



RENAISSANCE ZONE AUTHORITY

MEETING AGENDA October 14, 2021

Tom Baker Meeting Room	4:00 p.m.	City-County Office Building
------------------------	-----------	-----------------------------

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

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

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

Item No.	Page No.
----------	----------

MINUTES

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

REGULAR AGENDA

Requests for Renaissance Zone and/or Downtown Design Review approval

2. **Applewood Group Rowhouses | 215 W Thayer Avenue** 10

- Renaissance Zone New Construction | RZ2021-003

Staff recommendation: Approve

☐ approve

☐ continue

☐ table

☐ deny



- Downtown Design Review | DDR2021-007

Staff recommendation: Approve with Conditions ☐ *approve* ☐ *continue* ☐ *table* ☐ *deny*

OTHER BUSINESS

3. Final Report on Renaissance Zone Boundary Modification Plan
4. Report from Staff
5. Report from Downtowners

ADJOURNMENT

10. **Adjourn.** The next regular meeting date is scheduled for **November 4, 2021**

Enclosures: *Renaissance Zone Project Status Spreadsheet*

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

The Bismarck Renaissance Zone Authority met on September 9, 2021 in the Tom Baker Meeting Room in the City-County Office Building at 221 North 5th Street. 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, George Keiser, Todd Van Orman, Curt Walth and Greg Zenker.

Authority member Curt Walth was not present.

Technical Advisor Bruce Whittey was present.

Technical Advisor Steph Smith was not present.

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

Guests present were Loran Galpin (Property Owner), Rolf Eggers (Property Owner), Shane Balkowitsch (Artist), Scott Bina (Mann Signs), Chuck Huber (CRA Realty), Greg Bavendick (Property Owner) and Kate Herzog (The Downtowners).

CALL TO ORDER

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

MINUTES

The minutes of the August 12, 2021 meeting were distributed prior to the meeting.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Zenker to approve the minutes of the August 12, 2021 meeting. The motion passed unanimously by voice vote with members Fink, Gawrylow, Keiser, Van Orman, Zenker and Chair Christianson voting in favor.

**DOWNTOWN DESIGN REVIEW – 114 NORTH 3RD STREET
TRANSITION FLORIDA, LLC AND SHANE BALKOWITSCH – PUBLIC ART**

Mr. Nairn gave an overview of the staff report and stated that the applicant, Shane Balkowitsch, is requesting Downtown Design Review approval of a photographic public art piece on the west side of the building at 114 North 3rd Street, known as the Prince Hotel. Mr. Nairn showed a photograph of the current alley and proposed location with a proof of the digitally printed aluminum composite panel and graphics and accompanied plaque. He stated that the project

conforms to the four criteria for approval of public art in Section 14-03.1-03(2)(n) of the City Code of Ordinances.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed public art design for 114 N 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.

Mr. Galpin submitted to Authority members a written comment about the subject of the photograph, submitted as Appendix A. He stated that he preferred seeing an image that shows a more positive and uplifting theme for the downtown community and emphasized his life-long support of controversial art.

Mr. Balkowitsch stated that he had 90 collaborators on the project, which was planned for 18 months, and stated that the title, No Vaccine for Death, represented hope to live life without fear and is not a political statement.

Mr. Fink asked if the panels go into the brick or mortar. Mr. Bina stated that they will be mounted into the mortar.

Mr. Keiser stated his concern about the image and suggested that Authority members could create new criteria regarding public art. He stated that he did not believe a divisive subject should be approved and believed that this project could be perceived that way.

Ms. Combs stated that since the project was being mounted on a private building there are different standards than one placed on a public building. She stated that since content is difficult to measure opposing approval could be subject to litigation.

Mr. Fink stated that he does not see how the image could be considered political, but for the title's inclusion of the word vaccine.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Van Orman to approve the proposed public art design for 114 N 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 with members Fink, Gawrylow, Van Orman, Zenker and Chair Christianson voting in favor. Authority member Keiser opposed the motion.

Mr. Eggers stated that as a building owner he felt that placing images on buildings are a reason for young people to visit downtown.

DOWNTOWN DESIGN REVIEW – 318 SOUTH 5TH STREET BISMARCK INDUSTRIES, LLC – DEMOLITION

Mr. Nairn gave an overview of the staff report and stated that the applicant, Bismarck Industries, LLC, is requesting Downtown Design Review approval of a demolition of the building at 318 South 5th Street. Mr. Nairn stated that the land is being cleared for potential future

redevelopment. He stated that the property cannot be turned into a parking lot unless a Special Use Permit (SUP) is obtained and the owner would have 60 days after demolition to seed or sod if no SUP is obtained.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends to approve the proposed demolition of 318 South 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 what would be the impact on value and collected tax once demolished. Mr. Nairn stated that the land value would remain but the building tax value would be lost.

Mr. Huber stated that Bismarck Industries, LLC acquired the block to be developed as a hotel, which did not happen. He said demolishing the current buildings would enhance their ability to attract developers which would enhance a future tax base.

Mr. Fink asked what time frame is expected for the demolition. Mr. Huber said he intends to start in October but due to asbestos having to be removed he was not sure how long the project would take. He stated that there is interest in possibly using the land for additional parking. He stated that Bismarck Industries, LLC is only interested in selling the property to developers who would enhance the community.

Mr. Fink asked what Mr. Huber's plan was since the ordinance requires him to seed the property. Mr. Huber stated that in that case, he would request a variance to keep it gravel surfaced. Mr. Fink asked if Mr. Huber's intent is to ask for a Special Use Permit to build a parking lot. Mr. Huber said it is not his intent.

Mr. Zenker stated that the property has been a heartache and taking the building out of tax collection is concerning.

Mr. Gawrylow state that the City has lost enough money on this property and it is easier to sell as an empty lot than a building shell.

Mr. Fink stated that Authority members are bound by the ordinance and clearly the plan is to not follow ordinance, especially since no one is going to plant seed in November. He suggested that a motion might worthwhile to include an extension.

Mr. Nairn stated that the Board of Adjustment did approve a variance to exempt a nearby property from planting vegetative sod but stated that is not a guarantee that a future request would be approved.

Mr. Keiser stated that it is time to allow the property to be developed and in the near future would be best served as a parking lot until a suitable developer is found.

MOTION: A motion was made by Mr. Keiser and seconded by Mr. Gawrylow to approve the proposed demolition at 318 South 5th Street 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 with members Gawrylow, Keiser, Zenker and Chair Christianson voting in favor. Authority members Fink and Van Orman opposed the motion.

DOWNTOWN DESIGN REVIEW – 301 EAST BROADWAY AVENUE GREG BAVENDICK – FAÇADE IMPROVEMENTS

Mr. Nairn gave an overview of the staff report and stated that the applicant, Greg Bavendick, is requesting Downtown Design Review approval for alterations to the façade at 301 East Broadway Avenue. Mr. Nairn stated that the intent of the project is to return building elements to their historic character by placing all of the windows with simulated divided lites in a bronze color, adding an awning to replace one which was taken down, replacing the transom area currently clad in a corrugated metal with a wooden material and repairing bricks as needed. Mr. Nairn noted that the building is individually eligible for the National Register of Historic Places and is a contributing structure to the Downtown Bismarck Historic District, likely constructed in the 1920s.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends to approve the proposed design for 301 East Broadway Avenue as presented in all submitted documents and materials, with the conditions that:

1. A more historically accurate treatment of the transom areas is used.
2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review committee prior to implementation.

Mr. Bavendick showed an historic photograph which he stated was the inspiration for the window design. He also showed the material chosen for the transom area.

Mr. Whittey asked if the wood proposed for the transom is commercial grade. Mr. Bavendick stated that he does not know what other material the city would prefer but that he wants to conform to the ordinance and staff suggested materials. Mr. Whittey stated that the technical advisors would like to see an opaque spandrel glass or glass-like material in the transom area.

Chair Christianson asked if there was central air or if the window air conditioners were going to remain. Mr. Bavendick stated that the building does have central air but since it is regulated in each unit some tenants have individual window units and assumes they would want to keep them.

Mr. Whittey asked if the applicant has a sample of the awning to show Authority members. Mr. Bavendick stated that he did not bring a sample but wanted to match the awning on the neighboring building and said it was a canvas material, not plastic. He said he removed the previous awning as it appeared to be in disrepair.

Mr. Bavendick stated that the signage would also be replaced with a cleaner look and wanted to match the doors with the bronze window casings and did not want a silver metal look. He stated that he wanted guidance from Authority members.

Mr. Fink asked when the applicant intended to complete the work. Mr. Bavendick stated that he would like to complete the work by winter. Mr. Fink stated that he was concerned that the

applicant did not have a rendering to show what he intends to do. The applicant held up the historic photograph and stated that he intends to make the façade look like the photograph.

Mr. Fink asked if the applicant had contacted the State Historical Society for advice about materials since the building is historic. Mr. Bavendick said no but he is more than willing to work with advisors and wanted to do what is right.

Chair Christianson stated that he suggests that the technical advisors and staff meet with the applicant regarding conformity with the downtown design guidelines and historical compliance. Mr. Whittey stated that the technical advisors would be happy to work with the applicant. Mr. Nairn stated that he would arrange a meeting between all parties to discuss the items to be replaced.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Zenker to allow technical advisors to consult and approve proposed improvements at 301 East Broadway Avenue with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation. The motion passed unanimously with members Fink, Gawrylow, Keiser, Van Orman, Zenker and Chair Christianson voting in favor.

RENAISSANCE ZONE PROJECT – 500 NORTH 3RD STREET/112 EAST AVENUE A THE LANDER GROUP – RENAISSANCE LOFTS AND THE GROVE EXTENSION REQUEST

Mr. Nairn gave an overview of the staff report and stated that the applicant, Lander Group, is requesting an extension of the completion deadline tied to the approval of the New Construction Renaissance Zone projects called Renaissance Lofts and The Grove at 500 North 3rd Street and 112 East Avenue A respectively.

Mr. Nairn stated that the applicant requests an extension of the deadline to complete both Renaissance Zone projects until December 31, 2022.

MOTION: A motion was made by Mr. Zenker and seconded by Mr. Fink to grant an extension of the deadline to complete both Renaissance Zone projects until December 31, 2022. The motion passed unanimously with members Fink, Gawrylow, Keiser, Van Orman, Zenker and Chair Christianson voting in favor.

OTHER BUSINESS CONTINUATION OF PROJECTS AT 215 WEST THAYER AVENUE

Mr. Nairn stated that the applicant will be requesting a meeting in the near future, following a requested continuation at last meeting.

UPDATE FROM RENAISSANCE ZONE EXPANSION SUBCOMMITTEE

Mr. Fink stated that the subcommittee met to discuss conditions of expanding or contracting the Renaissance Zone. Authority members came to a consensus to continue the subcommittee's work to recommend an amendment to the Development Plan.

REPORT FROM THE DOWNTOWNERS

Ms. Herzog updated Authority members about surface parking lots and described development projects.

ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 5:05 p.m. to meet again on October 14, 2021.

Respectfully submitted,

Sandra Bogaczyk
Recording Secretary

Jim Christianson
Chair

APPENDIX A

From: Loran Galpin · _
Sent: Wednesday, September 8, 2021 11:37 PM
To: Daniel Nairn <dnairn@bismarcknd.gov>
Subject: Art piece NO Vaccine for Death proposed for alley Prince Hotel

Daniel,
Please share this with the Renaissance Zone members. I will attend the public meeting on Sept 9TH.

My name is Loran Galpin and I have been informed that an Art Piece entitled "**NO VACCINE FOR DEATH**" is being considered to be placed on the exterior north facing wall of the Prince Hotel wall above a DUMPSTER. I have seen the image that is being asked to be approved.

I am a TRUE Supporter of the ARTS. I love exterior art of all kinds whether I agree with the subject matter or not. But there are times where Art can be and should be uplifting, colorful, and filled with possibilities and energy.

I plan to appear and discuss this with the Renaissance Zone Committee in the upcoming meeting on Sept 9th at 4PM in the City County Office Building

I am a strong downtown supporter. Always have been.

I brought the Logans on 3rd property back from the grave after over 2/3 of it was burnt to the ground back in. I along with my partner John Sakariassen designed and brought this property back to life in 1987 when no one even believed in Bismarck's Downtown.

To this day I have developed over 37 projects in our downtown and in adjoining neighborhoods to the downtown.

I will attend to comment on the Art Piece being proposed on the alley side of the building formerly known as the Prince Hotel.

Respectfully,

Loran Galpin
Galpin Company
PO Box 2567
Bismarck ND 58502

STAFF REPORT

Agenda Item #2
October 14, 2021

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

Project ID: **RZ2021-003**
DDR2021-007

Project Summary

<i>Title:</i>	Applewood Group Rowhouses
<i>Project Type:</i>	New Construction
<i>Status:</i>	Renaissance Zone Authority – Continued
<i>Applicant(s):</i>	Bryan Dean, Applewood Group
<i>Owner(s):</i>	Bryan Dean, Applewood Group
<i>Project Description:</i>	Construct a six-unit rowhouse style multifamily building



<i>Street Address:</i>	215 W Thayer Avenue
<i>Legal Description:</i>	East half of Lot 34, Lots 35-36, Block 84, Original Plat
<i>RZ Block #</i>	10

Project Information

<i>Building Floor Area (square feet):</i>	9,479	<i>Completion Date:</i>	6/12/2022	<i>Certificate of Good Standing:</i>	Pending
<i>Assessed Building Value (existing):</i>	0	<i>Proposed Investment:</i>	\$1,539,300	<i>Estimated Value with Investment:</i>	\$1,800,000
<i>Annual Property Taxes (existing):</i>	\$1,373	<i>Estimated Property Tax Benefit:</i>	\$94,616	<i>Estimated Income Tax Benefit:</i>	NA

Staff Analysis



Existing site at 215 W Thayer Ave

Applewood Group, LLC is requesting approval of a New Construction Renaissance Zone project and Downtown Design Review approval for six housing units of a rowhouse-style arrangement at 215 W Thayer Avenue. The housing units would remain on one parcel and would be sold as independent condominiums.

This project was reviewed during the July 8 and August 12, 2021 Renaissance Zone Authority meetings and continued to allow time for the applicant to make revisions to the plan to comply with Downtown Design Guidelines. The layout of

(continued)

the buildings has been changed, and the number of units has been reduced from seven to six.

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).

Renaissance Zone

The 2020 Renaissance Zone Development Plan establishes minimum criteria for all Renaissance Zone projects. New construction Renaissance Zone projects of multifamily residential buildings must have project costs of at least \$100 per square foot. The proposed project costs are \$162 per square foot, which meet the minimum criteria.

If the housing units within the building are sold as condominiums, as proposed, then the Renaissance Zone benefits for the condominium unit would only be eligible while the unit is owner-occupied. Each buyer will need approval from the City Commission prior to occupation of that unit.

Staff has verified that the applicant does not own any other property in Burleigh County that is delinquent on property taxes.

Downtown Design Review

The Renaissance Zone Authority acting as the Downtown Design Review Committee reviewed the design of the proposed development during their regular scheduled meeting on July 8, 2021. Several concerns with the design of the buildings and site layout were expressed by Authority members during that meeting.

The applicant has modified the designs and submitted new elevations, floor plans, and a preliminary site plan.

The site would consist of two buildings of three units each, with the fronts of the buildings facing to the east. 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. The door on the street-facing unit is oriented to the north to engage with the street more directly.

Staff and technical advisors have worked with the applicant to add visual interest to this north façade, including additional windows and enclaves and more variety and texture with the application of materials. Two different examples drafted by Steph Smith and Will Hutchings are included that show potential design concepts. Although the concepts would not need to be followed exactly, staff recommends a similar improvement, and also at least a minimal application of material variation to the northern portions of the west façade to visually tie into the front. Otherwise, this wall appears monotonous as viewed travelling east on West Thayer.

The location of the dumpster on this site presents a design challenge. The location shown on the site plan at the very front of the building creates a focal point that detracts from the façade. On the other hand, Public Works has raised concerns about placing the dumpster in the rear. If an alternative location cannot be identified, staff recommends utilizing the smallest feasible receptacle, properly screening the dumpster with a material that coordinates with the building, and orienting the gates of the enclosure to the west so they do not open onto public right-of-way.

The elevations submitted with the designs do not account for elevations. The applicant states that site grading will occur prior to construction, but the exact elevations have not yet been determined. Traditionally, ground floor residential uses in urban settings are elevated at least some degree above the street level to maintain privacy and avoid headlight glare. Staff recommends at least a few steps be added to a front stoop on the north side of the building.

As requested during the initial review, a continuous sidewalk will be provided from the

(continued)

public right-of-way to all entrances. No off-street parking is included in the plans. On-street parking is currently present on this segment of West Thayer. The ten unrestricted spaces on the south side of W Thayer Avenue are moderately used, and sixteen parking spaces on the north side are lightly used.

A six-foot walkway would be installed between buildings. Sufficient lighting to provide surveillance of this area will be included on the buildings.

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. The revised designs show less impervious surface than previously proposed, but still likely more than existing conditions.

Buildings materials are shown on the elevations, and samples will be provided at the meeting. Hardiplank lap siding would be applied as the primary, with a Hardiplank shaker-style accent. Doors and window specifications are also provided.

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 the lap siding also provides a connection to traditional buildings in the vicinity.

Required Findings of Fact (relating to land use)

Renaissance Zone

1. The proposed project is consistent with the goals and objectives of the City's Renaissance Zone Development Plan;

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

Downtown Design Review

5. 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.
6. 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 a New Construction Renaissance Zone project for a six housing unit development in a rowhouse-style at 215 W Thayer Avenue.

Staff recommends approval of Downtown Design Review for 215 W Thayer Avenue with the following conditions:

1. Greater articulation and visual interest is applied to the north façade and the northern portion of the west façade.
2. The visual impact of the dumpster and enclosure is mitigated to the greatest extent possible given site constraints.

Attachments

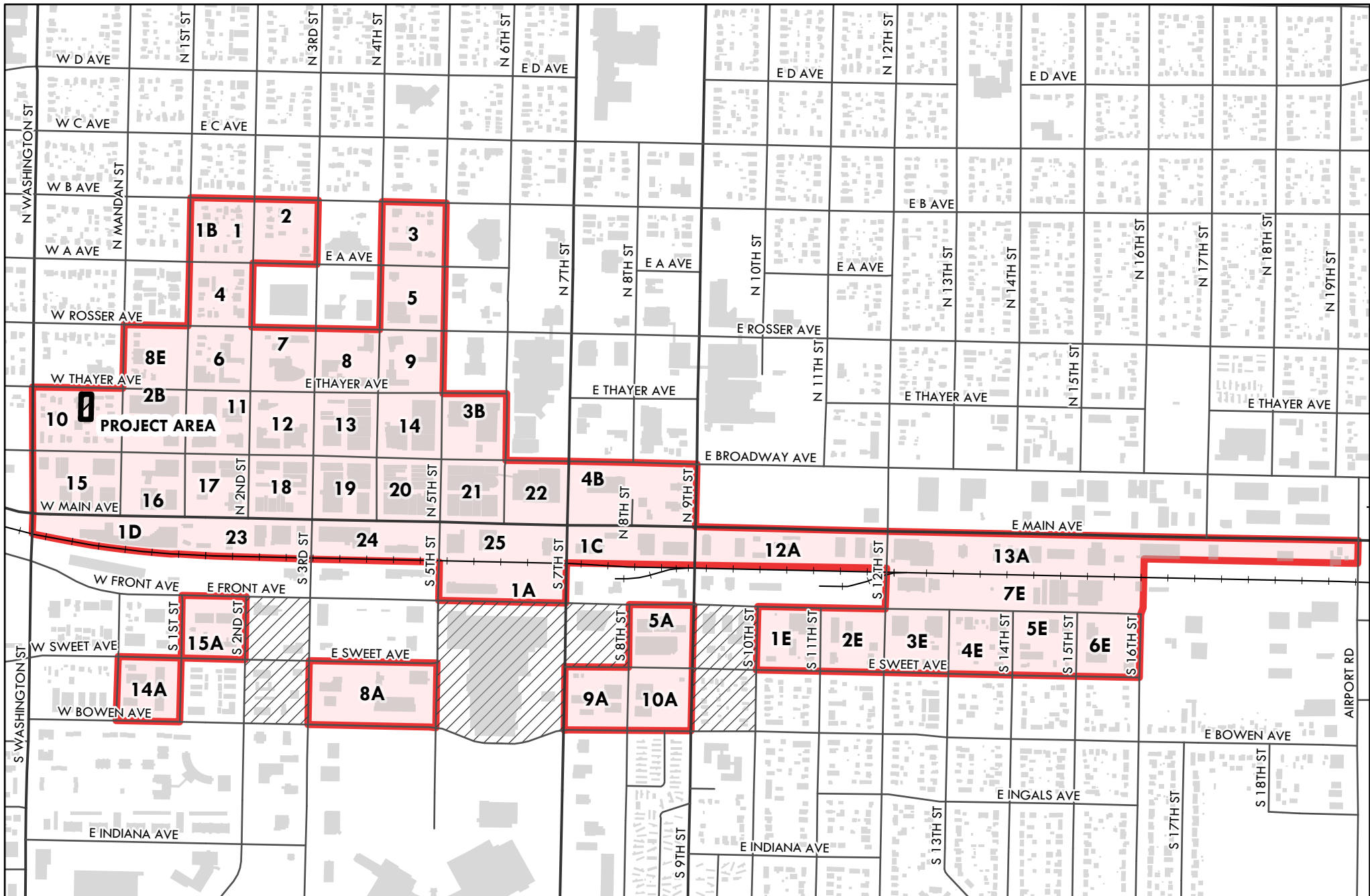
1. Location Map

(continued)

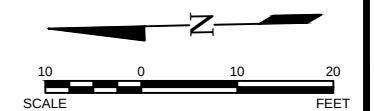
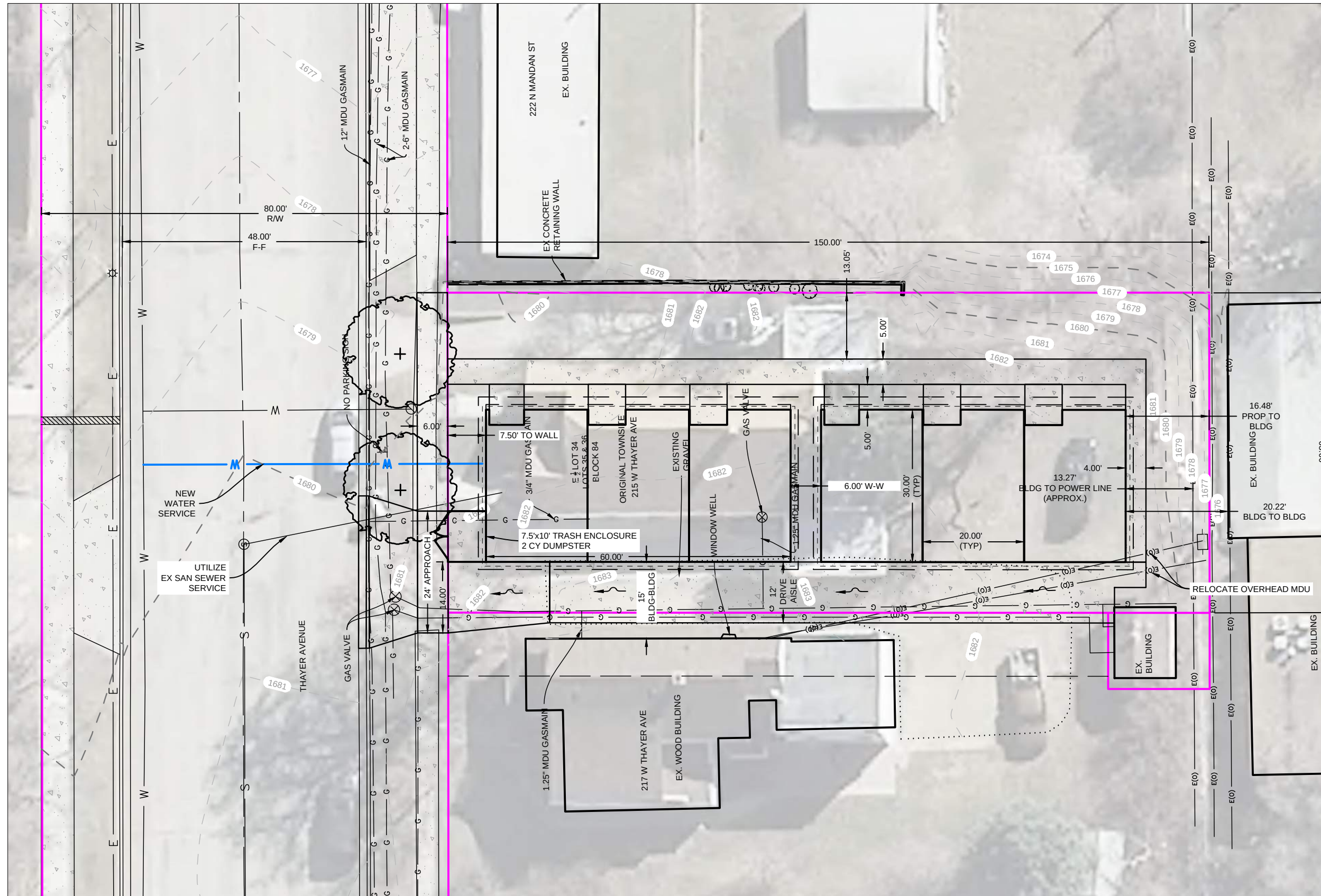
- 2. Revised preliminary Site Plan
- 3. Revised Designs

- 4. Examples of treatments to north façade
(Steph Smith and Will Hutchings)

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

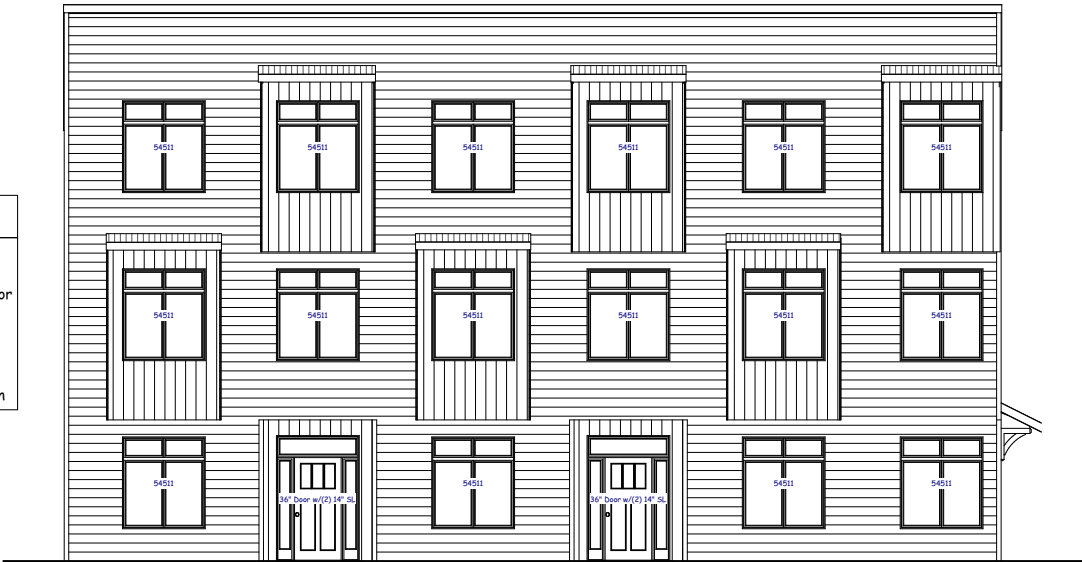


215 W THAYER AVE
SITE CONCEPT 3b
6-UNITS
9/01/2021



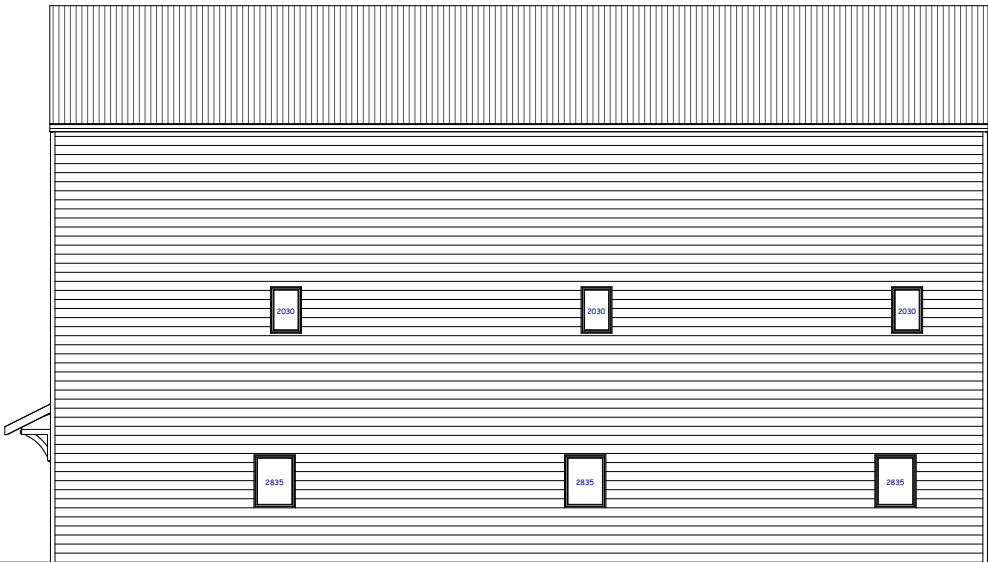
North Building

Color/Texture Selections		
1	Siding Materials	HardiPlank Lap Siding - Aged Pewter
2	Accent Siding	HardiPlank Shaker Style - Iron Grey
3	Window Type	Pella Lifestyle Casement Windows - Black Clad Exterior
4	Window Lights	Prairie Style Grilles
6	Roofing Materials	Northland Steel - Charcoal Grey
7	Exterior Doors	Pella Fiberglass Series - Dark Mahogany
8	Exterior Door Frames	Metal Clad - Black
9	Exterior Lighting Fixtures	Filton Black 17" H Seeded Glass Outdoor Wall Lantern



Front Elevation

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



Rear Elevation

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

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:

9/27/2021

Inline Designs, Inc

Shawn Whitney (Owner)

Bismarck, North Dakota

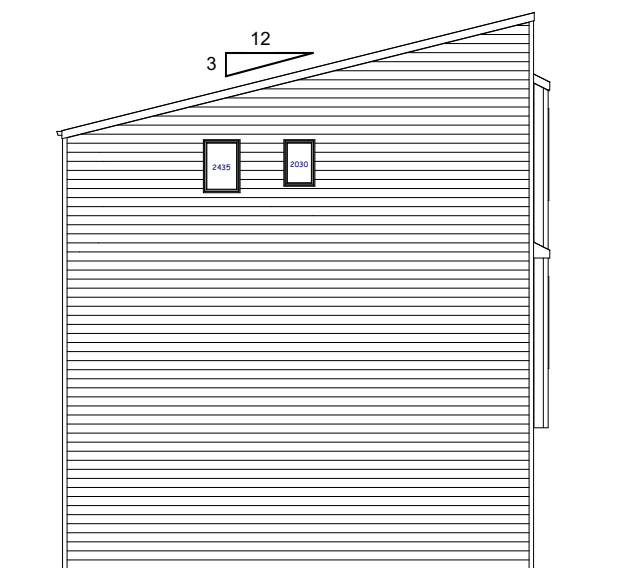
(email) inlinedesign@msn.com

(cell) 701-214-3311

Thayer Ave Row Houses
 Drawn For:
 Applewood Homes

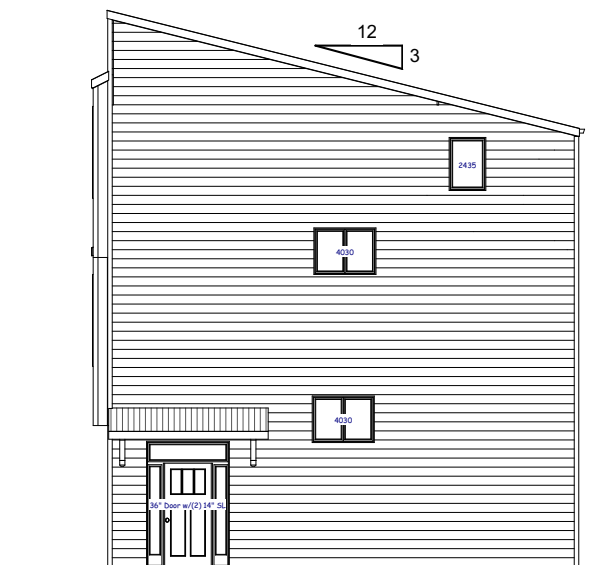
Dimensioning, Explanation/Door & Window Sizing Description:
 All Exterior Dimensions Are From Outside Of Framing To Outside Of Framing/All Interior Foundation Walls Dimensioned From Outside Of Foundation Wall To Outside Of Foundation Wall/All Interior Dimensions Are From The Inside Edge Of The Concrete Foundation Wall To The Inside Edge Of The Interior Wall Framing Or From Edge Of Framing To Edge Of Framing/Exterior 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.

Color/Texture Selections		
1	Siding Materials	HardiPlank Lap Siding - Aged Pewter
2	Accent Siding	HardiPlank Shaker Style - Iron Grey
3	Window Type	Pella Lifestyle Casement Windows - Black Clad Exterior
4	Window Lights	Prairie Style Grilles
6	Roofing Materials	Northland Steel - Charcoal Grey
7	Exterior Doors	Pella Fiberglass Series - Dark Mahogany
8	Exterior Door Frames	Metal Clad - Black
9	Exterior Lighting Fixtures	Filton Black 17" H Seeded Glass Outdoor Wall Lantern



Left Elevation

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



Right Elevation

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

North Building

Dimensioning Explanation/Door & Window Sizing Description:
 All Exterior Dimensions Are From Outside Of Framing To Outside Of Framing/All Interior Dimensions Are From 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 Edge Of Interior Wall Framing Or From Edge Of Framing To Edge Of Framing/All Exterior Foundation Walls Are Represented By Solid Lines/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:
9/27/2021

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

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.



Color/Texture Selections		
1	Siding Materials	HardiPlank Lap Siding - Aged Pewter
2	Accent Siding	HardiPlank Shaker Style - Iron Grey
3	Window Type	Pella Lifestyle Casement Windows - Black Clad Exterior
4	Window Lights	Prairie Style Grilles
6	Roofing Materials	Northland Steel - Charcoal Grey
7	Exterior Doors	Pella Fiberglass Series - Dark Mahogany
8	Exterior Door Frames	Metal Clad - Black
9	Exterior Lighting Fixtures	Filton Black 17" H Seeded Glass Outdoor Wall Lantern

North Building

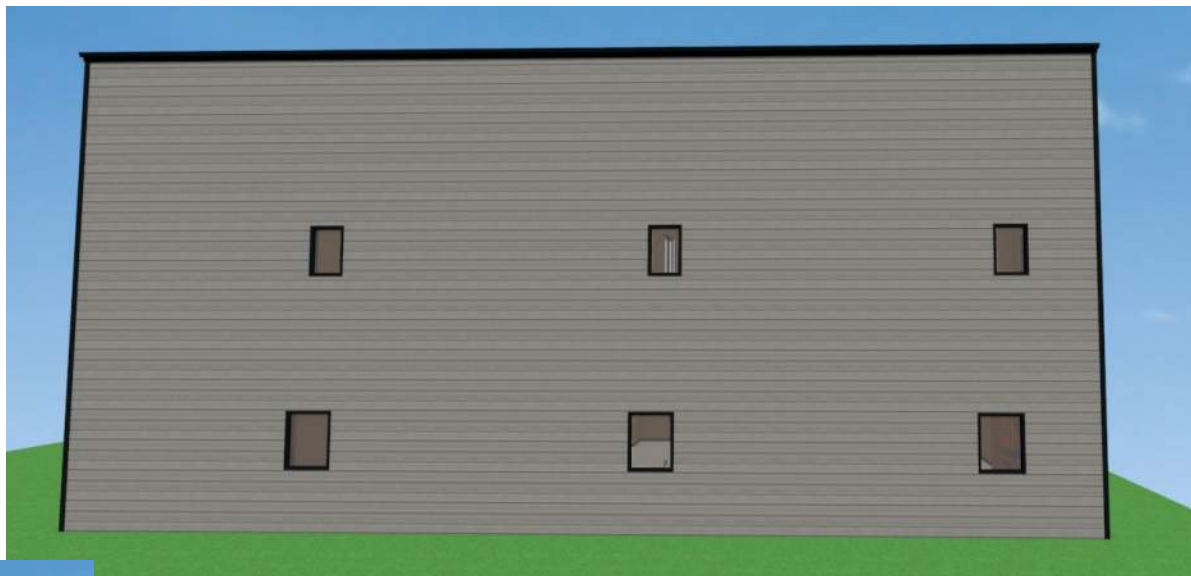
Disclaimer For Plans Designed:

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:	Inline Designs, Inc. Shawn Whitney (Owner) Bismarck, North Dakota (email) inlinedesign@msn.com (cell) 701-214-3311
	9/27/2021	

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 Edge Of Framing To Edge Of Framing/All Interior Foundation Walls Dimensioned From Inside Of Foundation Wall To Inside Of Foundation Wall/All Interior Dimensions Are From The Inside Edge Of The Concrete Foundation Wall To Edge Of Interior Wall Framing Or From Edge Of Framing To Edge Of Framing/All Interior Foundation Walls Are Represented By Solid Walls. Door Labels Are Specified By 3008 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.



Color/Texture Selections		
1	Siding Materials	HardiPlank Lap Siding - Aged Pewter
2	Accent Siding	HardiPlank Shaker Style - Iron Grey
3	Window Type	Pella Lifestyle Casement Windows - Black Clad Exterior
4	Window Lights	Prairie Style Grilles
6	Roofing Materials	Northland Steel - Charcoal Grey
7	Exterior Doors	Pella Fiberglass Series - Dark Mahogany
8	Exterior Door Frames	Metal Clad - Black
9	Exterior Lighting Fixtures	Filton Black 17" H Seeded Glass Outdoor Wall Lantern

North Building

Dimensioning Explanation/Door & Window Sizing Description:

W/E 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 Framing To Edge Of Framing/Interior Bearing Walls are Represented By Solid Walls. Door Labels are Specified By 3'-0" x 6'-8" Window Labels are Specified By 2'-0" x 4'-0". Foundation Walls Include a 1" Air Gap Between Foundation & Stud Per Code.

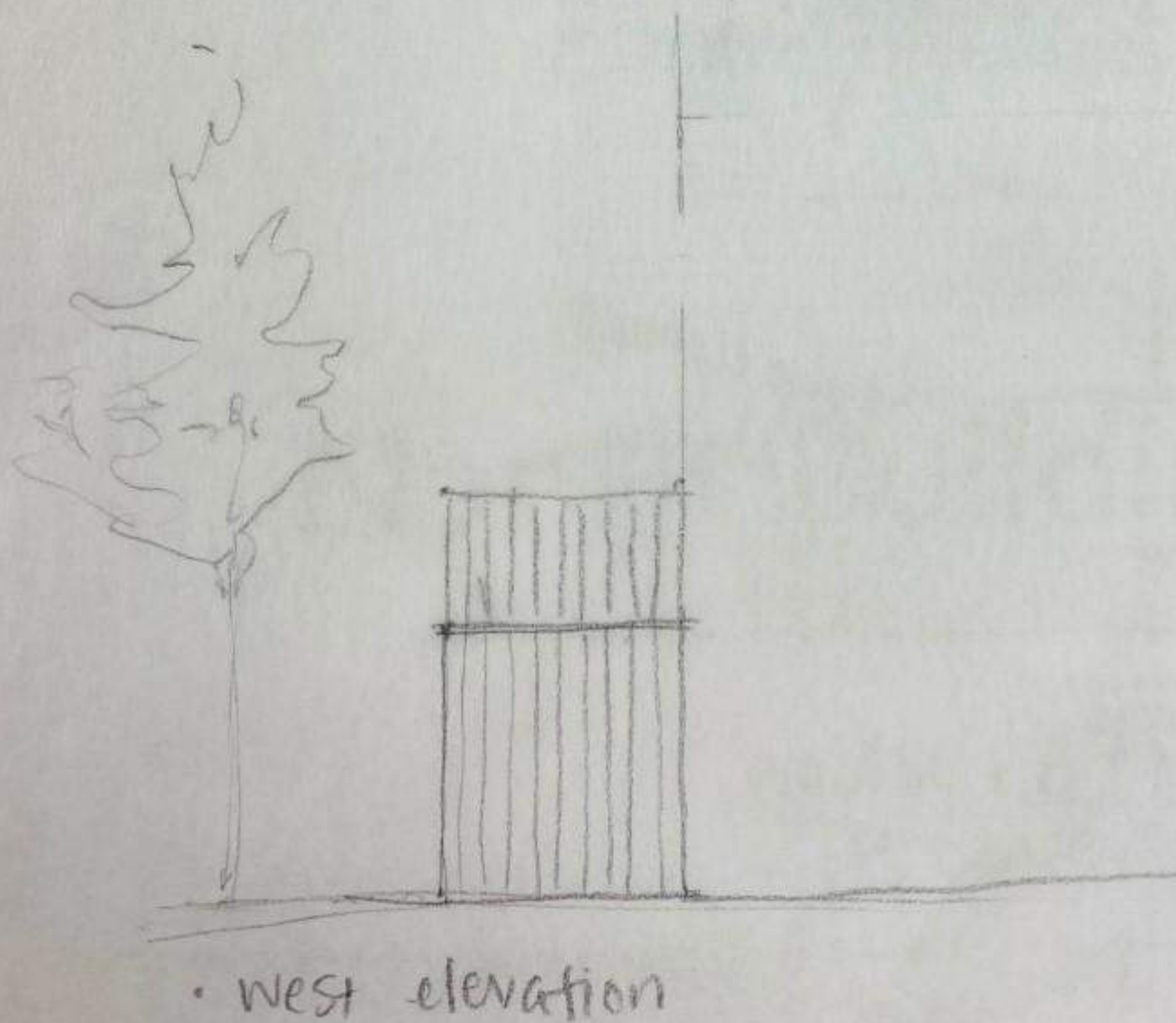
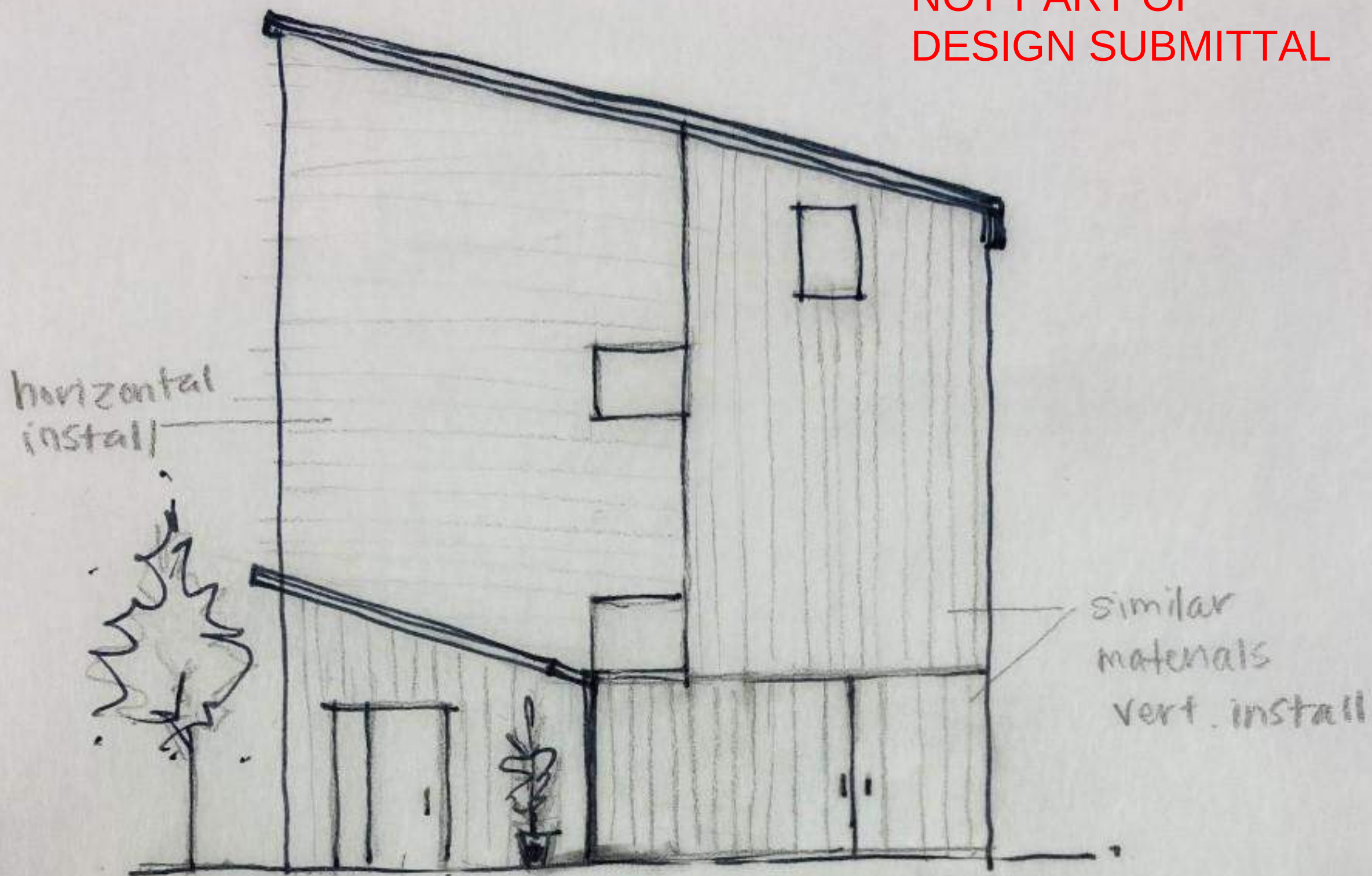
Disclaimer For Plans Designed:
The plans and elevations are only conceptual and give the client an example of what is to be built. A contractor or an Architect is responsible for verifying the dimensions and other information on these plans. Verify all local building codes. All plot plans to be verified 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 <u>Published:</u> 9/27/2021	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	

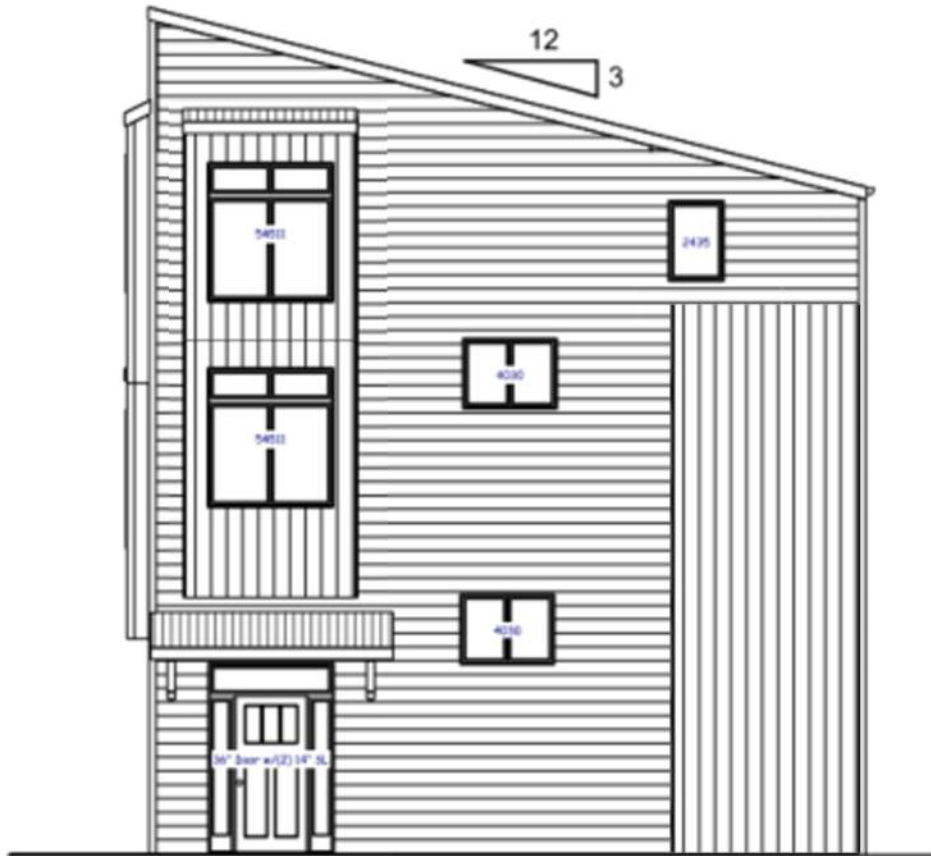
Scale: 1"=10'-0"

 Inline Designs Inc. 701-214-3311	Date Published:	Inline Designs, Inc Shawn Whitney (Owner) Bismarck, North Dakota (email) inlinedesign@msn.com (cell) 701-214-3311
	9/27/2021	
Thayer Ave Row Houses Drawn For: Applewood Homes		

EXAMPLE ONLY -
NOT PART OF
DESIGN SUBMITTAL



EXAMPLE ONLY -
NOT PART OF
DESIGN SUBMITTAL



Right Elevation

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



MEMORANDUM

PROCESS FOR BOUNDARY MODIFICATION PLAN

TO: Jim Christianson and Renaissance Zone Authority

FROM: Daniel Nairn

DATE: October 8, 2021

The Boundary Modification Subcommittee met once in September and once in October to recommend changes to the Renaissance Zone boundary. A draft amendment to the Renaissance Zone Development Plan is attached to this memo for your consideration.

The attached map shows blocks in two categories: expand or complete. Blocks in the expanded group would be up for consideration in the future, based on potential property owner interest and available blocks. Blocks in the complete group would be considered for removal after a defined period. The intent of this amendment is to provide more information about future additions and completions, so property owners know there is a limited time available, as well as a more defined process for determining boundary changes.

The subcommittee recommends immediate notification of the property owners within the six proposed complete blocks, with a public hearing on the plan amendment to take place in May of 2022. This would be aligned with the public hearing to request reauthorization of the program for five years. Thereafter, the boundary modification plan would be reviewed on an annual basis for potential changes. However, the Renaissance Zone Authority could change the boundaries any other time as well, following standard procedures.

5. Potential Future Renaissance Zone Program Revisions

The state enabling legislation for Renaissance Zone programs includes certain features that the City of Bismarck has opted not to exercise at this time. The Renaissance Zone Authority may take advantage of these options through future revisions to this Development Plan.

The City of Bismarck does not currently utilize all blocks available by state law. According to the 2017-2020 U.S Census Estimate, the population of the City of Bismarck is 72,86573,622. A city of this population is allotted 47 blocks (34 blocks plus 1 block per additional 5,000 population). The City of Bismarck Renaissance Zone boundary currently utilizes 42.5 blocks, with a remaining 4.5 blocks available.

~~If sufficient interest from property owners and businesses becomes evident, the Renaissance Zone Authority may consider a future expansion of the boundary.~~ State law allows up to three blocks of a Renaissance Zone to be non-contiguous with the rest of the Renaissance Zone. At this time, the Renaissance Zone Authority has chosen not to utilize this option, although may choose to in the future.

The Renaissance Zone Authority wishes to plan future boundary modifications, whether the addition of new blocks into the Zone or the completion of certain blocks with the Zone, well in advance of implementing changes, allowing property owners the ability to consider potential improvements to their property within a known timeframe. This boundary modification plan is presented on the following page.

The Renaissance Zone Authority will review the boundary modification plan at least annually. Blocks within the future expansion or completion areas will be considered for action, and future areas will be adjusted accordingly. All changes to the boundaries will be approved by the City Commission in the form of a revision to the Renaissance Zone Development Plan.

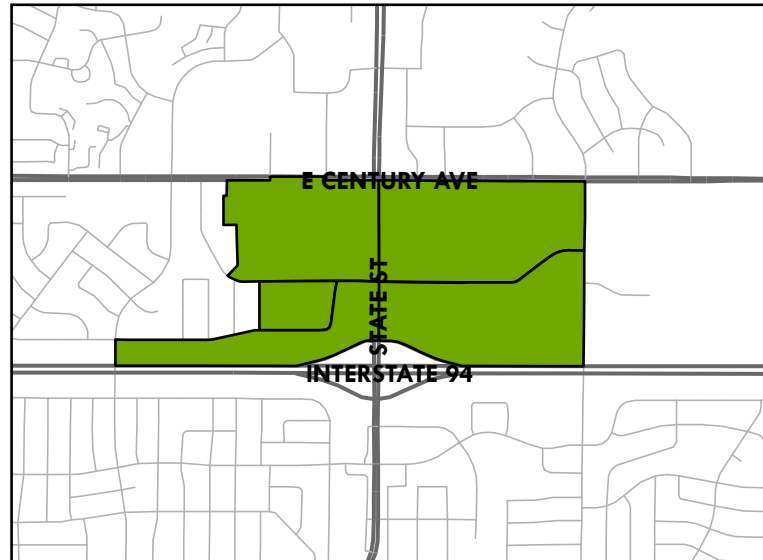
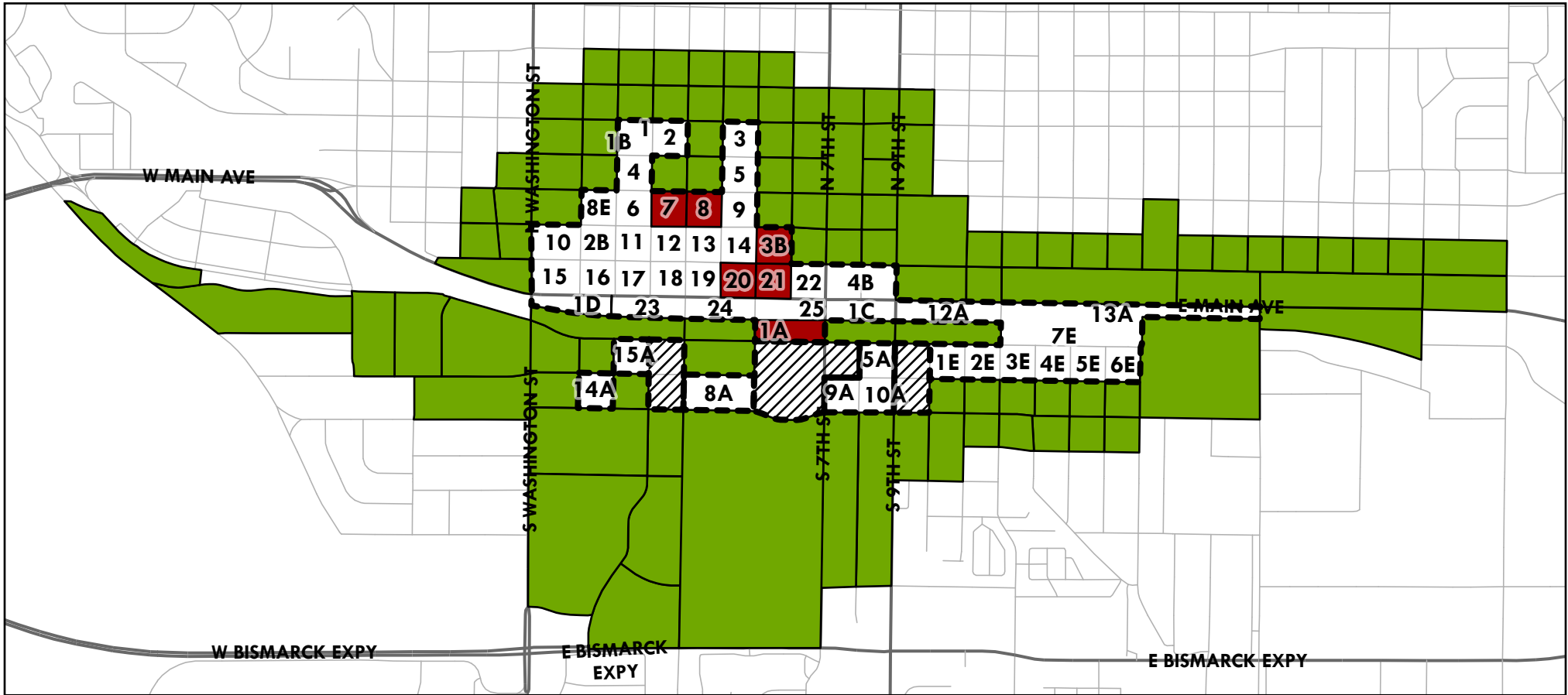
The following criteria will be used for any expansion:

1. The addition of the block(s) will further the goals and objectives of this development plan.
2. The addition of the block(s) will not exceed to total allowable blocks for the Renaissance Zone, either in the core contiguous area or any allowed non-contiguous blocks.
3. Sufficient property owned by private for-profit entities exists with evident redevelopment potential, as indicated by building condition, building-to-land-value ratios, zoning, excess parking, or other evidence.
4. Sufficient public infrastructure currently exists, or is underway or planned, to support any envisioned redevelopment.

The following criteria will be used for any completions:

1. All property owners within the block(s) have been given written notice of the intent to complete the block and an opportunity to voice any concerns to the Renaissance Zone Authority in public hearing.
2. The block has been within the Renaissance Zone for at least three years.
3. A significant portion of the block(s) is either ineligible, due to a previous Renaissance Zone project or current public/non-profit ownership, or has limited property owner interest.

The City of Bismarck has, at the present time, elected not to create a Renaissance Fund Organization. The City of Bismarck does, however, reserve the right to create, develop or contract with a Renaissance Fund Organization in the future.



Renaissance Zone

COMPLETE

- NO
- YES

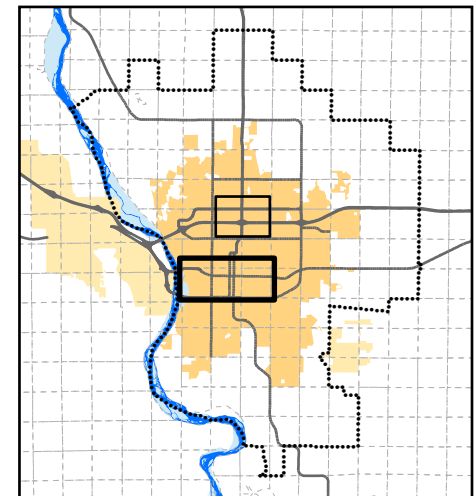
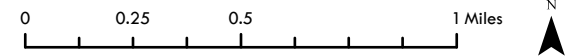
Boundary Modifications

Type

- Complete
- Expand

Blocks allotted to Bismarck = 47
Blocks in current RZ = 42.5

This map is for reference purpose only and is not intended as a survey or accurate representation of all map features.



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	12/31/22	\$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	12/31/22	\$9,150,000	Pending	\$306,100	\$9,500,000
146-B	JJ Hageness Renovation, LLC	418 East Rosser Avenue	Rehabilitation	Approved	05/14/20	05/26/20	06/02/20		\$2,500,000	Pending	\$1,085,700	\$2,500,000
147-B	Transition Florida LLC	114 North 3rd Street	Rehabilitation	Approved	10/08/20	10/27/20	10/29/20		\$780,000	Pending	\$1,560,000	\$1,800,000
148-B	Dennis and Linda Abel	102 West Broadway Avenue, Suite 307	Primary Residential	Completed	11/12/20	11/24/20	12/02/20	12/04/20	N/A	N/A	N/A	N/A
149-B	JMN Roots, LLC	212 N 2 nd Street	Purchase w/ Improve	Approved	07/08/21	07/27/21	07/30/21		\$125,000	Pending	\$190,000	06/21/84
150-B	Freedom Financial Group, LLC	212 N 2 nd Street	Lease	Approved	07/08/21	07/27/21	07/30/21		N/A	N/A	N/A	N/A
									\$106,374,245	\$65,252,599	\$26,083,580	\$110,432,000