



RENAISSANCE ZONE AUTHORITY

MEETING AGENDA December 9, 2021

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

1. Consider approval of the minutes of the October 14, 2021 regular meeting of the Renaissance Zone Authority (no meeting was held in November).

REGULAR AGENDA

Requests for Renaissance Zone and/or Downtown Design Review approval

2. **Revisions to Professional Building Design | 418 East Rosser Ave 8**

- Downtown Design Review | DDR2020-007

Staff recommendation: Approve

☐ approve

☐ continue

☐ table

☐ deny



- *Renaissance Zone Extension* | RZ2020-001

Staff recommendation: Approve

☐ *approve*

☐ *continue*

☐ *table*

☐ *deny*

3. Projecting Sign on Civic Square Building | 521 E Main Avenue.....13

- *Downtown Design Review* | DDR2021-012

Staff recommendation: Approve

☐ *approve*

☐ *continue*

☐ *table*

☐ *deny*

OTHER BUSINESS

4. Report from Staff
5. Report from Downtowners
6. Discussion about Adding Technical Advisors
7. Recognizing Authority Member George Kaiser

ADJOURNMENT

8. **Adjourn.** The next regular meeting date is scheduled for **January 13, 2022**

Enclosures: *Renaissance Zone Project Status Spreadsheet*

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
October 14, 2021**

The Bismarck Renaissance Zone Authority met on October 14, 2021 in the Tom Baker Meeting Room in the City-County Office Building at 221 North 5th Street and remotely via the online platform Zoom. Chair Christianson presided.

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

Authority member George Keiser 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 Kathleen Jones (Burleigh County Commissioner), Brad Krogstad (KLJ), Brian Dean (Applewood Group), David Witham (Denizen Partners), 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 September 9, 2021 meeting were distributed prior to the meeting. A correction to the minutes was made to reflect that Curt Walth was not present at the September meeting.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Zenker to approve the minutes of the September 9, 2021 meeting. The motion passed unanimously by voice vote with members Fink, Gawrylow, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

**RENAISSANCE ZONE PROJECT AND DOWNTOWN DESIGN REVIEW – 215 WEST
THAYER AVENUE
APPLEWOOD GROUP, LLC – NEW CONSTRUCTION OF ROWHOUSES**

Mr. Nairn gave an overview of the staff report and stated that the applicant, 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 West Thayer Avenue. He reminded Authority members that the 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 requested by the Authority. The new plans also include a

reduction of the number of units and a modification in building design. Mr. Nairn stated that the applicant would construct two east-facing buildings including 3-units each and a 6-foot walkway between the buildings. There would be no designated off-street parking. Mr. Nairn stated that the intended windows on the street-façade are different from the rendering provide in the project packet, and he displayed an updated rendering that reflects the current proposal. He also said the applicant has brought samples to distribute. He stated that although the trash enclosure located in front of the building remained a concern, regarding an accommodating streetscape, Public Works – Service Operations stated that the long side alley would not accommodate their vehicles.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of a New Construction Renaissance Zone project and approval of Downtown Design Review for a six housing unit development in a rowhouse-style at 215 West Thayer Avenue as presented in all submitted documents and materials, with the following conditions:

1. The visual impact of the dumpster and enclosure is mitigated to the greatest extent possible given site constraints.
2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to installation.

Mr. Fink asked why condos have a dumpster rather than individual trash receptacles. Mr. Nairn stated that Public Works – Service Operations recommended the single dumpster with recycling, if desired, in the same enclosure.

Chair Christianson opened the public hearing.

Ms. Herzog stated that the Downtowners want buildings to engage with the street and stated that the design looked better than a previous version, but wants to make sure it works well for owners.

Mr. Witham stated that design guidelines are important to maintain high standards and thought there was opportunity for improvements to the guidelines. He stated that the windows facing the street is a great improvement to the design. He was disappointed with the at-grade entrance and would prefer an elevated entrance to the building to further distinguish between public and private spaces and would like to see future projects require an elevated entrance.

Mr. Krogstad stated that he was speaking for Mr. Dean of Applewood Group and stated that his client is wanting to create something that Renaissance Zone Authority members want and is willing to work with all involved and would be happy to do the appropriate landscaping.

There being no further comments Chair Christianson closed the public hearing and stated that the changes made since the packet was created are positive.

MOTION: A motion was made by Mr. Zenker and seconded by Mr. Van Orman to approve the New Construction Renaissance Zone project for a six housing unit development in a rowhouse-style at 215 West Thayer Avenue. The motion passed with members Fink, Gawrylow, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Walth to approve the proposed design for 215 West Thayer Avenue as presented in all submitted

documents and materials, with the following conditions:

1. The renderings presented at the meeting are followed, as opposed to the renderings submitted in the packet.
2. The visual impact of the dumpster and enclosure is mitigated to the greatest extent possible given site constraints.
3. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to installation.

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

OTHER BUSINESS

FINAL REPORT ON RENAISSANCE ZONE BOUNDARY MODIFICATION PLAN

Mr. Nairn reviewed the formation of the subcommittee formed to draft the Boundary Modification Plan, as directed by Authority members, to create a process to allow more foresight and notice for property owners regarding their relationship to the Renaissance Zone's opportunities and deadlines. Mr. Nairn stated that an annual review of properties and their status, including a map, was proposed.

Mr. Nairn presented six blocks to consider for potential closure and a procedure to notify property owners, along with many blocks in review for expansion including a Renaissance Zone island. A map was presented to show the designations. Mr. Nairn stated that actions on the Boundary Modification Plan would be timed to coincide with the Renaissance Zone Reauthorization Request in May, 2022 to avoid redundancy.

Mr. Zenker asked if time limitations were discussed amongst the committee. Mr. Nairn stated that the map color-coding was intended to inform Renaissance Zone property owners that if they fall into that sunset zone they would have one year to propose any projects.

Mr. Nairn further discussed the criteria and methodology of the Plan.

Mr. Whittey asked if owners could appear in front of the Authority if they are concerned that the closure of their property might be premature. Mr. Nairn stated that it would be up to Authority members to hear that request. Mr. Whittey expressed concern about blocks which might have potential to move from non-taxable to taxable property in the future, but if closed due to inactivity would be a detriment to the City, since that property, could never again have Renaissance Zone status. He expressed concern and cautioned Authority members that the Plan might be too limited in its scope by placing programmed time-constraints on property development, which he emphasized is a long-range business. Mr. Gawrylow stated that the intent of the annual review was not to place constraints on properties but to simply review properties annually and to create a process of review and promote discussion.

There was a considerable amount of discussion about the Boundary Modification Plan and general consensus that a Plan is needed.

Mr. Witham stated that he believed the Plan would provide a clarification of the Authority's objectives and a better relationship with community objectives which he felt would provide help with future Renaissance Zone designation approval. He also stated that a negotiation with a developer to designate Renaissance Zone blocks is not necessarily a bad thing since properties with the Renaissance Zone designation might feel that their undeveloped land is worth more being in the Renaissance Zone. He stated that designating blocks before development is proposed works against a developer's business plan and potentially restricts possible development.

Mr. Fink asked what the future process is regarding approving a Boundary Modification Plan. Mr. Nairn stated that if the Renaissance Zone Authority approved a Plan then City Commission would review and then potentially an approved Plan would then go to the Commerce Department to compare any changes to its guidelines and state law.

MOTION: A motion was made by Mr. Zenker and seconded by Mr. Van Orman to direct staff to send letters to property owners within blocks proposed for completion as discussed and schedule a public hearing for the May Renaissance Zone meeting to review the draft Renaissance Zone Boundary Modification Plan amendment to the Bismarck Renaissance Zone Development Plan. The motion passed with members Fink, Gawrylow, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

REPORT FROM STAFF

There was no report from staff at this time.

REPORT FROM THE DOWNTOWNERS

Ms. Herzog updated Authority members about the development potential of parking lots and a history of the property status of Renaissance Zone applicants. She stated that perogies might soon be sold at a new downtown market.

Chair Christianson announced the purchase of the Depot.

Mr. Nairn announced that November's meeting is scheduled for November 4th rather than the usual 2nd Thursday of the month.

Chair Christianson announced that Authority member Keiser's term ends in December. He encouraged anyone wanting to serve on the Authority to apply and the position will be posted on the City website by mid-November.

Mr. Fink stated that he would like to continue the discussion about adding technical advisors to the Renaissance Zone Authority. Mr. Nairn stated that he will place the item on the agenda of the next meeting.

ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 4:54 p.m. to meet again on November 4, 2021.

Respectfully submitted,

Sandra Bogaczyk
Recording Secretary

Jim Christianson
Chair

DRAFT

STAFF REPORT

Agenda Item #2
December 9, 2021

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

Project ID: **DDR2020-007**
RZ2020-001

Project Summary

<i>Title:</i>	Revisions to Professional Building Rehabilitation
<i>Status:</i>	Renaissance Zone Authority
<i>Owner(s):</i>	JJ Hageness Renovation, LLC
<i>Project Contact:</i>	Marshall Andrews, HTG Architects
<i>Location:</i>	418 East Rosser Avenue
<i>Request:</i>	Revisions to façade improvements associated with overall rehabilitation of building



Staff Analysis

JJ Hageness Renovation, LLC is requesting Downtown Design Review approval for revisions to façade improvements to 418 East Rosser Avenue.



Current Condition of Building at 418 East Rosser Ave

Downtown Design Review was initially approved for this property on June 11, 2020, and a Rehabilitation Renaissance Zone project has also been approved by the City Commission and tentatively approved by the State Department of Commerce.

The applicants have altered their design to include fourteen new window openings on the north side, infill of a ground-level door on the west side, and replace an existing window with a new exit door on the west side. An exhibit illustrating all proposed revisions is attached.

The new windows and doors will match the previously approved windows, which have already been replaced, in terms of material, color, and style.

The building was constructed in 1953 in a mid-century modern office building style. The building is not within the Downtown Historic District and has not been studied for potential nomination to the National Register. However, it would be eligible to be considered historic by virtue of age. The Historic Preservation Commission is an available resource for providing any determinations of historic significance.

A majority of the exterior improvements included within the scope of the previously approved project have been completed, with the exception of the installation of planting beds in the sidewalk

(continued)

areas of East Rosser Avenue and North 5th Street.

The standard 18-month timeline to complete a Renaissance Zone project lapses in December 2021. The applicant requests and extension of this timeline. An estimated timeline is not available at the time of this report but may be communicated to the Renaissance Zone Authority during the meeting. Progress toward the rehabilitation is underway.

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.

Staff Recommendation

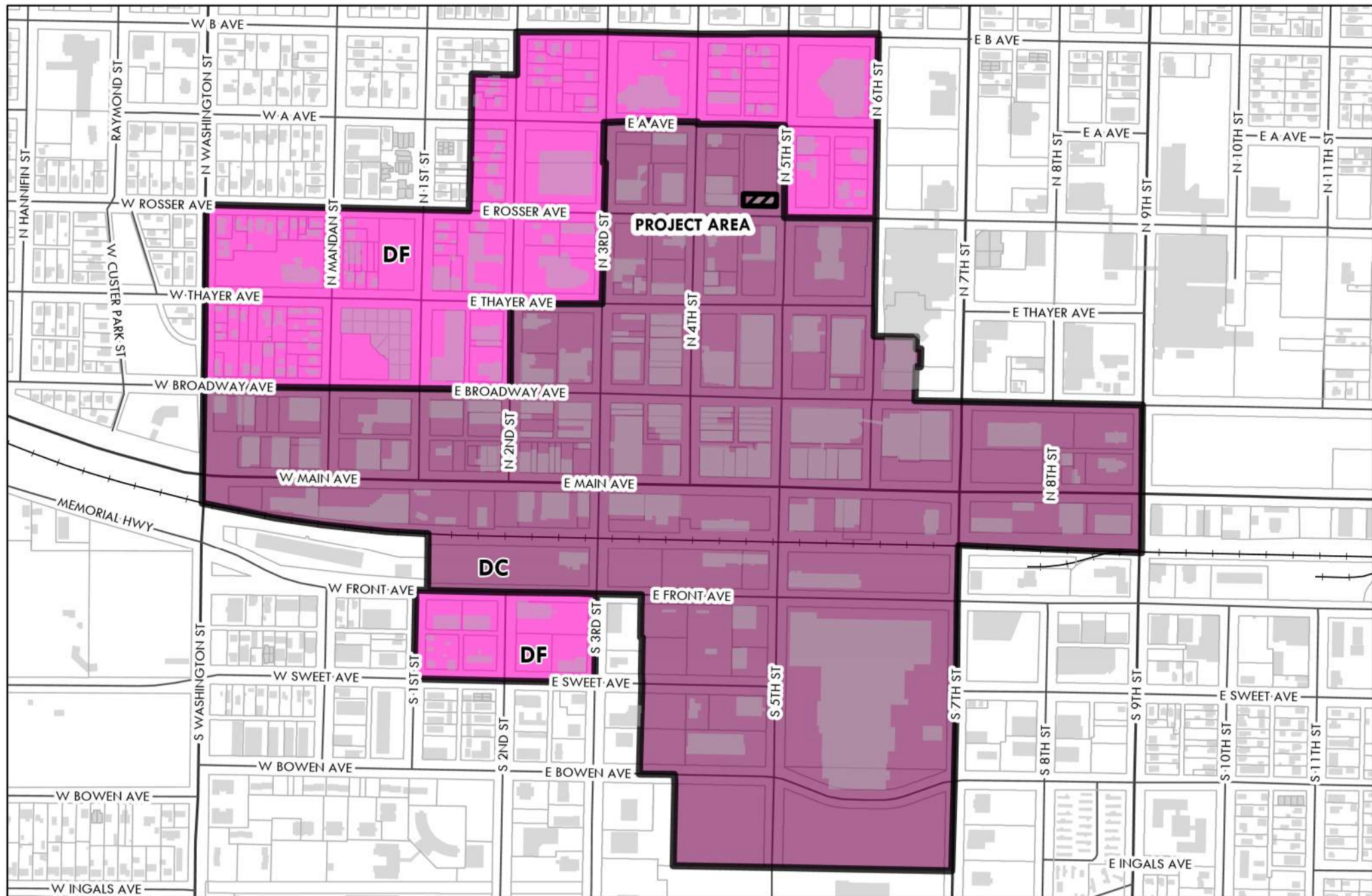
Based on the above findings, staff recommends approval of the proposed revisions to the design for 418 East Rosser Avenue as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

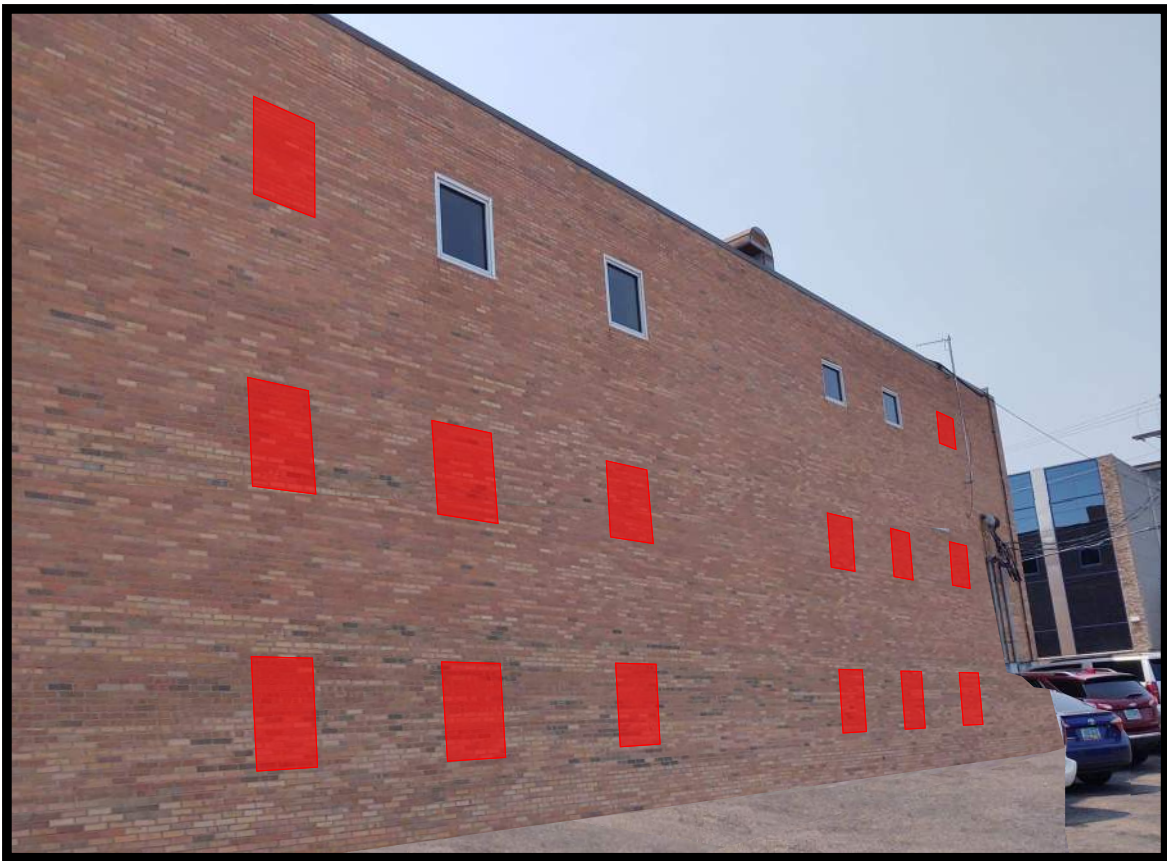
Staff recommends consideration of an extension of the Renaissance Zone project timeline.

Attachments

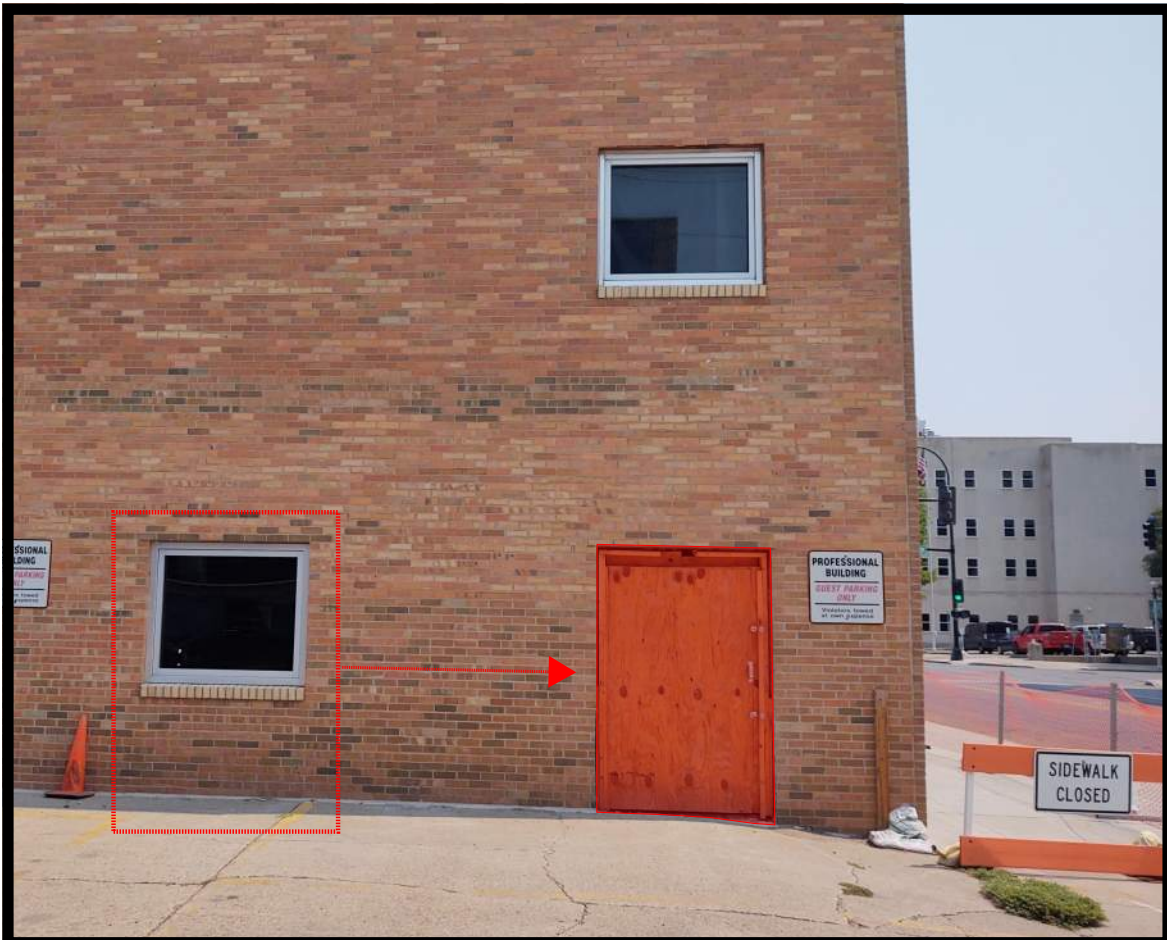
1. Location Map
2. Submitted design documents

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

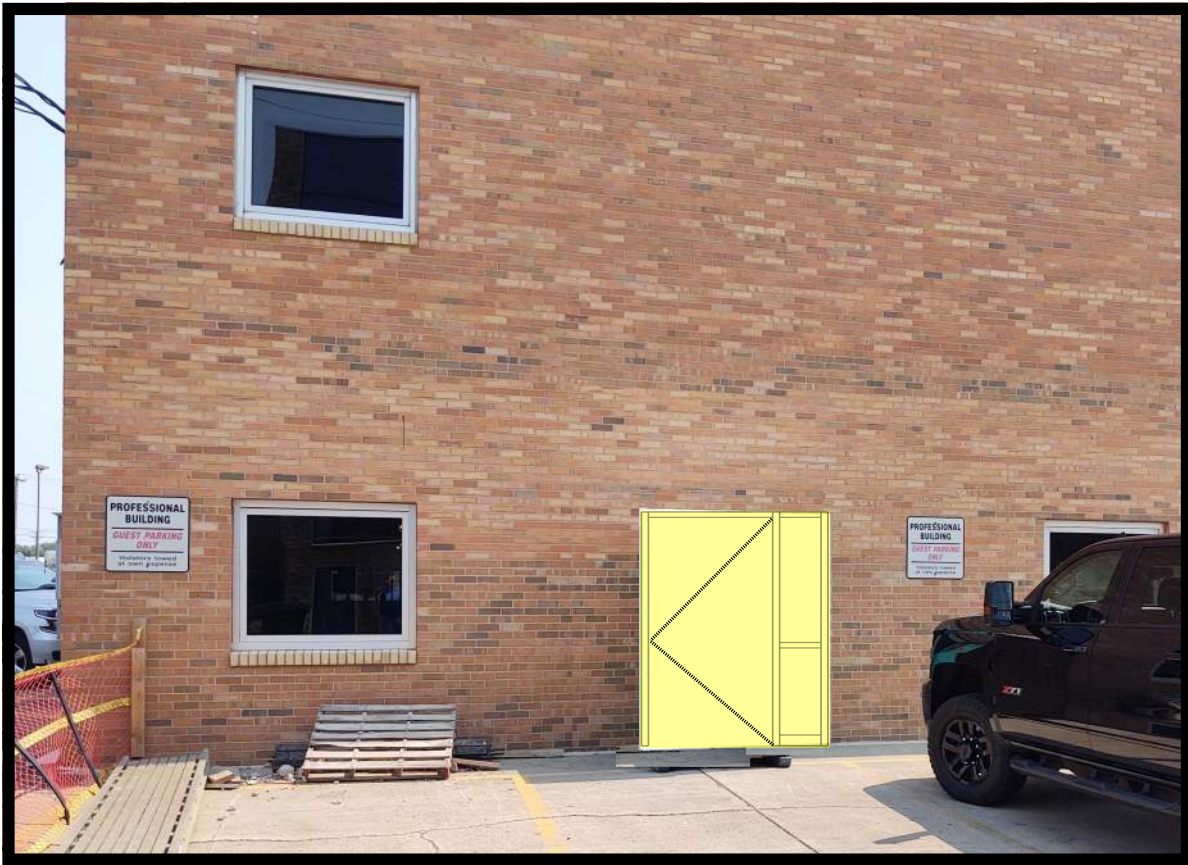




New window openings to align with and match existing windows



Infill door opening to match adjacent window / sill



Create exit door at existing window opening.

Project Summary

Title:	Civic Square Projecting Sign
Status:	Renaissance Zone Authority
Owner(s):	Civic Square Development, LLP
Project Contact:	Scott Bina, Mann Signs
Location:	521 East Main Avenue
Request:	Install projecting sign near corner of building



Staff Analysis

Civic Square Development, LLP is requesting downtown design review approval of a projecting sign near the corner of the building at 521 E Main Avenue known as Civic Square. The applicant intends to use this sign to brand the building at a location near the main entrance.

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 previously existed in this location, based on the presence to two metal supports still visible on the façade of the building. The new sign would be lower, with the top of the sign aligning with the bottom abandoned support.

Staff was not able to identify the sign in any historic photos, but a photo of the building from the early 1970s shows the same abandoned supports. The existence of the supports seems to be clear evidence of a previous sign.

Historic integrity is allowable grounds for a waiver, and there is recent precedent for this reasoning.

(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 521 East

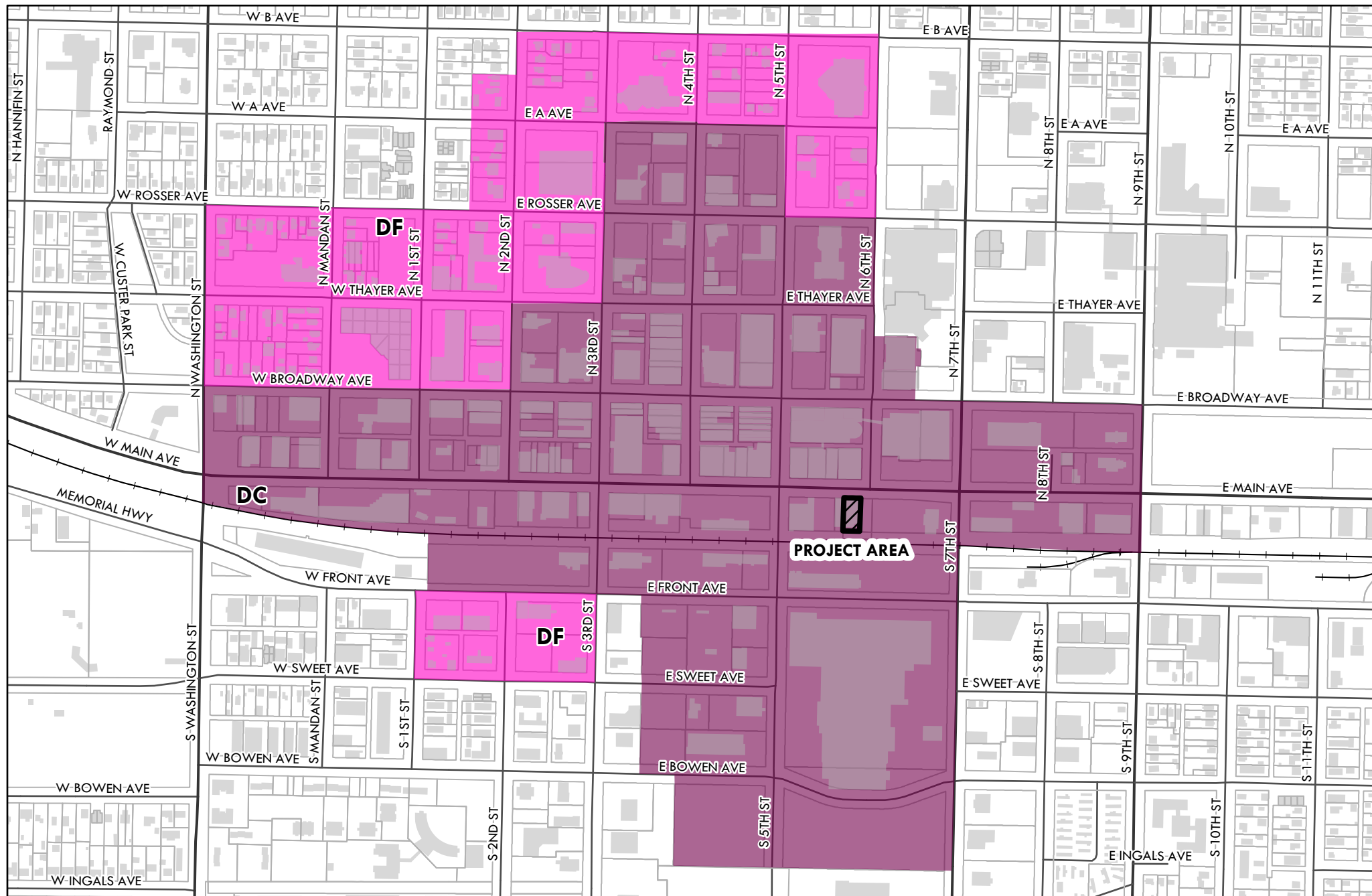
Main Avenue as presented in all submitted documents and materials on the basis of the historic character of the building, with the following conditions:

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



**PROJECTING SIGN
DAYTIME VIEW**



**mann
SIGNS, INC**

1507 Continental Ave
bismarck, nd 58504
701-355-1111
www.mannsignsinc.com

CLIENT:

CIVIC SQUARE

APPROVAL:

X

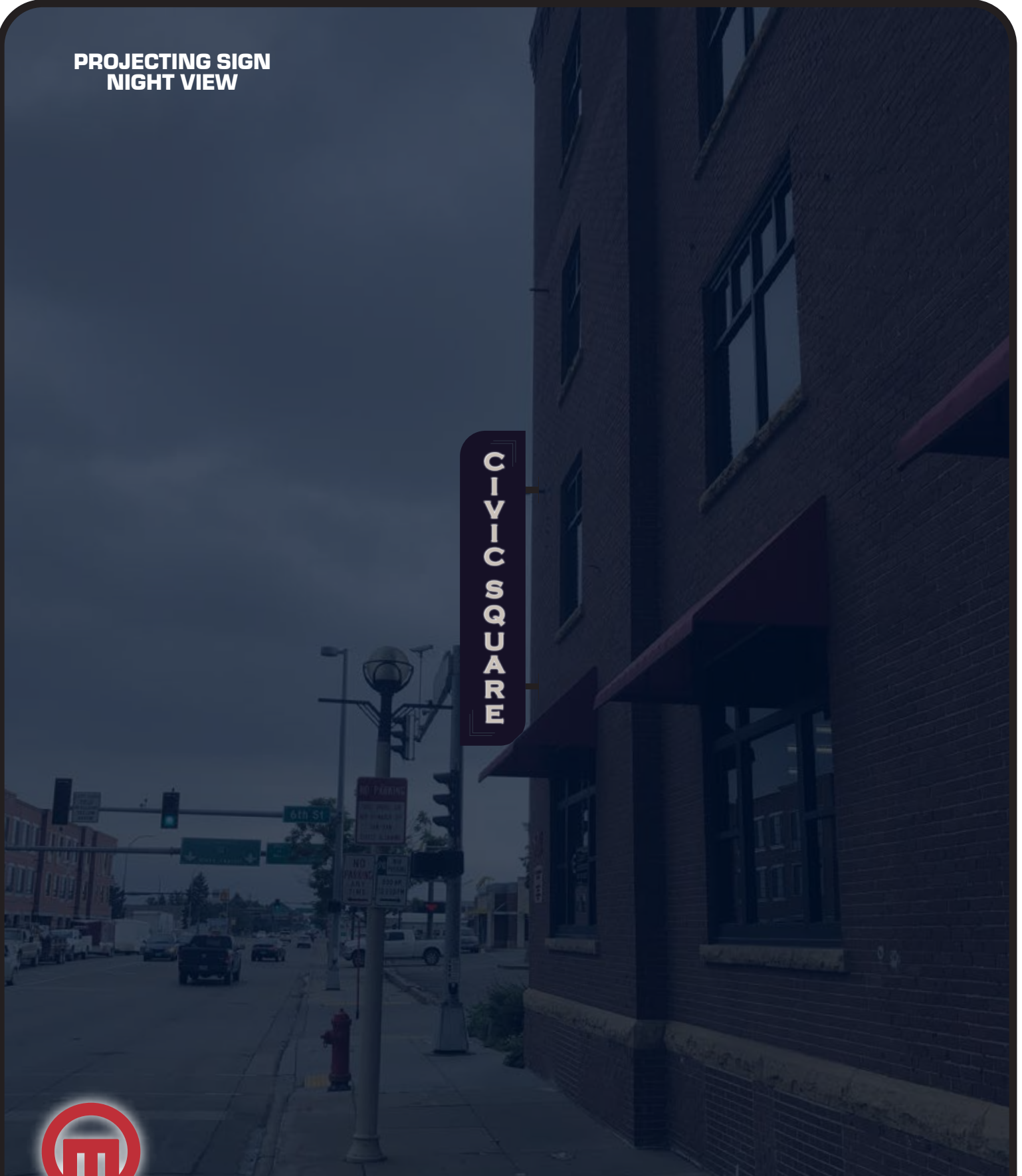
WORK ORDER:

38525

DUE TO VARIATIONS IN OUTPUT
DEVICES, THE COLORS SHOWN
HERE MAY NOT REFLECT
ACTUAL COLORS.

THE CONCEPTS REPRESENTED IN
THIS ARTWORK ARE THE PROPERTY
OF MANN SIGNS, INC. AND
MAY NOT BE USED IN WHOLE
OR PART WITHOUT WRITTEN
CONSENT FROM MANN SIGNS, INC.

**PROJECTING SIGN
NIGHT VIEW**



**mann
SIGNS, INC**

1507 Continental Ave
bismarck, nd 58504
701-355-1111
www.mannsignsinc.com

CLIENT:

CIVIC SQUARE

APPROVAL:

X

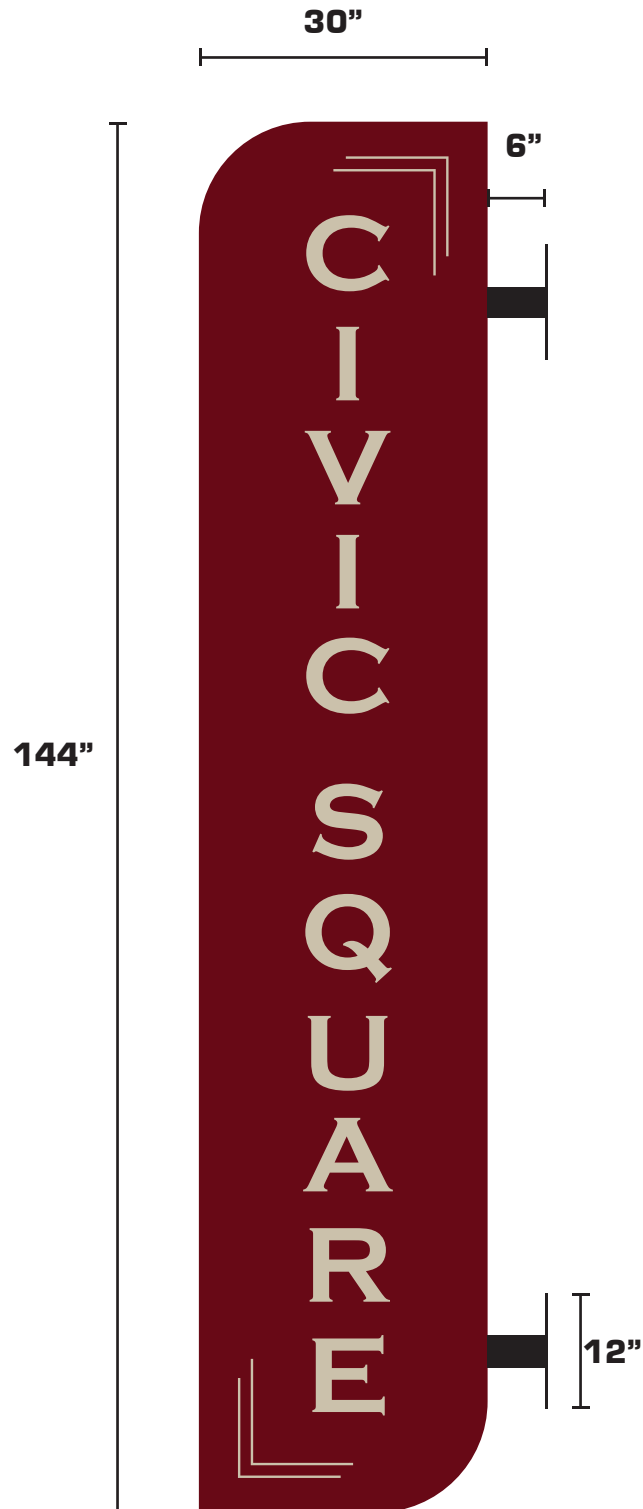
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THE CONCEPTS REPRESENTED IN
THIS ARTWORK ARE THE PROPERTY
OF MANN SIGNS, INC. AND
MAY NOT BE USED IN WHOLE
OR PART WITHOUT WRITTEN
CONSENT FROM MANN SIGNS, INC.

**PROJECTING SIGN
DIMENSIONS**



**mann
SIGNS, INC**

1507 Continental Ave
bismarck, nd 58504
701-355-1111
www.mannsignsinc.com

CLIENT:

CIVIC SQUARE

APPROVAL:

X

WORK ORDER:

38525

DUE TO VARIATIONS IN OUTPUT
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OR PART WITHOUT WRITTEN
CONSENT FROM MANN SIGNS, INC.

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
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
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 Saylor	225 West Broadway Avenue	Purchase	Completed	02/07/05	02/08/05	02/16/05	12/26/07	\$69,550	\$70,002	\$167,000	\$182,500
015-B	J & L Development, Inc.	324 North 3rd Street	Rehabilitation	Completed	11/15/04	12/14/04	02/16/05	09/15/06	\$750,000	\$698,396	\$500,000	\$900,000
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, LLP	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
023-B	Duemelands Properties, LLP	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, LLP	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
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
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
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
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
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
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
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, LLP	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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
128-B	Traci and Bruce Marragos	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
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
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
139-B	Schuett Development, LLC	420 East Main Avenue	Purchase w/ Improve	Completed	11/09/17	12/18/18	12/20/18	11/20/21	\$7,182,725	\$10,468,601	\$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

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
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
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	\$250,000
									\$104,862,649	\$74,371,753	\$26,083,580	\$110,432,000