



## RENAISSANCE ZONE AUTHORITY

### MEETING AGENDA September 14, 2023

**Tom Baker Meeting Room**  
Lower level

**4:00pm**

**City-County Office Building**  
221 North 5<sup>th</sup> Street

The City of Bismarck is encouraging citizens to provide their comments for public hearing items on the Renaissance Zone Authority agenda via email to [planning@bismarcknd.gov](mailto:planning@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 8:00 am the day of the meeting. Comments should also include which agenda item number your comment references and your

name. Late or 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 [planning@bismarcknd.gov](mailto:planning@bismarcknd.gov) at least one business day before the meeting.

As always, live meeting coverage is available on Government Access Channels 2 and 602HD, or streaming live and archived online at [FreeTV.org](http://FreeTV.org).

Item No.

Page No.

### MINUTES

1. Consider approval of the minutes of the August 10, 2023 special meeting of the Renaissance Zone Authority.

### REGULAR AGENDA

*Requests for Renaissance Zone and/or Downtown Design Review approval*

2. **Demolition for Off-Street Parking** | 224 West Broadway Avenue ..... 7
  - Downtown Design Review | DDR2023-008

*Staff recommendation:*

☐ approve    ☐ continue    ☐ table    ☐ deny



**3. Revisions to Applewood Group Rowhouses | 215 W Thayer Avenue ..... 11**

- Downtown Design Review | DDR2021-007

*Staff recommendation:*☐ *approve*☐ *continue*☐ *table*☐ *deny***OTHER BUSINESS****4. Update on Renaissance Zone Renewal Process****5. Report from Downtowners****ADJOURNMENT****6. Adjourn. The next regular meeting date is scheduled for **October 12, 2023****

Enclosure: *Renaissance Zone Project Status Spreadsheet*

**BISMARCK RENAISSANCE ZONE AUTHORITY  
MEETING MINUTES  
August 10, 2023**

The Bismarck Renaissance Zone Authority met on August 10, 2023, in the Tom Baker Meeting Room in the City-County Office Building at 221 North 5<sup>th</sup> Street and remotely via the online platform Zoom. Chair Christianson presided and was present in the Tom Baker Meeting Room.

Authority members present were Jim Christianson, Kirsten Dvorak, Joe Fink, Dustin Gawrylow, Nancy Guy and Greg Zenker.

Authority member Curt Walth was absent.

Design Advisors Eric Hoffer and David Witham were present.

Staff members present were Sandra Bogaczyk (Office Assistant II), Jannelle Combs (City Attorney), Ben Ehreth (Director of Community Development), Isak Johnson (Planner) and Gabe Schell (City Engineer).

Guests present were Cam Knutson (Downtown Depot, LLC), Jake Axtman (AGL Landscape Architects) and Tim Miller (Missouri River Contracting).

**CALL TO ORDER**

Chair Christianson called the meeting to order at 4:00 p.m. and welcomed guests present.

**MINUTES**

The minutes of the June 29, 2023 special meeting and the July 13, 2023 regular meeting were distributed prior to the meeting.

**MOTION:** A motion was made by Mr. Fink and seconded by Ms. Guy to approve the minutes of the June 29, 2023 special meeting. The motion passed unanimously by voice vote with members Dvorak, Fink, Gawrylow, Guy, Zenker and Chair Christianson voting in favor.

**MOTION:** A motion was made by Mr. Fink and seconded by Ms. Dvorak to approve the minutes of the July 13, 2023 regular meeting. The motion passed unanimously by voice vote with members Dvorak, Fink, Gawrylow, Guy, Zenker and Chair Christianson voting in favor.

**DOWNTOWN DESIGN REVIEW – 401 EAST MAIN AVENUE  
DOWNTOWN DEPOT, LLC – SITE IMPROVEMENTS**

Mr. Johnson gave an overview of the staff report and stated that the applicant, Downtown Depot, LLC., is requesting Downtown Design Review approval of site improvements including parking lot, landscaping, patio, lighting and infrastructure improvements to the property at 401 East Main Avenue. Mr. Johnson noted the previously approved renovation of the historic depot building during the December 7, 2022 meeting, and stated that the proposed project would

complement this design. Mr. Johnson noted that the City Attorney is currently determining the legal status of the right-of-way to the west of the building to see if it was properly vacated. He added that the age of the cashier booth structure within the parking lot area could be eligible for National Historic Registry.

Mr. Johnson stated that the plan includes removing the cashier booth structure currently in the middle of the parking lot along the north side. Chair Christianson added that because no federal tax credits are being sought for the private property that no permission from the State Historic Preservation Office (SHPO) is necessary. He directed attention to the applicant's renderings projected to Authority members and included in the meeting packet.

At Chair Christianson's request Mr. Axtman described the work to be done in narrowing the parking lot to accommodate a wider right-of-way and increasing the distance parked cars would be from the building, reducing parking from 92 parking spaces to 79 spaces. He described the project's intent to create a pedestrian-friendly area to be used in future as a multi-function plaza and explained the need to take out trees to rebuild the right-of-way. He added that City Forestry recommended removing the current trees and suggested new tree species.

Lighting, parking bollards, fencing, pedestrian access points, signage, paving and drainage were discussed. Examples of building materials were distributed to Members and Design Advisors.

Mr. Knutson described how the parking lot would function for tenants and monthly and hourly parking customers given the intent to create a special function plaza environment, mostly on weekends.

Lighting for the parking lot was discussed.

The possible effects on the project, if the easement is discovered to not be vacated, was discussed.

Signage requirements were discussed.

The Custer Sculpture placement was discussed. Chair Christianson encouraged the public to read about the history of the sculpture.

Design Advisors both expressed concern with the parking lot feeling like a parking lot instead of an event space. Mr. Axtman stated that the lot material would be concrete rather than asphalt to create a more inviting space. Mr. Witham stated that he was glad to hear about the concrete but said it would be nice if a stain could be used instead of white stripes for the parking spaces.

Mr. Zenker asked Mr. Schell to please describe the investigation into the questionably vacated area to the west of the building. Besides discussing the current status, Mr. Schell stated that he is expecting that the investigation into the ownership of the easement should not delay the parameters of this project.

Mr. Fink asked about the possibility of any barriers on the railroad side of the building. Mr. Knutson stated that there will be a fence.

Mr. Johnson stated that, based on the findings contained in the staff report, staff recommends Downtown Design Review approval of the proposed design for 401 East Main 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.

**MOTION:** A motion was made by Mr. Zenker and seconded by Ms. Guy to approve the proposed design for 401 East Main 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. The motion passed with members Dvorak, Fink, Gawrylow, Guy, Zenker and Chair Christianson voting in favor.

Chair Christianson stated that this is a great project and thanked the applicant for applying.

### **DOWNTOWN DESIGN REVIEW – 121 EAST FRONT AVENUE PRAIRIE ROSE FAMILY DENTISTS – SITE IMPROVEMENTS**

Mr. Johnson gave an overview of the staff report and stated that the applicant, Prairie Rose Family Dentists, is requesting Downtown Design Review approval of site improvements to the property at 121 East Front Avenue. He described the poor condition of the retaining wall and the landscaping that would have to be replanted after demolition and mentioned that no work on the parking lot itself or building will be completed at this time.

At Ms. Guy's invitation Mr. Miller described the extent of the landscape and construction to be completed at the site.

Mr. Johnson stated that, based on the findings contained in the staff report, staff recommends Downtown Design Review approval of the proposed design for 121 East Front 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.

**MOTION:** A motion was made by Mr. Fink and seconded by Mr. Zenker to approve the proposed design for 121 East Front 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. The motion passed with members Dvorak, Fink, Gawrylow, Guy, Zenker and Chair Christianson voting in favor.

### **OTHER BUSINESS UPDATE ON RENAISSANCE ZONE RENEWAL PROCESS**

Mr. Ehreth summarized the status on seeking support for Renaissance Zone renewal from the Burleigh County Commission at their July 19, 2023 meeting. He reported on his observations and the suggestions which the Commission made. Mr. Ehreth stated that he believes that any modifications now allowed by North Dakota Century Code which might be a concern to county commissioners would have to be changed in the Renaissance Zone Authority's Development Plan. He reminded Authority members that any renewal of a Renaissance Zone includes

returning the program to active status with the same rules and characteristics of when the program expired.

Dates for future meetings were discussed but Mr. Ehreth noted that staff will have to follow up in the following week to receive guidance of when Burleigh County Commissioners would like to have a public meeting about a Renaissance Zone renewal request.

Mr. Ehreth stated that on July 20, 2023, Mr. Nairn, Planning Manager, attended the Bismarck Parks and Recreation meeting to deliver information about the efficacy of renewing the Renaissance Zone. Mr. Ehreth stated that on August 14, 2023, Bismarck Public Schools requested only one meeting to both discuss information and give final consideration of support of the request for program renewal. He stated that on August 17, 2023, Bismarck Parks and Recreation would conduct a final consideration of the proposal. He stated that August 21, 2023, is the next regularly scheduled Burleigh County Commission meeting while the following one would be September 16, 2023.

Mr. Fink asked what Authority members can do to assist in supporting plans for renewal of the program. Mr. Ehreth stated that staff will communicate with Chair Christianson and provide any additional answers the commission might request.

There was discussion about the new state rules and what the commissioners might be concerned about.

## **REPORT FROM DOWNTOWNERS**

Chair Christianson stated that the Street Fair begins on September 15, 2023.

## **ADJOURNMENT**

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 5:01 p.m. to meet again on September 14, 2023.

Respectfully submitted,

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Sandra Bogaczyk  
Recording Secretary

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Jim Christianson  
Chair

## STAFF REPORT

Agenda Item # 2  
September 14, 2023

Application for: **Downtown Design Review**

Project ID: **DDR2023-008**

### Project Summary

|                              |                                                                                       |
|------------------------------|---------------------------------------------------------------------------------------|
| <i>Title:</i>                | Demolition for Off-Street Parking                                                     |
| <i>Status:</i>               | Renaissance Zone Authority                                                            |
| <i>Property Owner(s):</i>    | Herman Eggers Revocable Living Trust – Owner<br>Denton Family Enterprises - Applicant |
| <i>Project Contact:</i>      | Mark Weber, Denton Family Enterprises                                                 |
| <i>Project Location:</i>     | 224 West Broadway Avenue                                                              |
| <i>Applicant Request:</i>    | Demolish building for parking lot use                                                 |
| <i>Staff Recommendation:</i> | Approve with conditions                                                               |



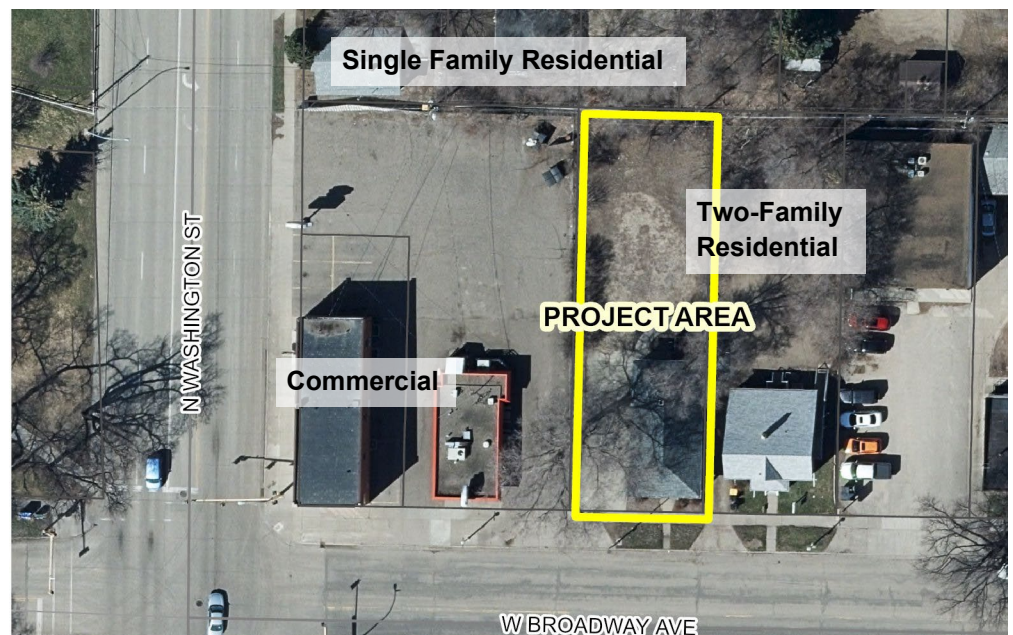
### Project Narrative

Herman Eggers Revocable Living Trust and Denton Family Enterprises is requesting downtown design review approval for the demolition of a structure at 224 West Broadway Avenue for the purpose of expanding off-street parking.

The applicant intends to combine the lot with the adjacent lot at 230 West Broadway Avenue (Dairy Queen) and reconstruct the parking lot for the entire site. The applicant wishes to seek approval for the demolition before creating designs for the parking area.

### Project Context

Land uses adjacent to the project area are depicted on the adjacent map:



(continued)

The structure on the site was originally constructed as a single-family home but was most recently occupied as an office use and is listed as commercial in City assessing records. The current building value is \$81,500, which is half of the total value of the property.

### Review Standards and Findings of Fact

*The request is evaluated according to standards contained within the Comprehensive Plan, Bismarck Code of Ordinances, and relevant state law. Findings of fact, related to land use, are presented in response to each standard.*

*Design standards of the DC – Downtown Core or DF – Downtown Fringe zoning districts, as applicable, would be met with the proposed design (Section 14-04-21.1(4), 14-04-21.2 (4))*

**Yes.** All demolitions downtown require design review approval. If the site is not redeveloped within six months after the demolition, it must be landscaped into greenspace. The applicant intends to delay demolition of the structure until improvement of the parking lot is imminent.

The structure on the site was built in 1916. It is not within the downtown Bismarck Historic District, nor is it individually listed on the National Register of Historic Places. However, under the zoning ordinance, any structure over fifty years of age may be historic. The Historic Preservation Commission is available to make these determinations, if the Downtown Design Review Committee wishes to seek their recommendation

*The 2015 Downtown Design Guidelines, and other relevant plans and policies, would be adhered to with the proposed design (Downtown Design Guidelines)*

**Yes, with** approval of a parking lot that meets landscaping and design standards. Certain guidelines may apply:

- “Maintain a consistent street edge.” The loss of a building would be detrimental to this goal, unless the structure were to be

replaced with a new structural element or, if not feasible, a landscape element preferably built to line up with the setback.

- “Reduce the visual impact of parking lots.” Generally speaking, parking downtown should be placed behind buildings. If a new building will not be placed in this location, landscape screening could potentially be used.
- “Design to increase vegetation.” The applicant has stated the intent to retain the existing mature tree at the front of the property, which currently provides shade over the sidewalk area and a gathering space used by the adjoining commercial use. Additional landscaping would be required per landscape standards for parking lots.

The consensus of staff and design advisors is that loss of a conforming downtown building is generally not a desirable outcome, although this negative impact may be mitigated through the final parking lot design.

*The project would meet all applicable building code requirements.*

**Yes.** Adherence to property demolition and disposal would be assured through demolition permit process.

*Proper administrative procedures related to the request are being followed (Section 14-04-21.1(4)b, 14-04-21.2 (4)b)*

**Yes, with** completion of all steps. Demolitions for the purpose of off-street parking require review from both the Downtown Design Review Committee and the Planning and Zoning Commission. This downtown design review will occur first and, if approved, may proceed to the Planning and Zoning Commission for their review. This will require an application for a special use permit. Once public approvals are completed, a

(continued)

demolition permit for the demolition and a site plan for the parking lot reconstruction/expansion will be required.

*The public health, safety and general welfare will not be adversely impacted by the proposed design ([Goal S10-a](#))*

**Yes, with** approval of design for the parking lot. As a cumulative result of all findings contained in this staff report, City of Bismarck staff find that the proposed design would not adversely impact the public health, safety, and general welfare, subject to approval of the parking lot design.

### **Staff Recommendation**

Based on the above findings, staff recommends approval of the proposed design for 224 West Broadway Avenue as presented in all submitted

documents and materials, with the following conditions:

1. A Special Use Permit for the demolition for the purpose of creation of off-street parking is approved by the Planning and Zoning Commission.
2. The design of the parking lot meets the standards of the downtown design guidelines and is approved by the Downtown Design Review Committee.
3. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

### **Attachments**

1. Photos of site

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*Staff report prepared by:* Daniel Nairn, AICP, Planning Manager  
701-355-1854 | [dnairn@bismarcknd.gov](mailto:dnairn@bismarcknd.gov)

Photos of 224 West Broadway Avenue



## Project Summary

|                              |                                                                           |
|------------------------------|---------------------------------------------------------------------------|
| <i>Title:</i>                | Revisions to Applewood Group Rowhouses                                    |
| <i>Status:</i>               | Renaissance Zone Authority                                                |
| <i>Property Owner(s):</i>    | Applewood Group, LLC                                                      |
| <i>Project Contact:</i>      | Bryan Dean, Applewood Group                                               |
| <i>Project Location:</i>     | 215 West Thayer Avenue                                                    |
| <i>Applicant Request:</i>    | Revise approved design to remove one unit and install off-street parking. |
| <i>Staff Recommendation:</i> | Approve with conditions                                                   |



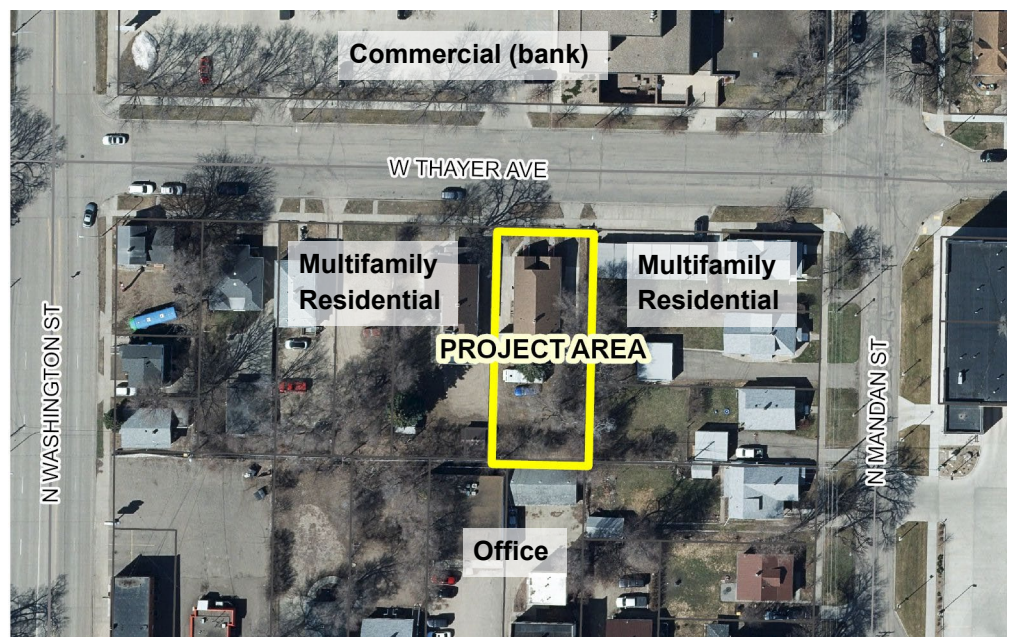
## Project Narrative

Applewood Group, LLC is requesting downtown design review approval for revisions to the approved design for 215 West Thayer Avenue. The Downtown Design Review Committee approved the design on October 14, 2021.

The approved design included six units in two buildings. One of the buildings in the rear of the lot is constructed. The applicant proposes a new 6-lot parking area and a duplex at the front of the property. Only the layout is proposed for revision. No new building designs or elevations are submitted.

## Project Context

Land uses adjacent to the project area are depicted on the adjacent map:



(continued)

## Review Standards and Findings of Fact

*The request is evaluated according to standards contained within the Comprehensive Plan, Bismarck Code of Ordinances, and relevant state law. Findings of fact, related to land use, are presented in response to each standard.*

*Design standards of the DC – Downtown Core or DF – Downtown Fringe zoning districts, as applicable, would be met with the proposed design (Section 14-04-21.1(4), 14-04-21.2 (4))*

**Yes.** All ordinance requirements of the DF – Downtown Fringe zoning district would be met through the proposed revisions of the design.

*The 2015 Downtown Design Guidelines, and other relevant plans and policies, would be adhered to with the proposed design (Downtown Design Guidelines)*

**Yes.** Although the proposed design would result in a net loss of one housing unit, certain concerns raised during the previous design review process would be addressed more effectively in the revised design.

The proposed revisions include a front-facing duplex that would provide a consistent street edge along West Thayer, per design guidelines. Previously the side of the unit faced the street, with a doorway and some additional ornamentation on this street-facing side to provide some visual interest.

The design of this duplex has not been created yet, but the applicant states that it would be similar to the units constructed on the lot. This would support consistency of design on the site.

The parking would not be clearly visible from the public right-of-way, and the addition of six off-street spaces would help alleviate any potential on-street parking constraints.

*The project would meet all applicable building code requirements.*

**Yes.** Adherence to building and fire codes would be verified prior to issuance of a building permit, subject to review of more detailed building plans. There are no features of the proposed design submitted with this request that present an obvious and insurmountable conflict with building code requirements.

*Proper administrative procedures related to the request are being followed (Section 14-04-21.1(4)b, 14-04-21.2 (4)b)*

**Yes.** An application requesting downtown design review approval was submitted to the Community Development Department for the initial approval. The applicant communicated a desire to modify the design to staff. Staff have reviewed the proposed modifications and submit to the Renaissance Zone Authority for final consideration.

*The public health, safety and general welfare will not be adversely impacted by the proposed design ([Goal S10-a](#))*

**Yes.** As a cumulative result of all findings contained in this staff report, City of Bismarck staff find that the proposed design would not adversely impact the public health, safety, and general welfare.

## Staff Recommendation

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

- 1) Building elevations and designs consistent with the approved design will be utilized for the new duplex.
- 2) A revision to the site plan for the parking lot is approved prior to installation of the parking area.

(continued)

- 3) Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation

**Attachments**

1. Photos of existing conditions
2. Sketch of proposed revisions
3. Approved site plan and designs

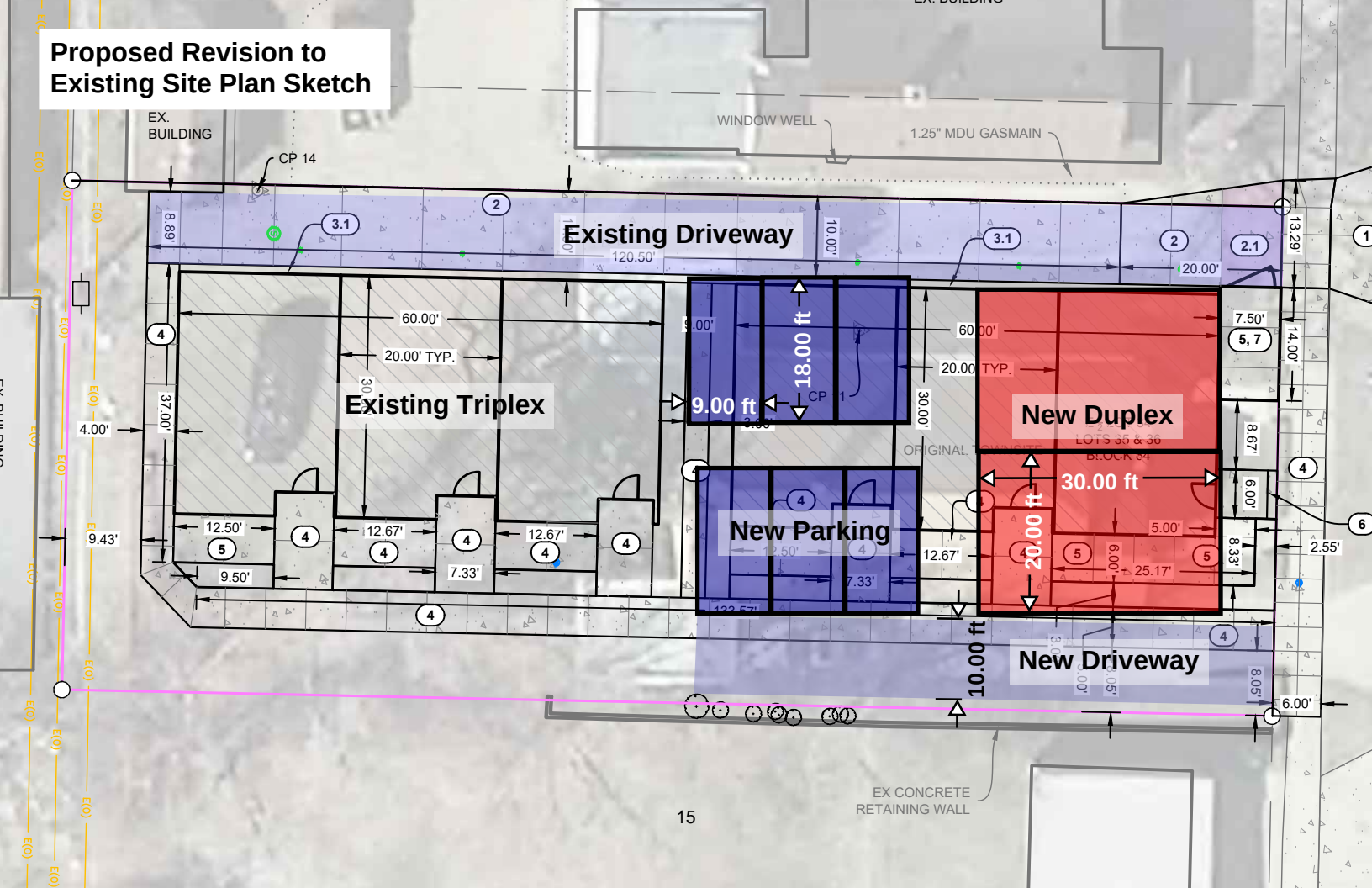
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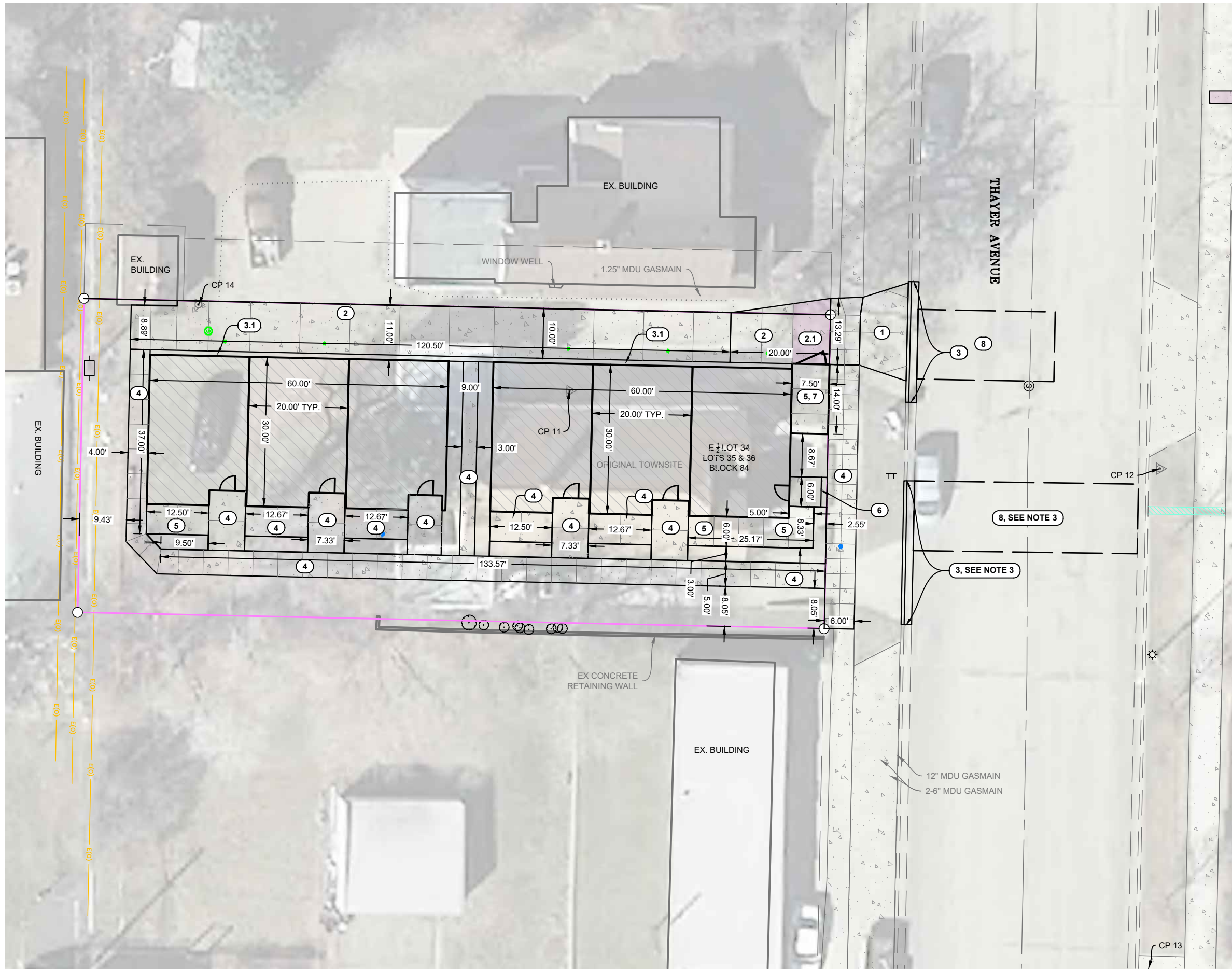
*Staff report prepared by:* Daniel Nairn, AICP, Planning Manager  
701-355-1854 | [dnairn@bismarcknd.gov](mailto:dnairn@bismarcknd.gov)

Photos of 215 West Thayer Avenue



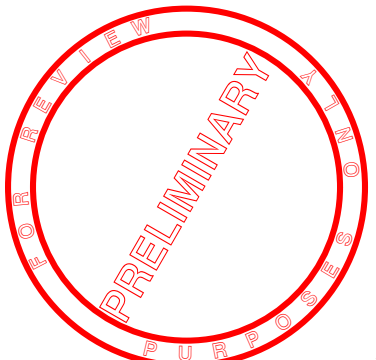
## Proposed Revision to Existing Site Plan Sketch





- KEYNOTES**
- ① 8" CONCRETE COMMERCIAL DRIVEWAY, CITY OF BISMARCK STANDARD DETAILS #600-6 & 600-7
  - ② 5.5" REINFORCED CONCRETE PAVEMENT, SEE DETAIL 1/C7.2 & 2/C7.2
  - ②.1 7.5" REINFORCED CONCRETE PAVEMENT, SEE DETAIL 1/C7.2
  - ③ STANDARD CURB & GUTTER, PER CITY DETAIL 600-12
  - ③.1 1" INTEGRAL CURB & GUTTER, SEE DETAIL 2/C7.2
  - ④ 4" CONCRETE SIDEWALK, SEE DETAIL 4/C7.2
  - ⑤ THICKENED EDGE SIDEWALK, SEE DETAIL 3/C7.2
  - ⑥ CONCRETE STEPS, DESIGN BY OWNER
  - ⑦ 6' HEIGHT OPAQUE TRASH ENCLOSURE, SEE NOTE 1
  - ⑧ ASPHALT PATCHING, MATCH EXISTING PAVEMENT SECTION; PROVIDE 4" MIN. ASPHALT & 6" MIN. AGGREGATE BASE

- NOTES:**
- 1. TRASH ENCLOSURE WALLS SHALL HAVE SIDING SIMILAR TO THE PROPOSED BUILDING.
  - 2. TRASH ENCLOSURE SHALL CONTAIN A 2-YARD DUMPSTER ON WHEELS.
  - 3. EXISTING 1" WATER SERVICE CAN REMAIN IN PLACE FOR CONSTRUCTION OF THE NORTH BUILDING. EXISTING WATER SERVICE WILL NEED TO BE REMOVED AND REPLACED WITH 2" WATER SERVICE FOR CONSTRUCTION OF SOUTH BUILDING.





| NO. | DATE | REVISION |
|-----|------|----------|
|     |      |          |
|     |      |          |
|     |      |          |

|                |            |
|----------------|------------|
| DRAFTED        | BJN        |
| REVIEWED       | ADW        |
| PROJECT NUMBER | 2123-01092 |
| ISSUE DATE     | 11/24/2021 |

**THAYER AVENUE ROWHOUSES**  
APPLEWOOD GROUP, LLC  
BISMARCK, NORTH DAKOTA

**SITE LAYOUT PLAN**

SHEET  
**C3.0**



| 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

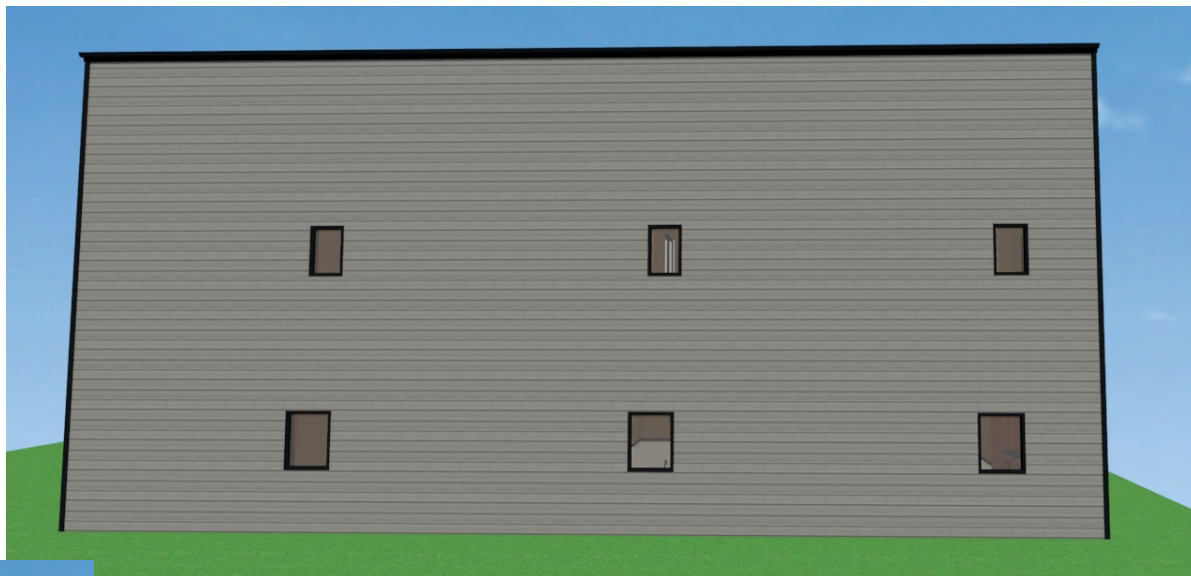
## Disclaimer For Plans Designed:

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.

|                                                                                       |                                |  |                    |                                                                                                                               |
|---------------------------------------------------------------------------------------|--------------------------------|--|--------------------|-------------------------------------------------------------------------------------------------------------------------------|
|  | <b>Inline<br/>Designs Inc.</b> |  | Date<br>Published: | Inline Designs, Inc<br>Shawn Whitney (Owner)<br>Bismarck, North Dakota<br>(email) inlinedesign@msn.com<br>(cell) 701-214-3311 |
|                                                                                       | <b>701-214-3311</b>            |  | 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/Anterior Bearing Walls Are Represented By Solid Wall. Door Labels Are Specified By 3048 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                                  |
| 5                        | Roofing Materials          | Northland Steel - Charcoal Grey                        |
| 6                        | Exterior Doors             | Pella Fiberglass Series - Dark Mahogany                |
| 7                        | Exterior Door Frames       | Metal Clad - Black                                     |
| 8                        | 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 Framing/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<br>Published: | 9/27/2021 |
|--------------------|-----------|

Inline Designs, Inc  
Shawn Whitney (Owner)  
Bismarck, North Dakota  
(email) [inlinedesign@msn.com](mailto:inlinedesign@msn.com)  
(cell) 701-214-3311

Thayer Ave Row Houses  
Drawn For:  
Applewood Homes

## 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 | 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                                   |
| 141-B    | 630 Main Apartments                   | 630 East Main Avenue                 | New Construction    | Approved  | 01/10/19    | 02/26/19          | 05/01/19       |                 | \$8,200,000          | \$8,975,086                | \$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    | Completed | 06/13/19    | 06/25/19          | 06/27/19       | 06/01/21        | \$7,000,000          | \$7,365,709                | \$186,800              | \$7,000,000                           |
| 144-B    | Lander Group/506 Properties, LLC      | 112-120 E Ave A and 506-510 N 2nd St | New Construction    | Approved  | 02/13/20    | 02/25/20          | 03/02/20       |                 | \$2,560,000          | Pending                    | \$289,100              | \$3,000,000                           |
| 145-B    | Lander Group/The Boutrous Group, LLC  | 202-220 E Ave A and 500-506 N 3rd St | New Construction    | Approved  | 02/13/20    | 02/25/20          | 03/02/20       |                 | \$9,150,000          | Pending                    | \$306,100              | \$9,500,000                           |
| 146-B    | JJ Hageness Renovation, LLC           | 418 East Rosser Avenue               | Rehabilitation      | Approved  | 05/14/20    | 05/26/20          | 06/02/20       |                 | \$2,500,000          | Pending                    | \$1,085,700            | \$2,500,000                           |
| 147-B    | Transition Florida LLC                | 114 North 3rd Street                 | Rehabilitation      | Completed | 10/08/20    | 10/27/20          | 10/29/20       | 02/02/23        | \$780,000            | \$1,591,134                | \$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 <sup>nd</sup> Street         | Purchase w/ Improve | Completed | 07/08/21    | 07/27/21          | 07/30/21       | 01/19/22        | \$125,000            | \$167,359                  | \$190,000              | \$250,000                             |
| 150-B    | Freedom Financial Group, LLC          | 212 N 2 <sup>nd</sup> Street         | Lease               | Completed | 07/08/21    | 07/27/21          | 07/30/21       | 01/19/22        | N/A                  | N/A                        | N/A                    | N/A                                   |
| 151-B    | My Happy Place                        | 319 N Mandan Street                  | Rehabilitation      | Completed | 02/10/22    | 02/22/22          | 02/24/22       | 02/03/23        | \$125,000            | \$141,794                  | \$193,600              | \$400,000                             |
| 152-B    | Balerud Rentals, LLC/DDB Rentals, LLC | 425 N 5th Street                     | Rehabilitation      | Completed | 07/14/22    | 07/26/22          | 07/28/22       | 04/21/23        | \$1,000,000          | \$1,010,103                | \$1,687,500            | \$3,200,000                           |
| 153-B    | Quality Title, Inc                    | 425 N 5th Street                     | Lease               | Completed | 07/14/22    | 07/26/22          | 07/28/22       | 04/21/23        | N/A                  | N/A                        | N/A                    | N/A                                   |
|          |                                       |                                      |                     |           |             |                   |                |                 | <b>\$106,799,245</b> | <b>\$94,972,386</b>        | <b>\$27,964,680</b>    | <b>\$113,332,000</b>                  |