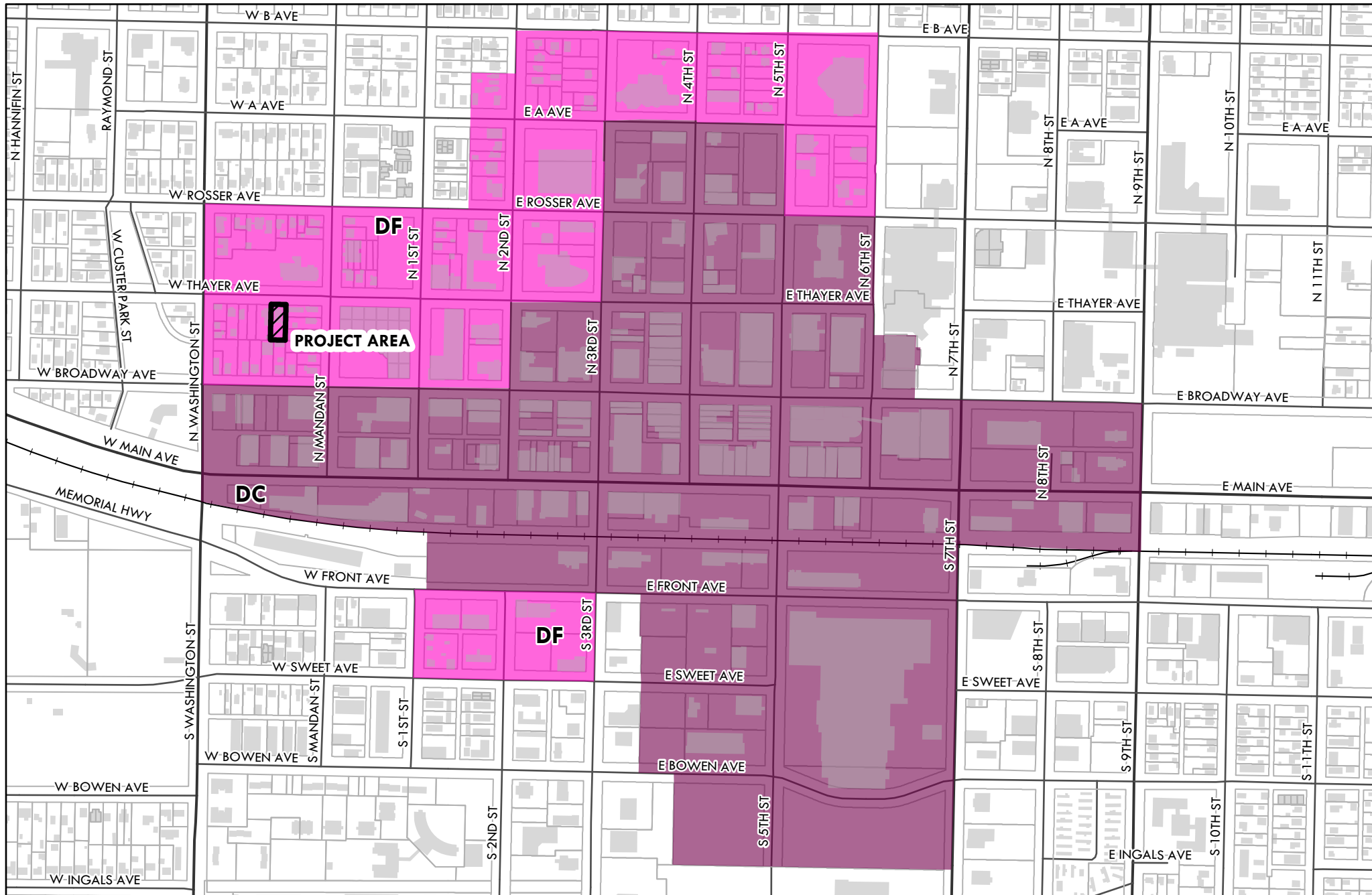
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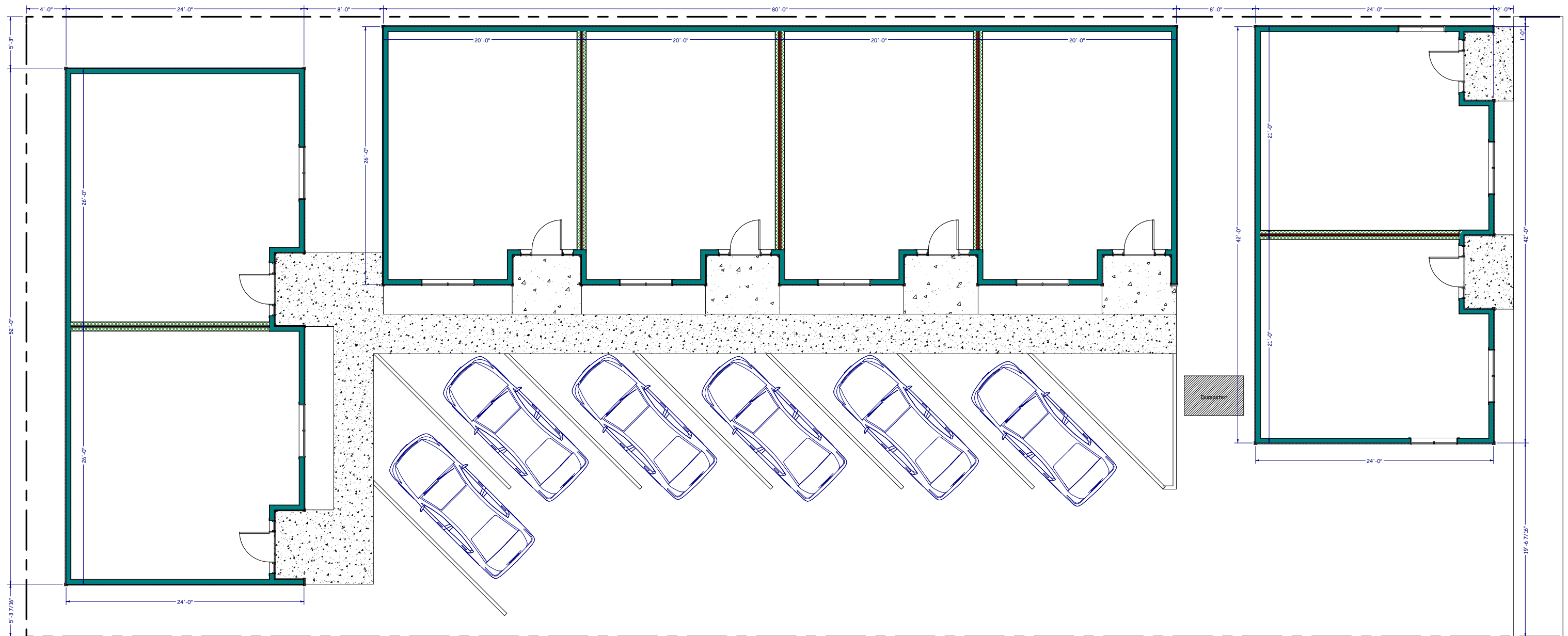
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|---|------------------------|
| 4. The driveway apron is removed from the right-of-way with removal of one driveway. | 2. Site plan |
| 5. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to installation. | 3. Building elevations |
| | 4. Building renderings |

Attachments

1. Location Map
-

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





Plot Plan

Scale: 1"=10'-0"

Preliminary - Not For Construction

These Plans Are Not Complete And Are Not To Be Used For Estimating Or Construction Drawings

Disclaimer For Plans Designed:

The plans and elevations are only conceptual and give the client an example of what is to be built. A contractor or an Architect is responsible for verifying the dimensions and other information on these plans. Verify all local building codes. All plot plans to be verified by an engineer for setbacks and easements. Property contours and stepped foundation walls may be different from that shown on plans. Stone, siding types, and exterior materials have to be verified by the contractor and may "NOT" be included in the estimate of the house. Inline Designs cannot be held responsible for inaccurate information that may lead to additional cost for the owner or a delay in the project.



**Inline
Designs Inc.**
701-214-3311

Date
Published:
5/24/2021

Inline Designs, Inc
Shawn Whitney (Owner)
Bismarck, North Dakota
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(cell) 701-214-3311

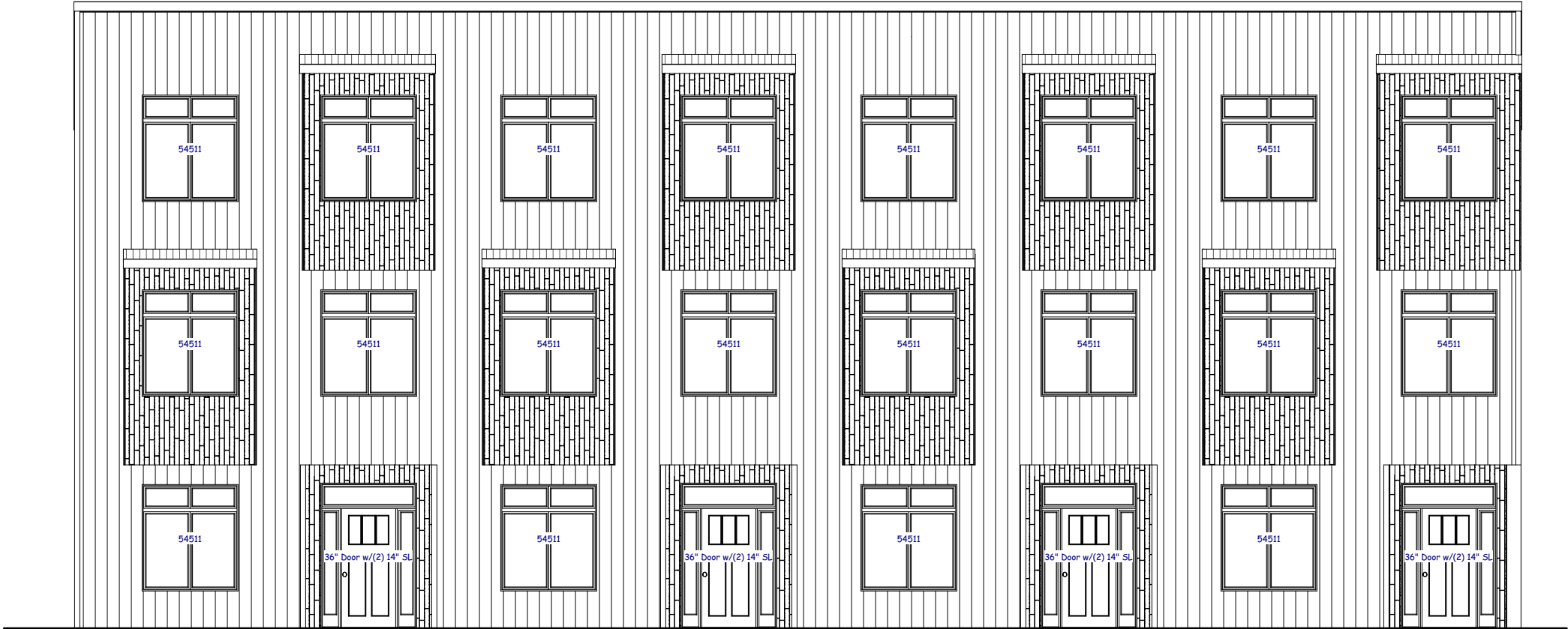
Thayer Ave Row Houses
Drawn For:
Applewood Homes

Dimensioning, Explanation/Door & Window Sizing Description:

All Exterior Dimensions Are From Outside Of Framing To Outside Of Framing/All Exterior Foundation Walls Dimensioned From Outside Of Foundation Wall To Outside Of Foundation Wall/All Interior Dimensions Are From The Inside Edge Of The Concrete Foundation Wall To Edge Of Interior Wall Framing On From Edge Of Framing To Edge Of Framing/Interior Bearing Walls Are Represented By Solid Walls. Door Labels Are Specified By 3068 Which Translates To 3'-0" x 6'-8". Window Labels Are Specified By 2040 Which Translates To 2'-0" x 4'-0". Foundation Walls Include a 1" Air Gap Between Foundation & Stud Per Code.

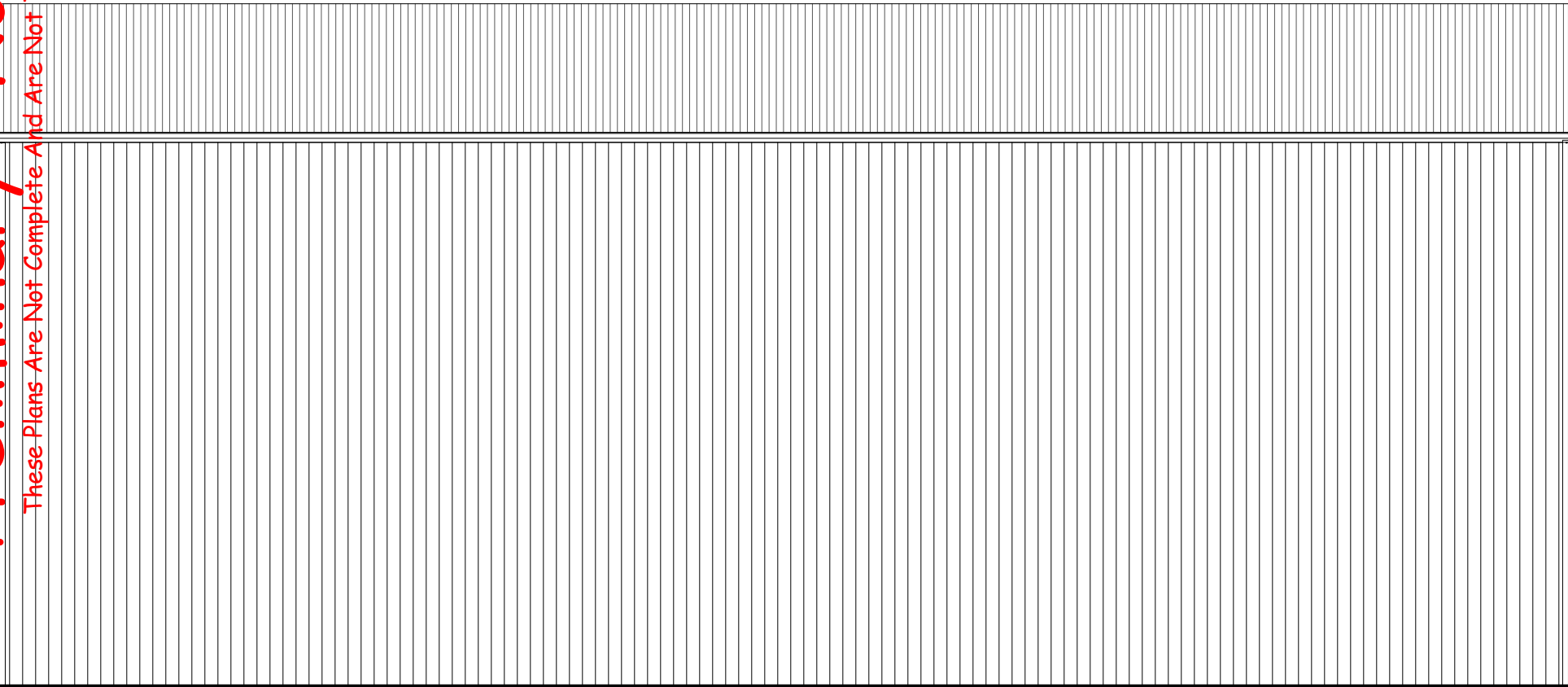
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Building #1 (Four Unit)



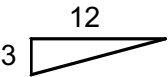
Front Elevation

Scale: 1/8"=1'-0"



Rear Elevation

Scale: 1/8"=1'-0"



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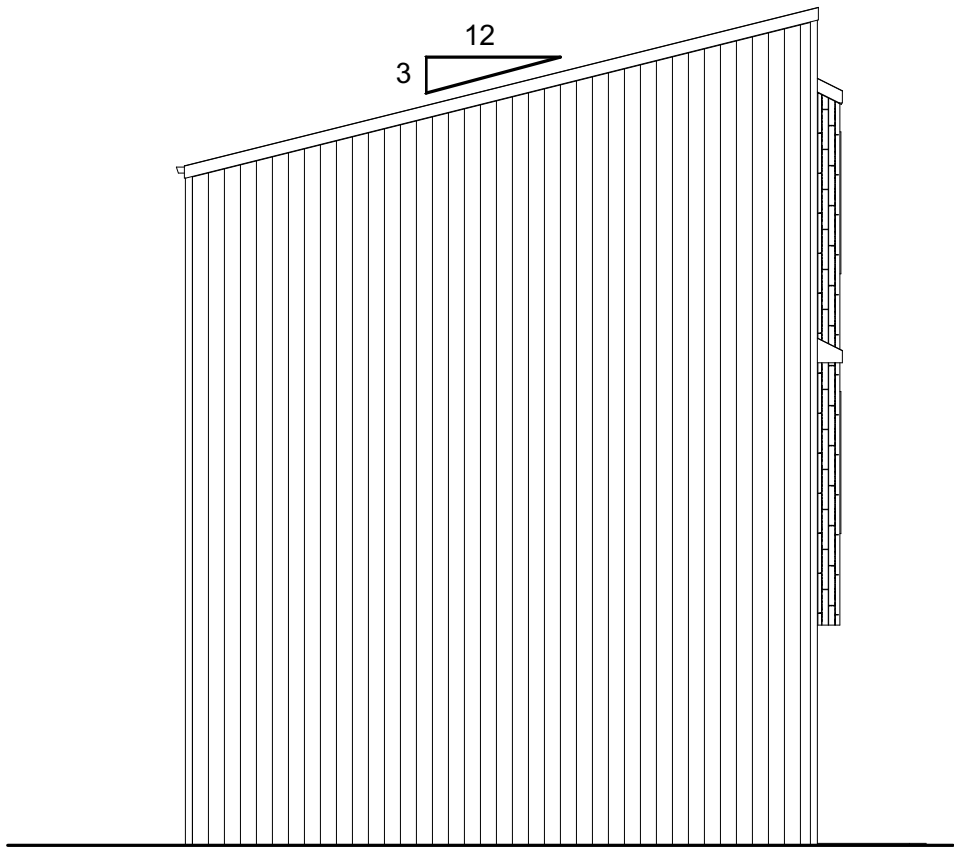
 Inline Designs Inc. 701-214-3311	Date Published: 5/24/2021	Inline Designs, Inc Shawn Whitney (Owner) Bismarck, North Dakota (email) inlinedesign@msn.com (cell) 701-214-3311
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Thayer Ave Row Houses
Drawn For:
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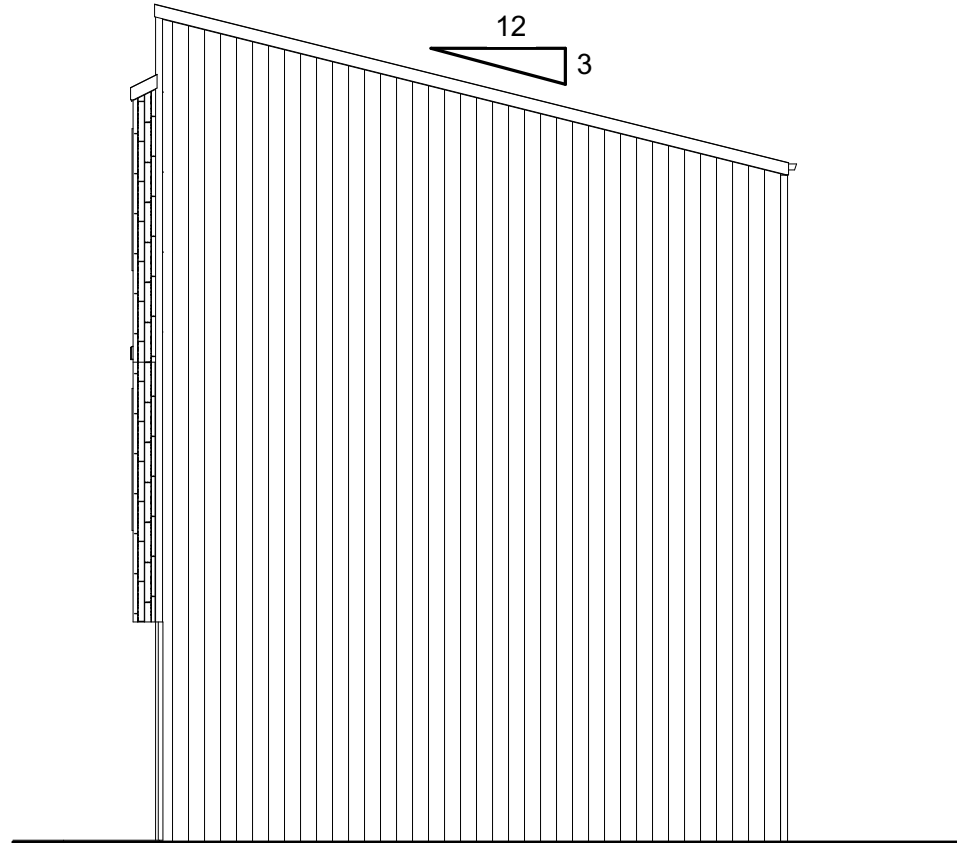
Preliminary - Not For Construction

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Left Elevation

Scale: 1/8"=1'-0"



Right Elevation

Scale: 1/8"=1'-0"

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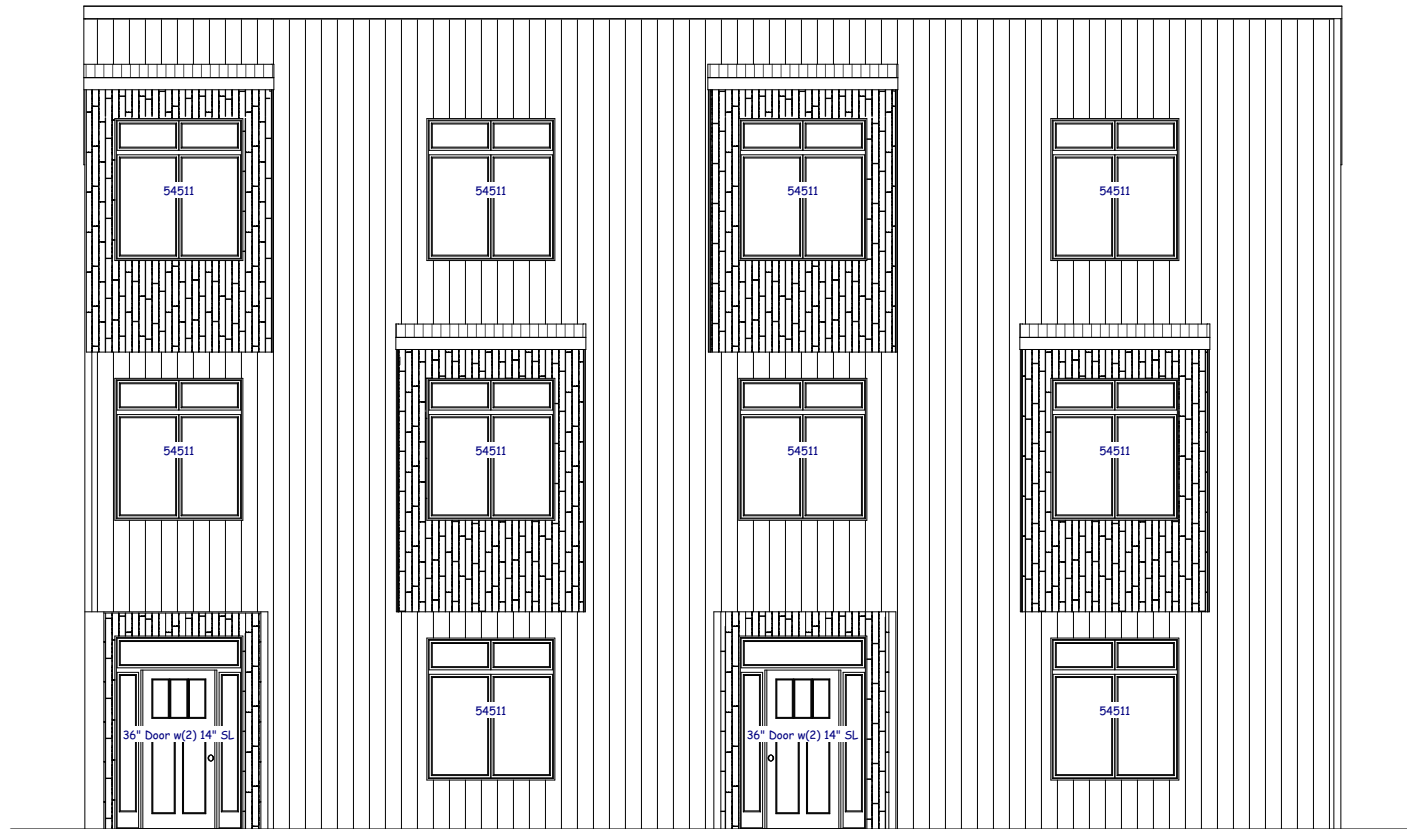
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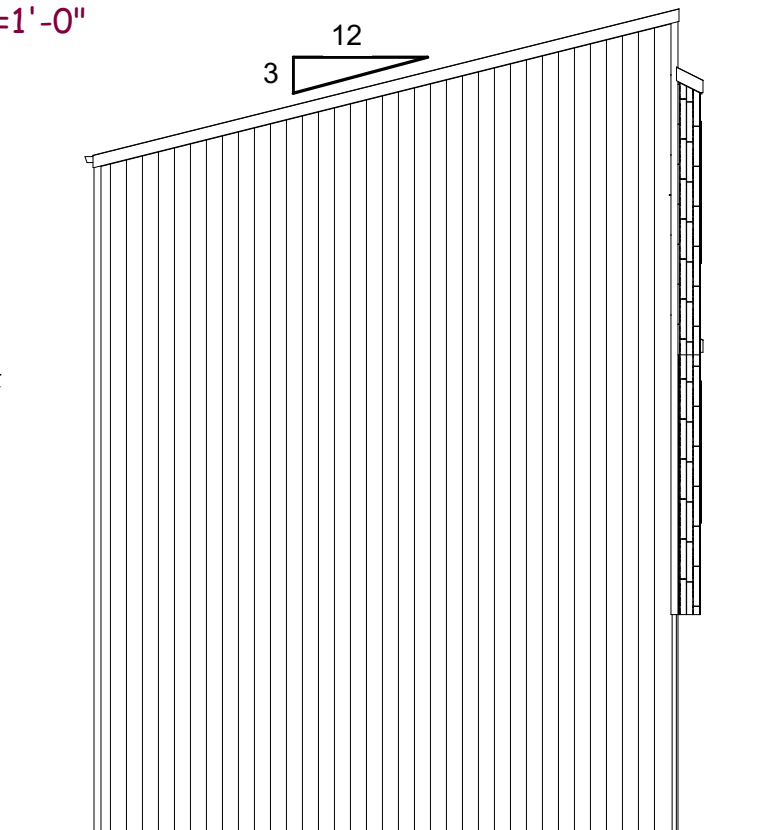
Thayer Ave Row Houses
Drawn For:
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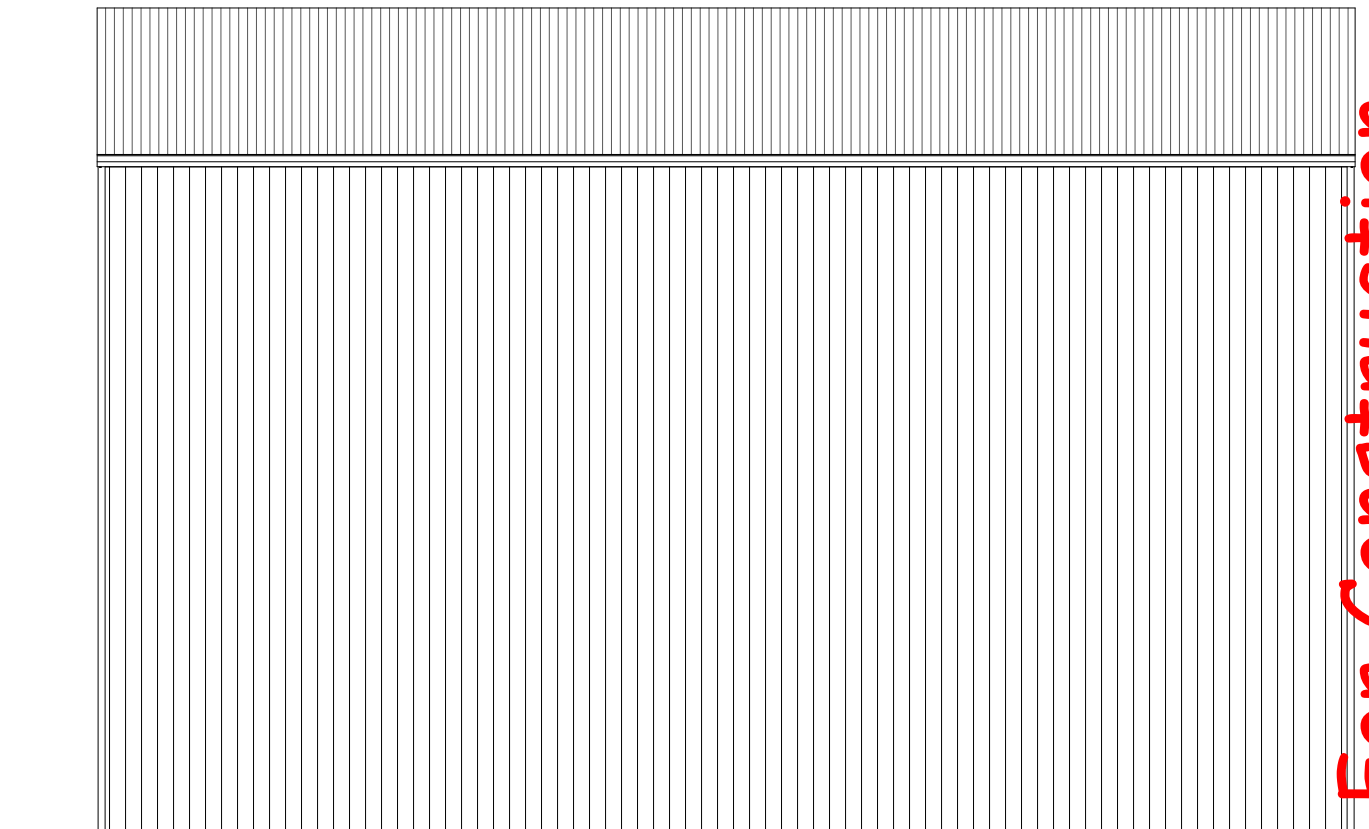
Front Elevation

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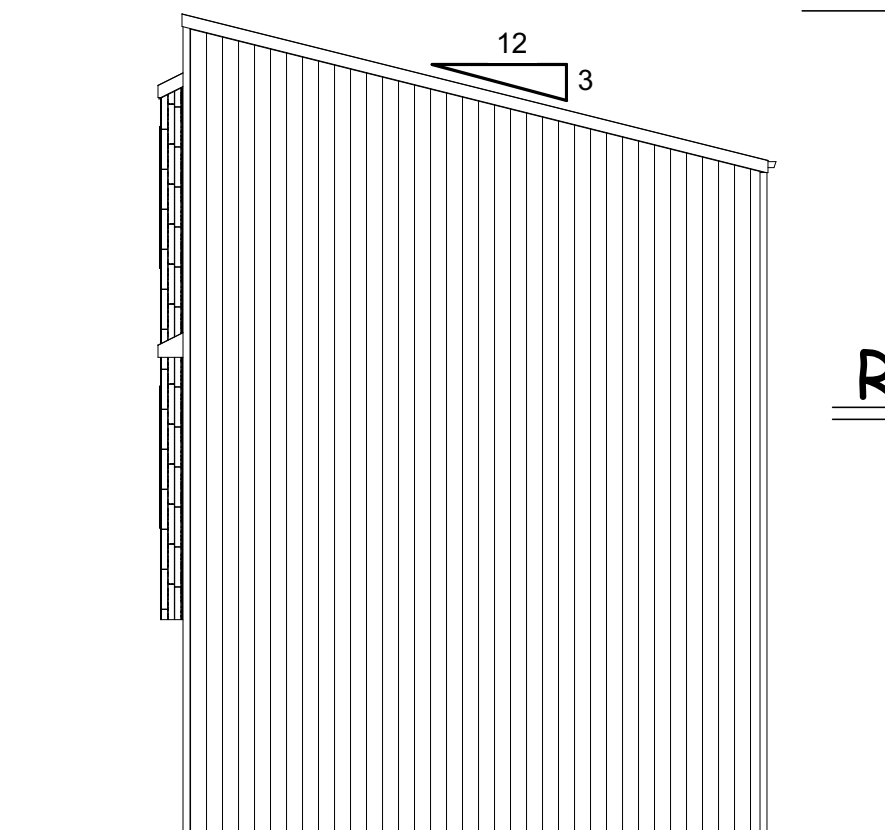
Left Elevation

Scale: 1/8"=1'-0"



Rear Elevation

Scale: $1/8"=1'-0"$



Right Elevation

Scale: $1/8"=1'-0"$

Preliminary - Not For Construction

These Plans Are Not Complete And Are Not To Be Used For Estimating Or Construction Drawings

(All Interior Dimensions Are From Edge Of Framing To Edge Of Framing/All Exterior Dimensions Are From Edge Of Framing To Edge Of Framing/All Window Sizing Description)

Walls, Door Labels Are Specified By 3068 Which Translates To 3'-0" x 6'-8". Window Labels Are Specified By 2040 Which Translates To 2'-0" x 4'-0". Foundation Walls Include a 1" Air Gap Between Foundation & Stud Per Code.

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Disclaimer For Plans Designed:

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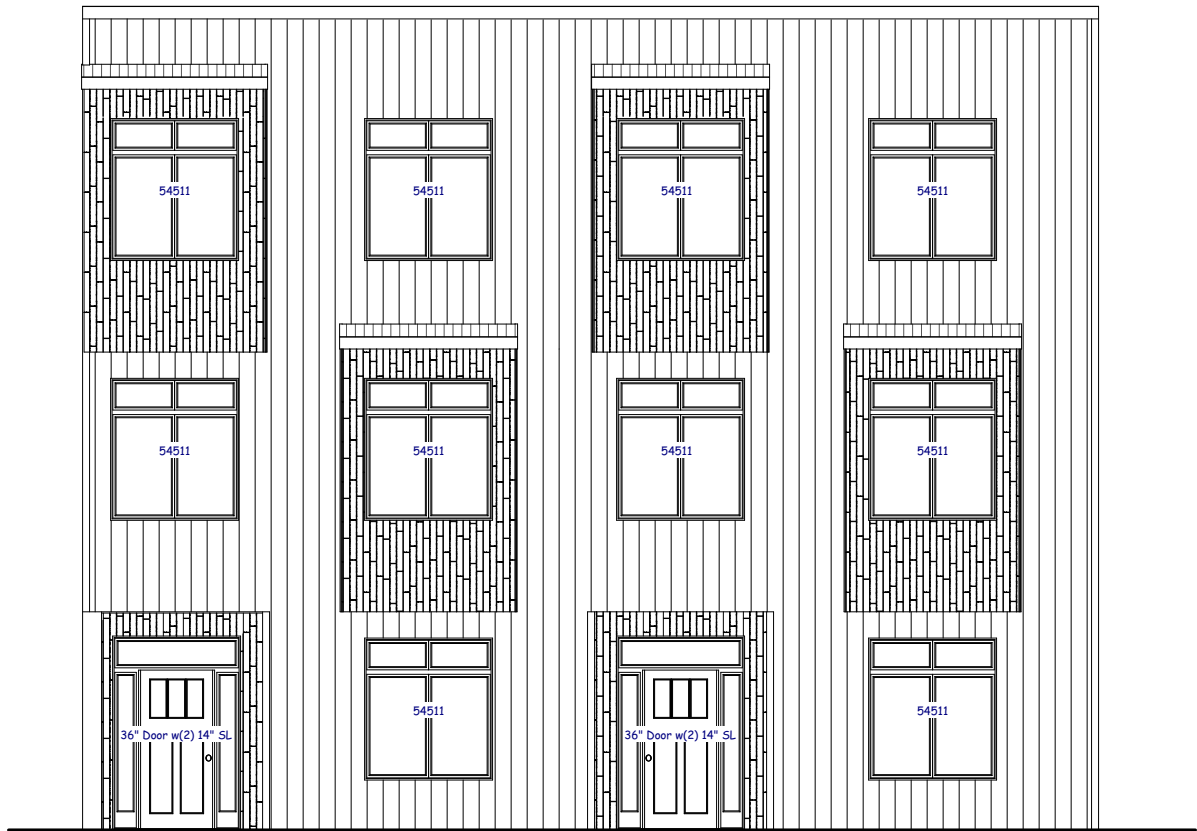
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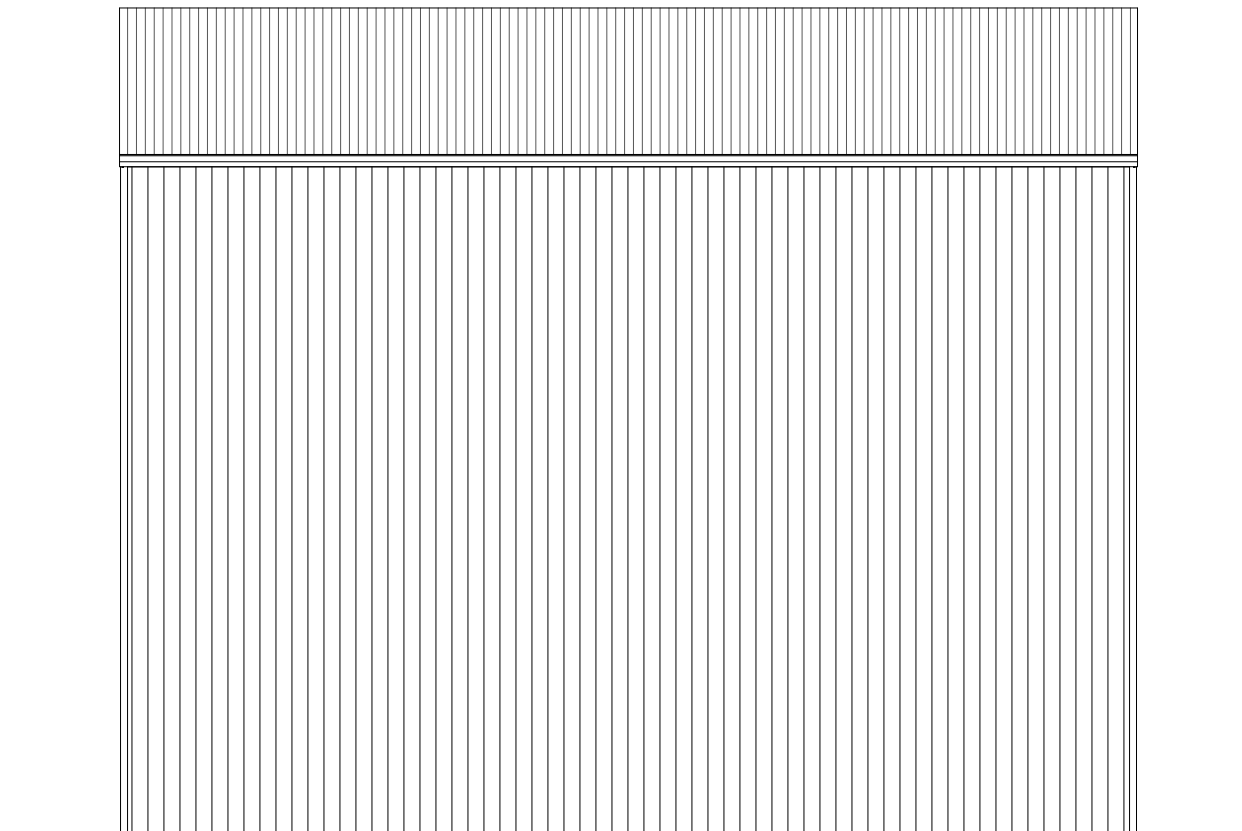
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Thayer Ave Row Houses
Drawn For:
Applewood Homes



Front Elevation

Scale: 1/8"=1'-0"

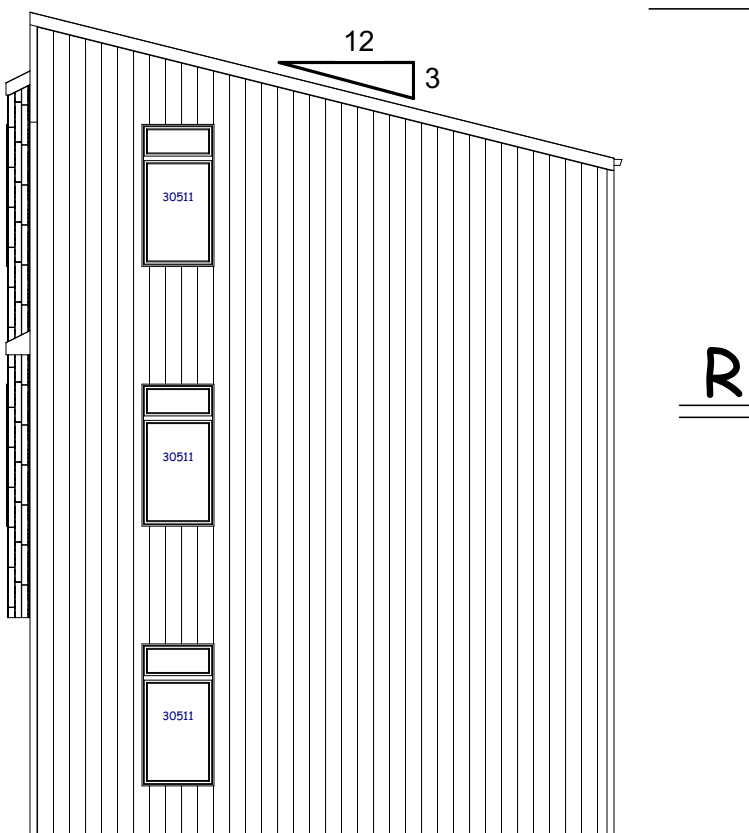
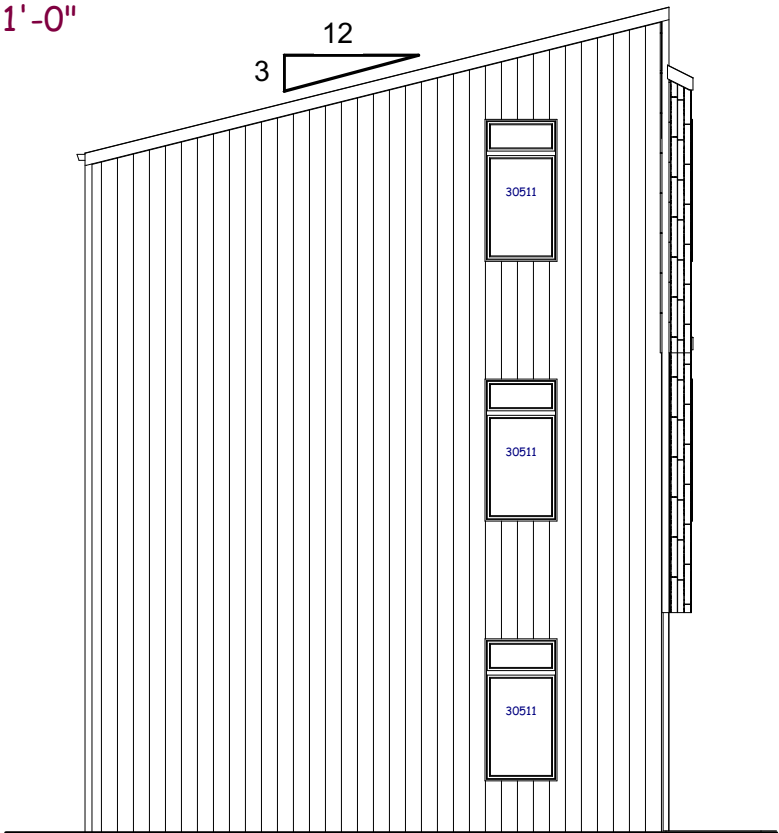


Rear Elevation

Scale: 1/8"=1'-0"

Left Elevation

Scale: 1/8"=1'-0"



Right Elevation

Scale: 1/8"=1'-0"

Building #3
(42' Wide Two Unit)

Preliminary - Not For Construction
These Plans Are Not Complete And Are Not To Be Used For Estimating Or Construction Drawings

Dimensioning, Explanation/Door & Window Sizing Description:
All Exterior Dimensions Are From Outside Of Framing To Outside Of Framing To Edge Of Framing To Edge Of Framing/All Exterior Foundation Walls Dimensioned From Outside Of Foundation Wall To Outside Of Foundation Wall/All Interior Dimensions Are From The Inside Edge Of The Concrete Foundation Wall To The Inside Edge Of The Concrete Foundation Wall To Edge Of Interior Wall Framing Or From Edge Of Framing To Edge Of Framing/Interior Bearing Walls Are Represented By Solid Walls. Door Labels Are Specified By 3068 Which Translates To 3'-0" x 6'-8". Window Labels Are Specified By 2040 Which Translates To 2'-0" x 4'-0". Foundation Walls Include a 1" Air Gap Between Foundation & Stud Per Code.

 Inline Designs Inc. 701-214-3311	Date Published: 5/24/2021	Inline Designs, Inc Shawn Whitney (Owner) Bismarck, North Dakota (email) inlinedesign@msn.com (cell) 701-214-3311
	Thayer Ave Row Houses Drawn For: Applewood Homes	

Renderings Submitted for 215 West Thayer Avenue



Project Summary

Title:	Logan on Third Projecting Sign
Status:	Renaissance Zone Authority
Owner(s):	Benchmark Properties, LLC
Project Contact:	Wayne Walker, Bismarck Sign Company
Location:	120 N 3 rd Street
Request:	Install projecting sign on corner of building



Staff Analysis

Benchmark Properties, LLC is requesting downtown design review approval of a projecting sign on the corner of the building at 120 N 3rd Street known as Logan on Third. The applicant intends to use this sign to brand the building, in lieu of placing individual exterior signs for each tenant within the building. A tenant directory would be installed at the entrances.

Signs may be approved administratively within the DC – Downtown Core zoning district only if all requirements in the ordinance are met. However, this sign does not meet a specific dimensional requirement in Section 14-03.1-09(8):

“No part of any projecting sign may be above the sill of any second floor window of the building or the parapet of the roof of the building”

All other requirements for projecting signs would be met.

However, the Downtown Design Review Committee has the ability to waive dimensional requirements for signs in this district, as stated in Section 14-03.1-09(12)b:

“The Downtown Design Review Committee may waive any provision of this section, or impose additional requirements, as a condition of any design approval, for reasons including aligning with surrounding context, preserving historic integrity, allowing unique and creative expression, or any other objective of the Downtown Design Guidelines. Any such waiver shall be recorded in the minutes of the meeting and enforced by the Building Inspections Division.”

It appears as if a projecting sign of similar dimensions was historically present on this corner.



Photo of 3rd and Broadway from 1930s Source: Magic Photo Art

(continued)

Required Findings of Fact (relating to land use)

1. The proposed design does not conform 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, but the Downtown Design Review Committee is granted authority to waive sign requirements in certain conditions.
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 120 N 3rd

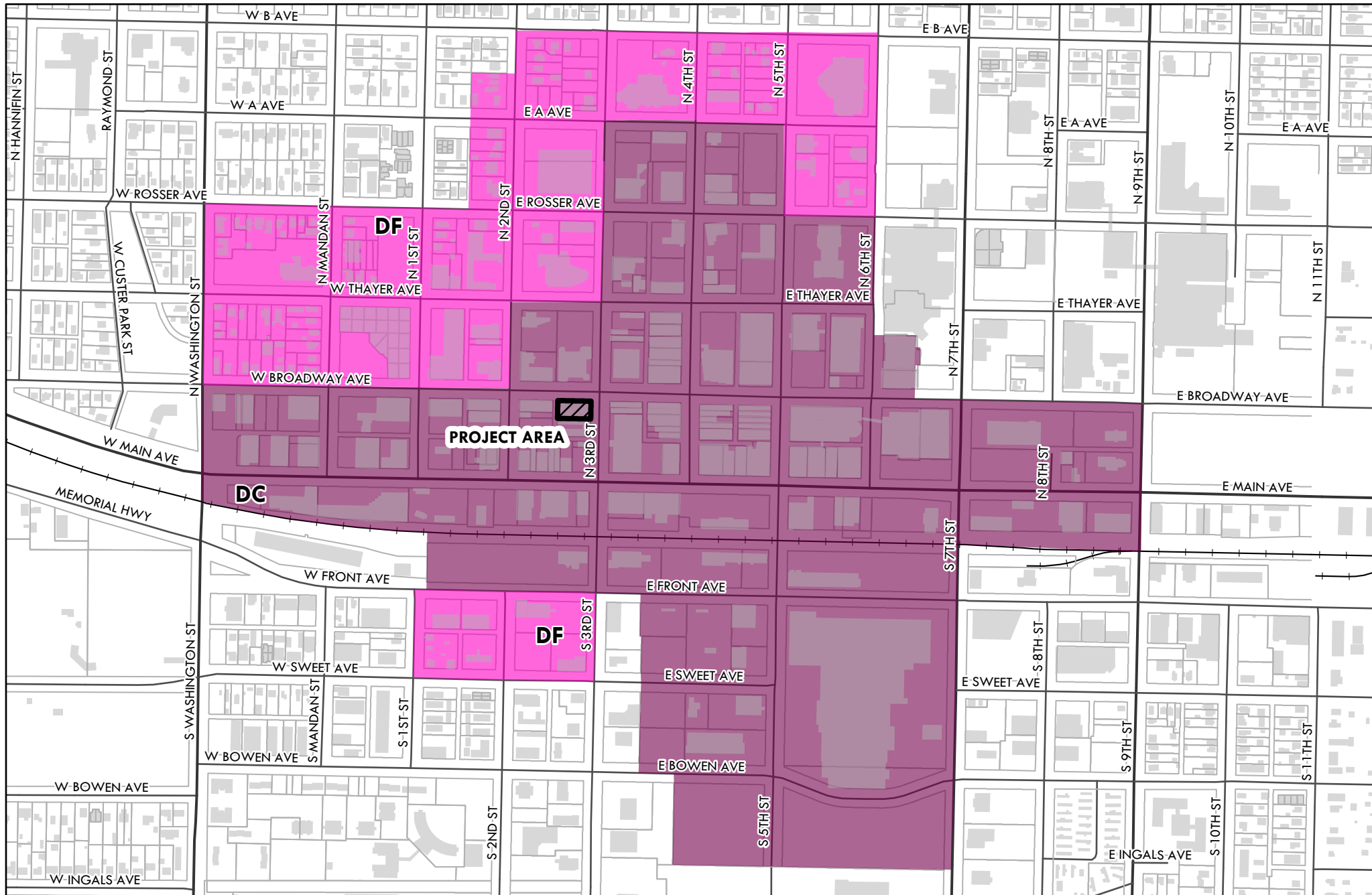
Street as presented in all submitted documents and materials on the basis of the historic character of the building, with the following conditions:

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

Attachments

1. Location Map
2. Submitted design documents

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



BISMARCK SIGN CO.™

SIGN DESIGN

CLIENT: Logan on 3rd

QUOTE #: 6764

DATE: 6/21/2021

SALES REP: WW

DESIGNER: MK

PRODUCTION NOTES:

Fabricate & Install:

Illuminated Double Sided Projecting Sign

Quantity: 1

Size: 120" x 24"

Double Sided: Yes

Face Material: Polycarbonate

Background Color:

Copy: LOGAN on 3rd

GRAPHICS: Translucent

Vinyl Color: ?

NOTICE ALL SIGNS MANUFACTURED FOR 120V ELECTRICAL SERVICE UNLESS OTHERWISE NOTED



! ANY CHANGES AFTER SIGNING ARE AT AN ADDITIONAL CHARGE.
By signing this proof you are agreeing that all spelling, colors, and placement are accurate.



Sign is approximately scaled

X _____
PLEASE SIGN, DATE AND RETURN

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	N/A	N/A
110-B	Gulch Holdings II, LLC	514 East Main Avenue	Purchase w/ Improve	Completed	01/20/15	01/27/15	03/08/14	02/11/16	\$246,035	\$258,513	\$190,300	\$400,000
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	N/A	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	N/A	N/A
116-B	Kevin D. Reisenauer	100 West Broadway Avenue, Suite 309	Primary Residential	Completed	04/30/15	05/12/15	08/11/15	08/11/15	N/A	N/A	N/A	N/A
117-B	100 West Main, LP	100 West Main Avenue	New Construction	Completed	09/15/15	09/22/15	11/23/15	02/02/18	\$5,206,732	\$5,677,613	\$20,000	\$3,000,000
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	N/A	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	N/A	N/A
124-B	701 Roots LLC	201 West Main Avenue	Rehabilitation	Completed	07/13/17	07/25/17	08/02/17	08/02/18	\$600,000	\$646,351	\$827,600	\$1,427,600
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	N/A	N/A
129-B	Lester and Patricia Neff	102 West Broadway Avenue, Suite 320	Primary Residential	Completed	06/08/17	06/27/17	09/26/17	09/26/17	N/A	N/A	N/A	N/A
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	03/07/18	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	04/26/19	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	N/A	N/A
141-B	630 Main Apartments	630 East Main Avenue	New Construction	Approved	01/10/19	02/26/19	05/01/19		\$8,200,000	Pending	\$0	\$8,200,000
142-B	Brick Oven Bakery, LLC	112 North 4th Street	Lease	Completed	05/09/19	05/28/19	06/10/19	02/19/20	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
147-B	Transition Florida LLC	114 North 3rd Street	Rehabilitation	Approved	10/08/20	10/27/20	10/29/20		\$780,000	Pending	\$1,560,000	\$1,800,000
148-B	Dennis and Linda Abel	102 West Broadway Avenue, Suite 307	Primary Residential	Completed	11/12/20	11/24/20	12/02/20	12/04/20	N/A	N/A	N/A	N/A
	JMN Roots, LLC	212 N 2 nd Street	Purchase w/ Improve	In Review	07/08/21				\$125,000		\$190,000	06/21/84
	Freedom Financial Group, LLC	212 N 2 nd Street	Lease	In Review	07/08/21				N/A	N/A	N/A	N/A
									\$106,374,245	\$65,252,599	\$26,083,580	\$110,432,000