



Renaissance Zone Authority

MEETING AGENDA July 10, 2025

Tom Baker Meeting Room
Lower level

City-County Office Building
221 North 5th Street

4:00 PM

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. 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 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.

1. **APPROVAL OF MEETING MINUTES**

- A. Consider approval of the minutes of the May 8, 2025, meeting of the Renaissance Zone Authority.

2. **REGULAR AGENDA**

- A. 609 North 4th Street House Renovation | 609 North 4th Street
Downtown Design Review | DDR2025-005
- B. Depot Window Cling Signs | 401 East Main Avenue
Downtown Design Review | DDR2025-006

3. **OTHER BUSINESS**

- A. Renaissance Zone Boundary Inquiry
- B. Renaissance Zone Project Status Spreadsheet

4. **ADJOURN**

A. Adjourn. The next regular meeting is scheduled for August 14, 2025

BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
May 8, 2025

The Bismarck Renaissance Zone Authority met on May 8, 2025, 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. Dakota Media Access was present to record the meeting and archive on freetv.org for public viewing.

Authority members present were Steve Bakken, Jim Christianson, Amelia Doll, Kirsten Dvorak, Joe Fink, Nancy Guy, Kate Herzog and Greg Zenker.

Authority member Jon Lee was not present.

Design Advisor David Witham was present.

Design Advisor Eric Hoffer was not present.

Staff members present were Sandra Bogaczyk (Office Assistant II), Isak Johnson (Planner), Daniel Nairn (Planning Manager), Linda Oster (Assistant City Engineer) and Josh Rahrch (Engineering Technician II).

Guest present was Ryan Eckroth (The Jousting Lemur) and Dawn Kopp (The Downtowners).

CALL TO ORDER

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

MINUTES

The minutes of the April 10, 2025 meeting were distributed prior to the meeting.

MOTION: A motion was made by Mr. Zenker and seconded by Mr. Bakken to approve the minutes of the April 10, 2025 meeting. The motion passed unanimously by voice vote with members Bakken, Doll, Dvorak, Fink, Guy, Herzog, Zenker and Chair Christianson voting in favor.

DOWNTOWN DESIGN REVIEW – 514 EAST MAIN AVENUE RYAN ECKROTH FOR THE JOUSTING LEMUR – OUTDOOR SEATING

Mr. Johnson gave an overview of the staff report and stated that the applicant, Ryan Eckroth, is requesting Downtown Design Review approval of outdoor seating on the

right-of-way of East Main Avenue directly adjacent to the storefront at 514 East Main Avenue. Mr. Johnson explained that the business owner intends to decoratively fence the seasonally permanent seating area and has applied for an encroachment agreement. Mr. Johnson further described the area to be used showing a schema designating measurements, seating and a light pole.

There was discussion about the designated area being ADA compliant and the measurements between furniture and permanent fixtures and the size and placement of furniture.

Mr. Johnson stated that, based on the findings contained in the staff report, staff recommends approval of the proposed design for outdoor at 514 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 Mr. Bakken to approve the proposed design for outdoor seating for 514 East Main Avenue, as presented in all submitted documents and materials, with the following conditions:

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

The motion passed with members Bakken, Doll, Dvorak, Fink, Guy, Herzog, Zenker and Chair Christianson voting in favor.

OTHER BUSINESS

At this time, with Chair Christianson's approval, Mr. Johnson changed the order of Other Business items from the listed order on the meeting agenda.

TEMPORARY SIDEWALK ART DISCUSSION

Mr. Johnson gave an overview of proposed temporary sidewalk designs by a local artist, Molly McLain, and asked members for clarification of their interpretation of Public Art, and if it allows for the proposed sidewalk design to be approved administratively by design advisors. He stated that staff felt comfortable with this request but wanted to ask members if they would prefer a formal Downtown Design Review application and approval process. He stated that Ms. McLain did have a short timeline due to the short

summer season and that her painted designs do tend to hold up to wear and tear even through the winter, so there were no plans to touch up after finishing.

There was discussion concerning curb and gutter, possible cost to remove images and paint runoff into storm-sewer but no substantial concerns remained.

MOTION: A motion was made by Mr. Bakken and seconded by Ms. Guy to allow design advisors to approve designs for a painted sidewalk public art, as presented.

The motion passed with members Bakken, Doll, Dvorak, Fink, Guy, Herzog, Zenker and Chair Christianson voting in favor.

DOWNTOWN STREETLIGHTS

Mr. Johnson introduced Linda Oster, Assistant City Engineer, who then provided an overview of plans to replace the streetlights within the downtown area. Ms. Oster explained that all streetlights citywide are being updated to LEDs and the fixtures downtown cannot be easily retrofitted and need to be replaced. However, these designs are outdated and using the same models is not cost-effective, so a new design may be selected and consistently applied throughout the downtown. The concrete poles would remain and new fixtures would be placed on top.

Ms. Oster present some examples of models that are available, including color schemes, styles, and bracket locations.

Authority members discussed the function of the brackets, which are not currently being utilized for banners but could be for the new models; selecting vendors and models that are not likely to change in the near future; continuation of a similar art deco style without a major departure; visualizing the options on the existing concrete poles; the use of glass or polycarbonate material; the timeline for ordering products; favoring downcast lighting; and selecting an option that is easier to maintain. The consensus of the Authority was to support upgrades to new fixtures; favoring two fixtures shown that are produced by Sternberg; and use an anodized bronze, rather than black, color but not a custom color.

Mr. Johnson noted that downtown streetscape standards do reference the current design and bronze coloring, but staff can update these standards to reflect whatever is decided by the Authority.

RENAISSANCE ZONE BOUNDARY INFORMATION

Mr. Johnson introduced a discussion about potential boundary changes to the Renaissance Zone program. Staff have received four separate inquiries for projects, some in areas near but outside of the current boundaries. An analysis of blocks

according to criteria of the Development Plan, with the addition of proximity to existing boundary, was shared to show a ranking of suitability for expansion, with each block ranked on a scale of 0-5. There are some anomalies to blocks, such as tax-exempt properties, that impact the analysis. Mr. Johnson asked for direction on how or whether to pursue any potential expansions, which would require approval of the Authority and political subdivisions, with a limit of up to 5 ½ blocks allowed by state law.

Authority members discussed the inability of closed blocks to be reopened; and current conditions of the highest-ranked blocks. Mr. Johnson did not share the location and nature of the inquiries, and the Authority affirmed that this would protect them from chasing projects. The consensus of the Authority was that the factors chosen were effective in measuring the value of expansion of the Renaissance Zone Authority, and the additional blocks should be utilized but only if they further the intent of the program and are likely to be utilized.

ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 5:00 p.m. to meet again on June 12, 2025.

Respectfully submitted,

Sandra Bogaczyk - Recording Secretary

Jim Christianson – Chair

Project Summary

<i>Title:</i>	North 4th Street House Rehabilitation
<i>Project Type:</i>	Downtown Design Review
<i>Status:</i>	Renaissance Zone Authority
<i>Property Owner(s):</i>	Mark Haag
<i>Project Contact:</i>	Roxi Reis, The Design House
<i>Project Location:</i>	609 North 4th Street
<i>Applicant Request:</i>	Renovate existing single-family home for renting to traveling professionals
<i>Staff Recommendation:</i>	Approve



Project Narrative

Mark Haag is requesting downtown design review approval of a rehabilitation to an existing single-family home at 609 North 4th Street with the intent to rent out rooms within the structure to traveling professionals such as doctors or nurses.



The project would consist of both interior and exterior work. The exterior work includes replacement of windows and doors, the inclusion of new egress windows, and work to the main entrance to the building on North 4th Street. Landscaping is also being proposed as part of the rehabilitation work.

The applicant has also submitted an application for a building permit which is currently in review. Downtown Design Review is a condition of approval for issuing the building permit.

(continued)

Project Context

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



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.

Downtown Design Review

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. The project involves the rehabilitation of a structure that is not listed on the National Registry of Historic Places. As such, while it is not subject to specific historic preservation criteria, all work should consider the context of the surrounding area.

This criteria appears to be met according to information provided by the applicant, and the described materials appear to be of a suitable quality per the City's zoning code.

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

Yes. Downtown Design Guidelines, and similar plans and policies like the Downtown Streetscape Standards, call for projects to compliment the surrounding area without mimicking any specific building. The project appears to provide a high-quality design that would fit into the context of the surrounding area.

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.

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 has been submitted to the

(continued)

Community Development Department. Staff have reviewed the application 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

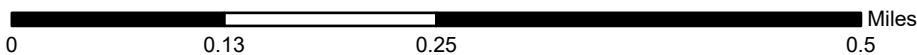
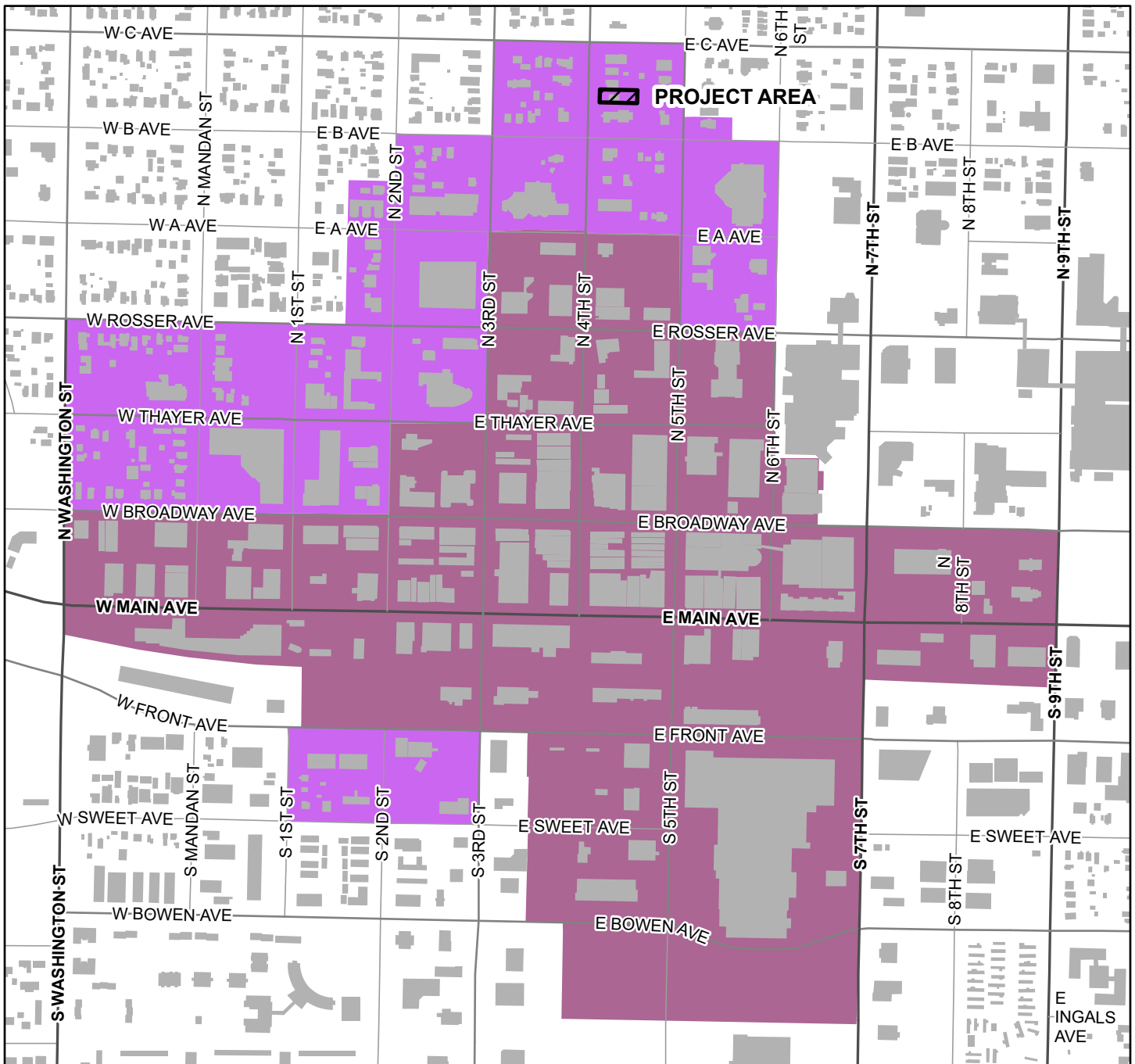
Based on the above findings, staff recommends approval of the proposed design for 609 North 4th Street as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Attachments

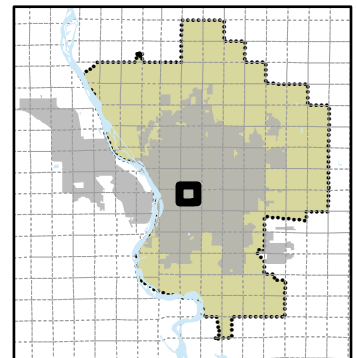
1. Overview of work
2. Door specifications
3. Windows specifications

Staff report prepared by: Isak Johnson, AICP, Planner

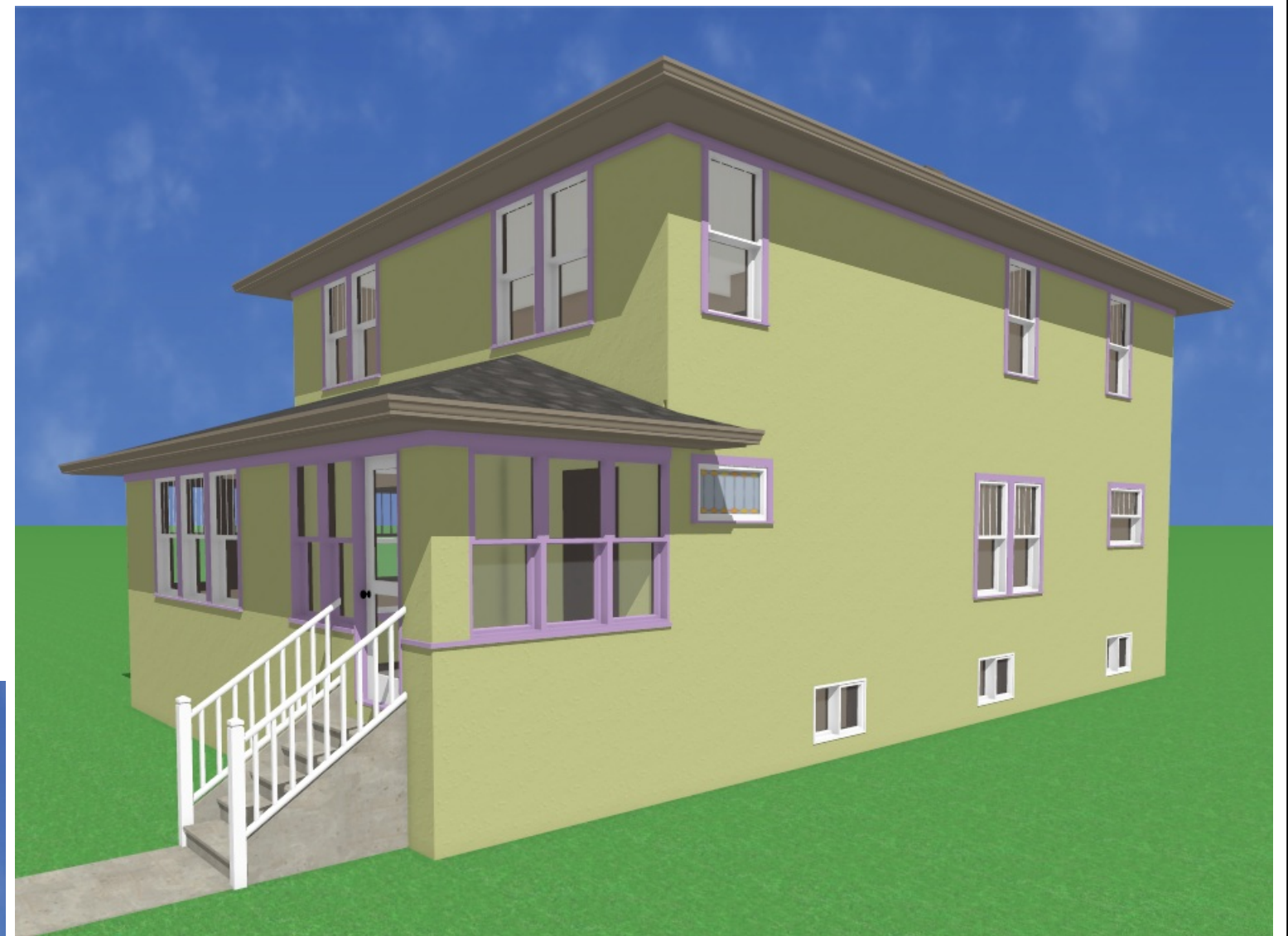
701-355-1850 | ijohnson@bismarcknd.gov



DC DOWNTOWN CORE
 DF DOWNTOWN FRINGE



Not To Scale



Existing House

Dimensioning Explanation/Door & Window Sizing

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

Date
Published:
6/27/2025

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

4th Street Remodel Plans Drawn For: The Design House

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.



Remodeled Plan

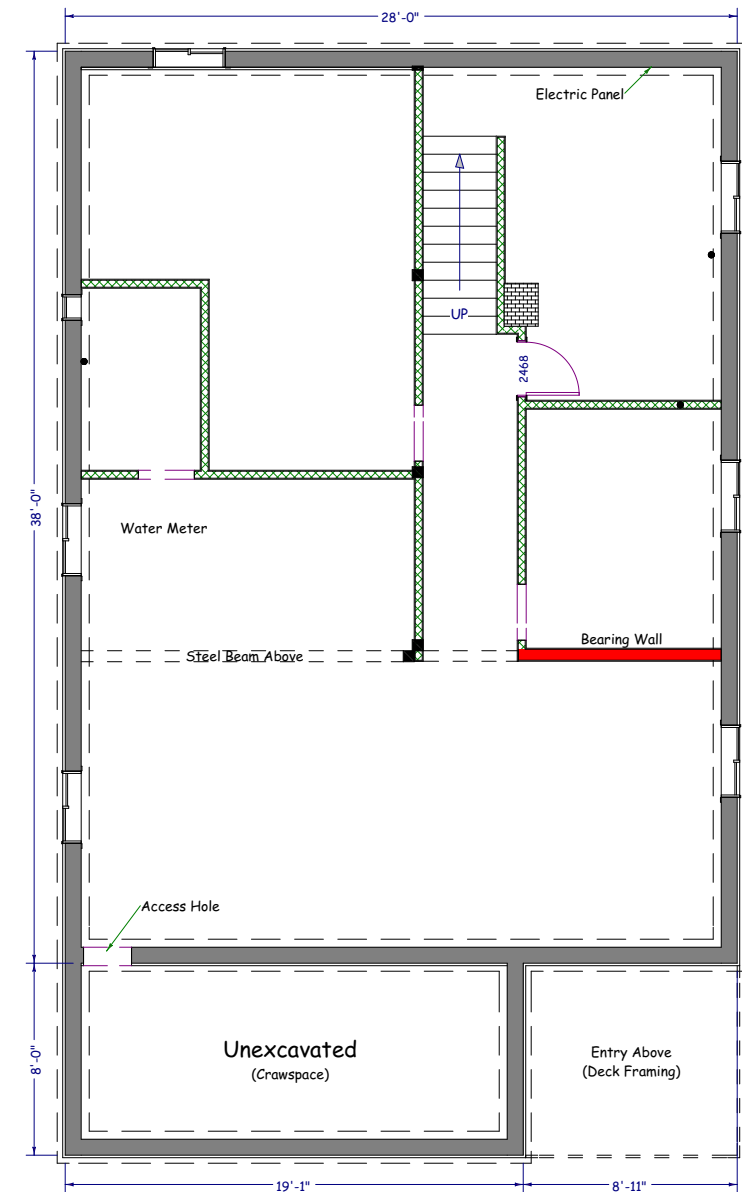
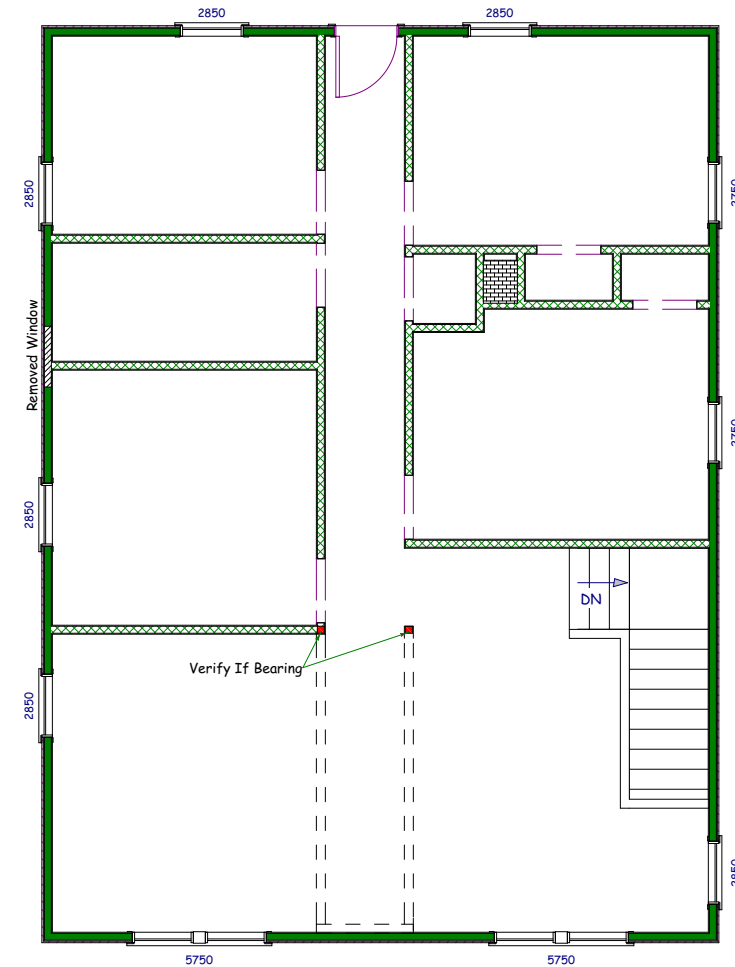
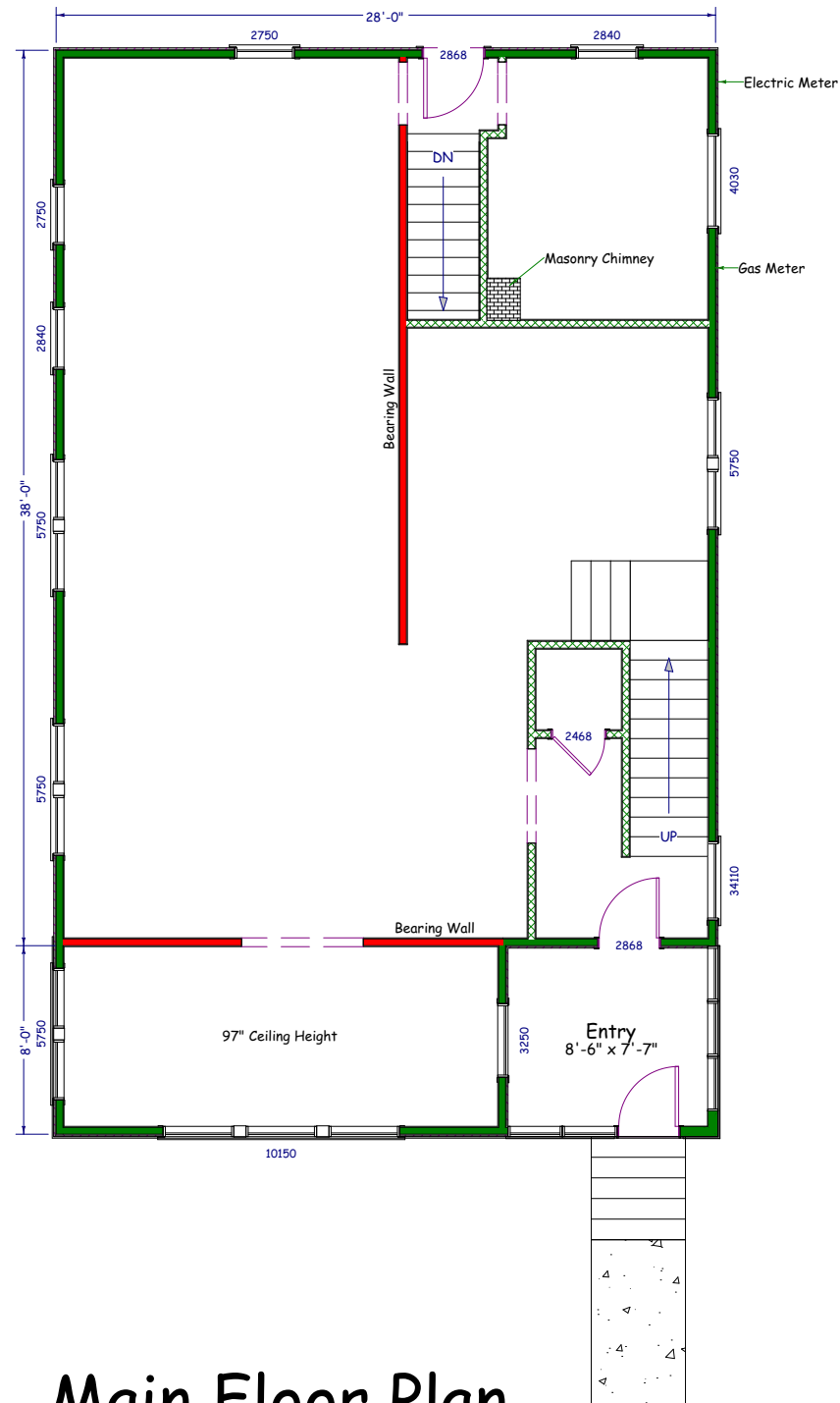
Perspective Views

Not To Scale

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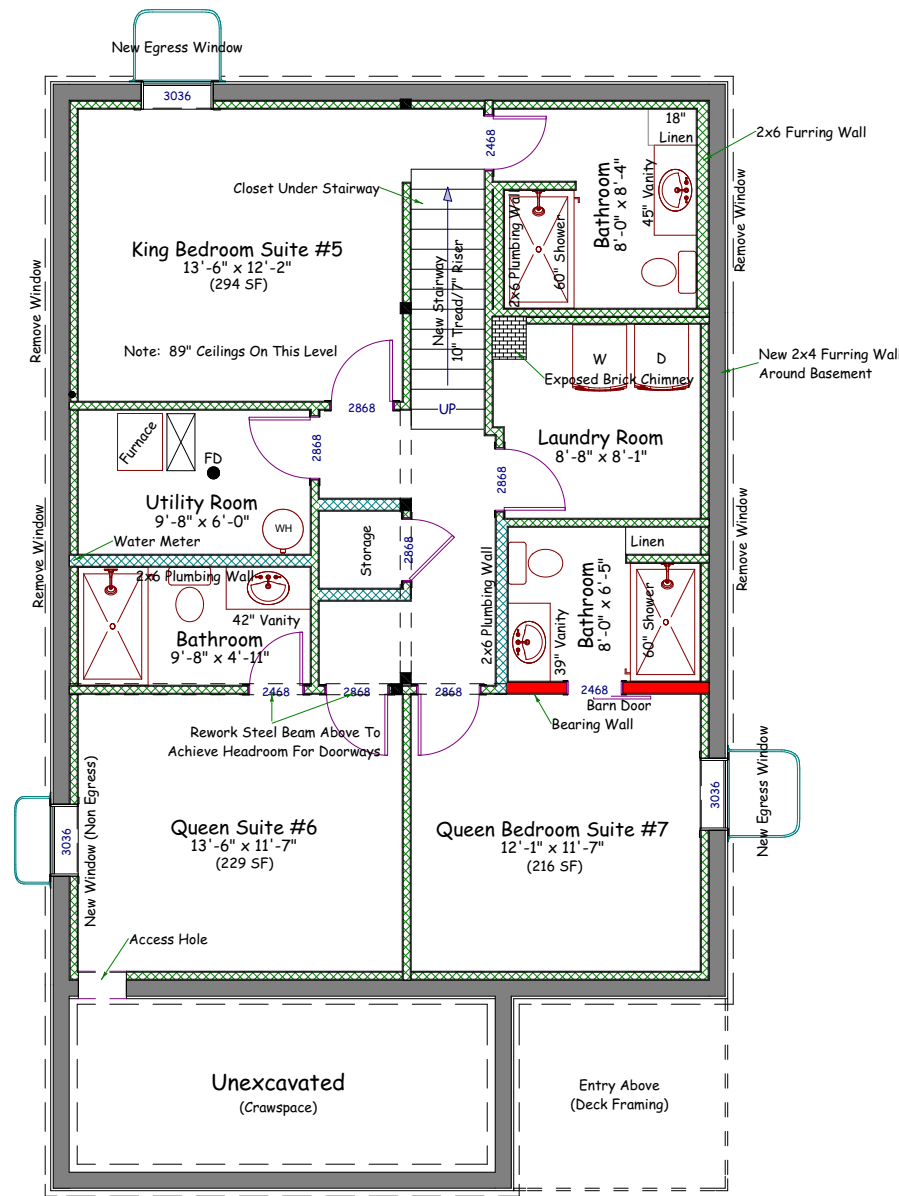
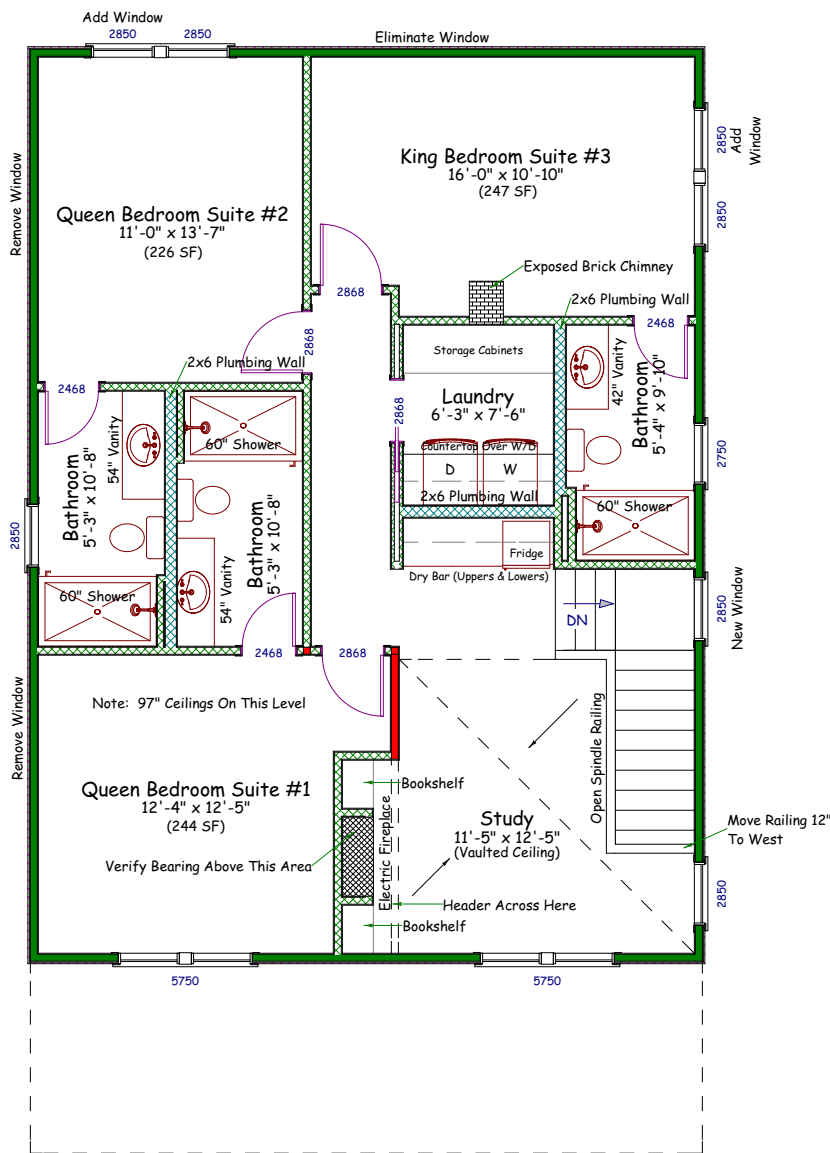
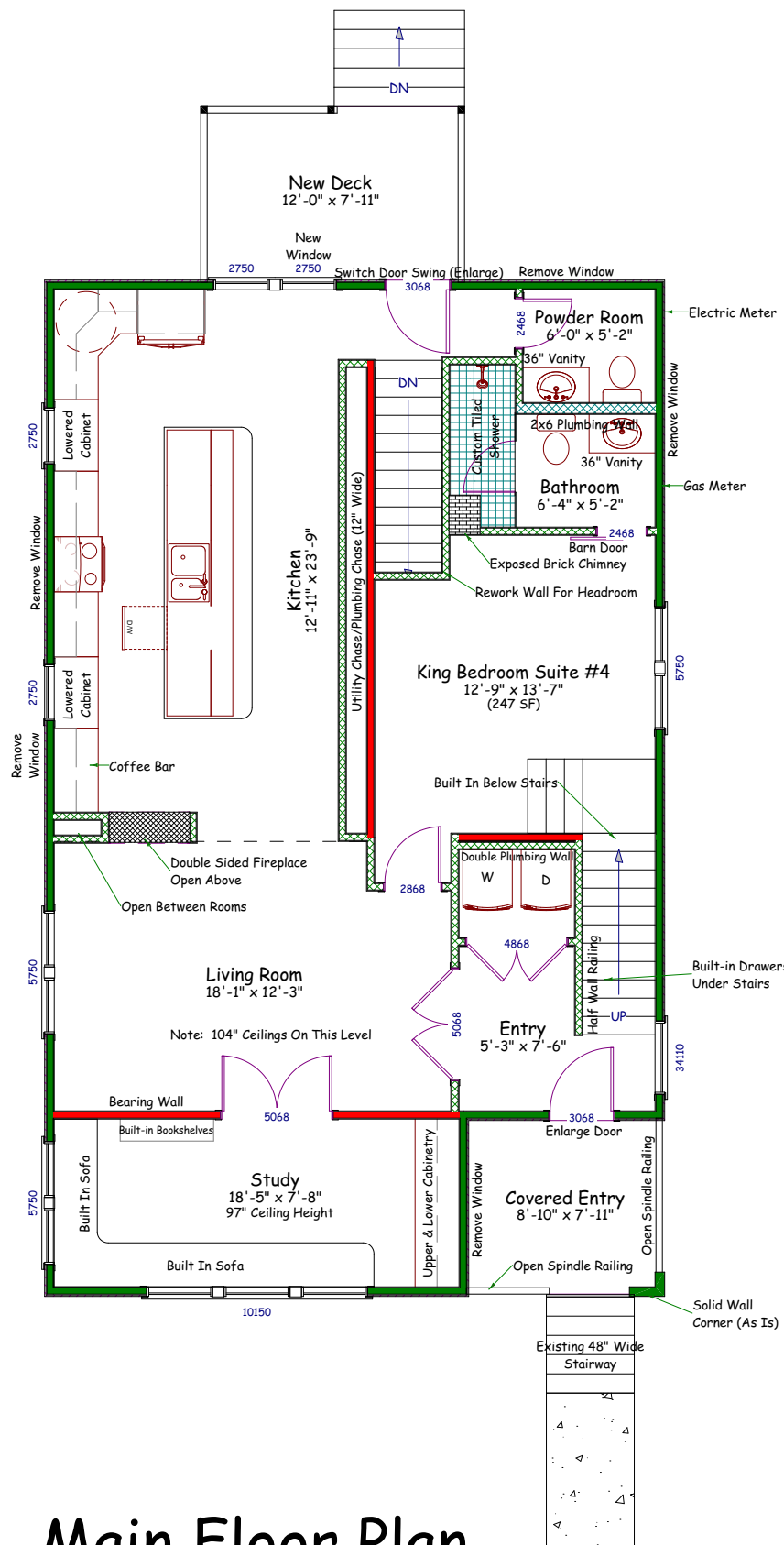
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4th Street Remodel Plans Drawn For: The Design House

Remodeled Plan



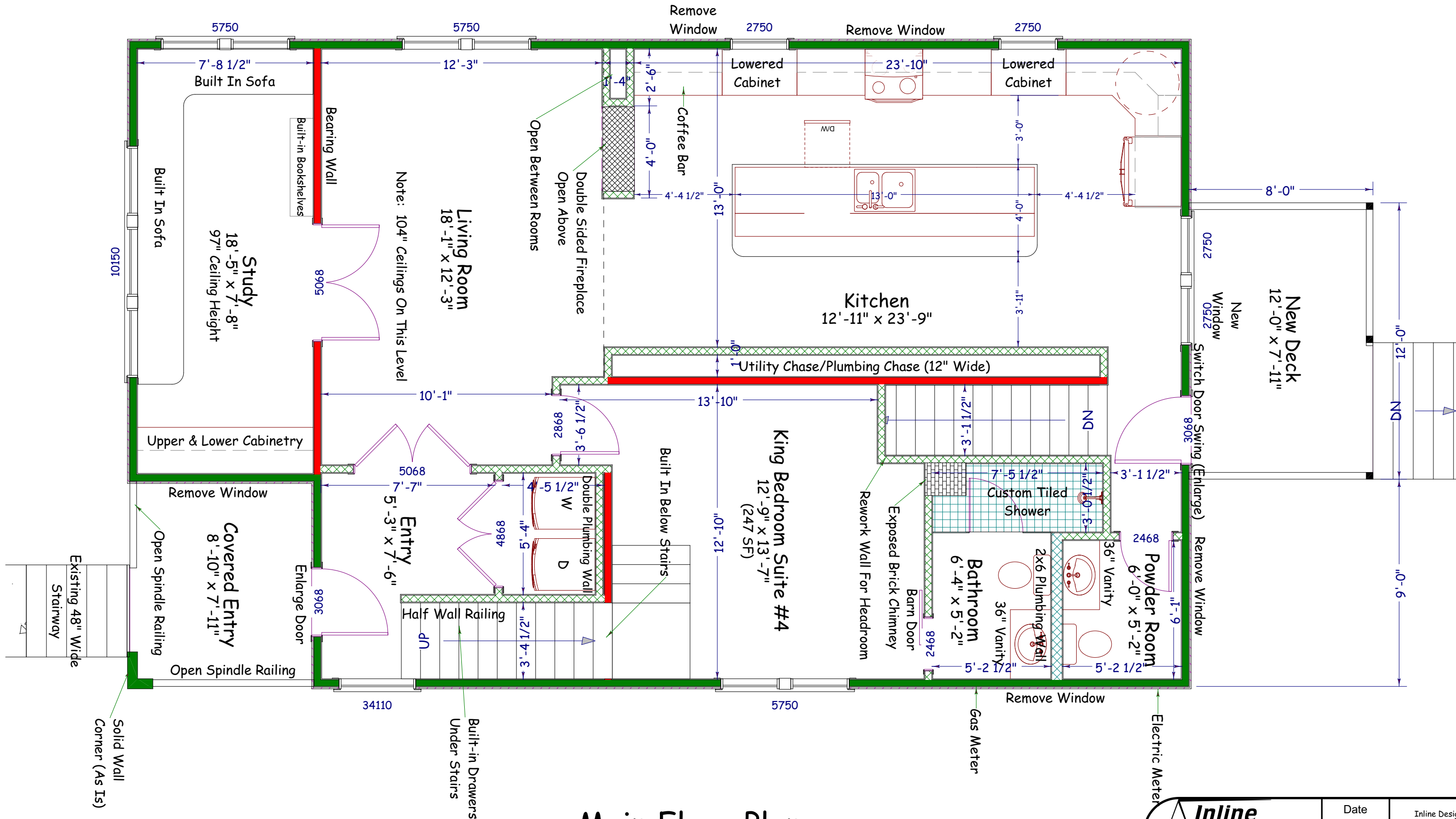
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4th Street Remodel
Plans Drawn For:
The Design House



Main Floor Plan

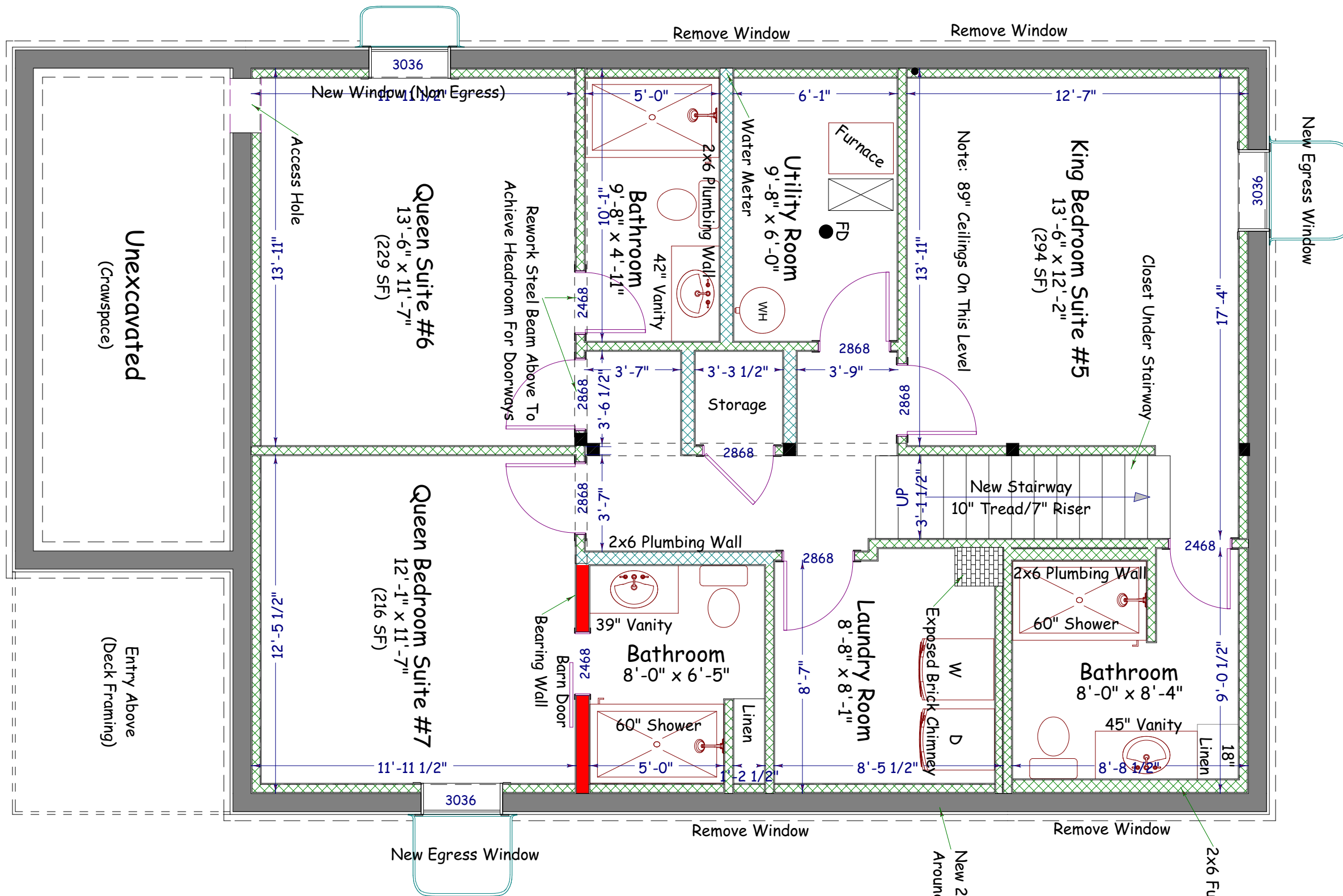
Scale: 1/4" = 1'-0"

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Lower Level Plan

Scale: 1/4" = 1'-0"

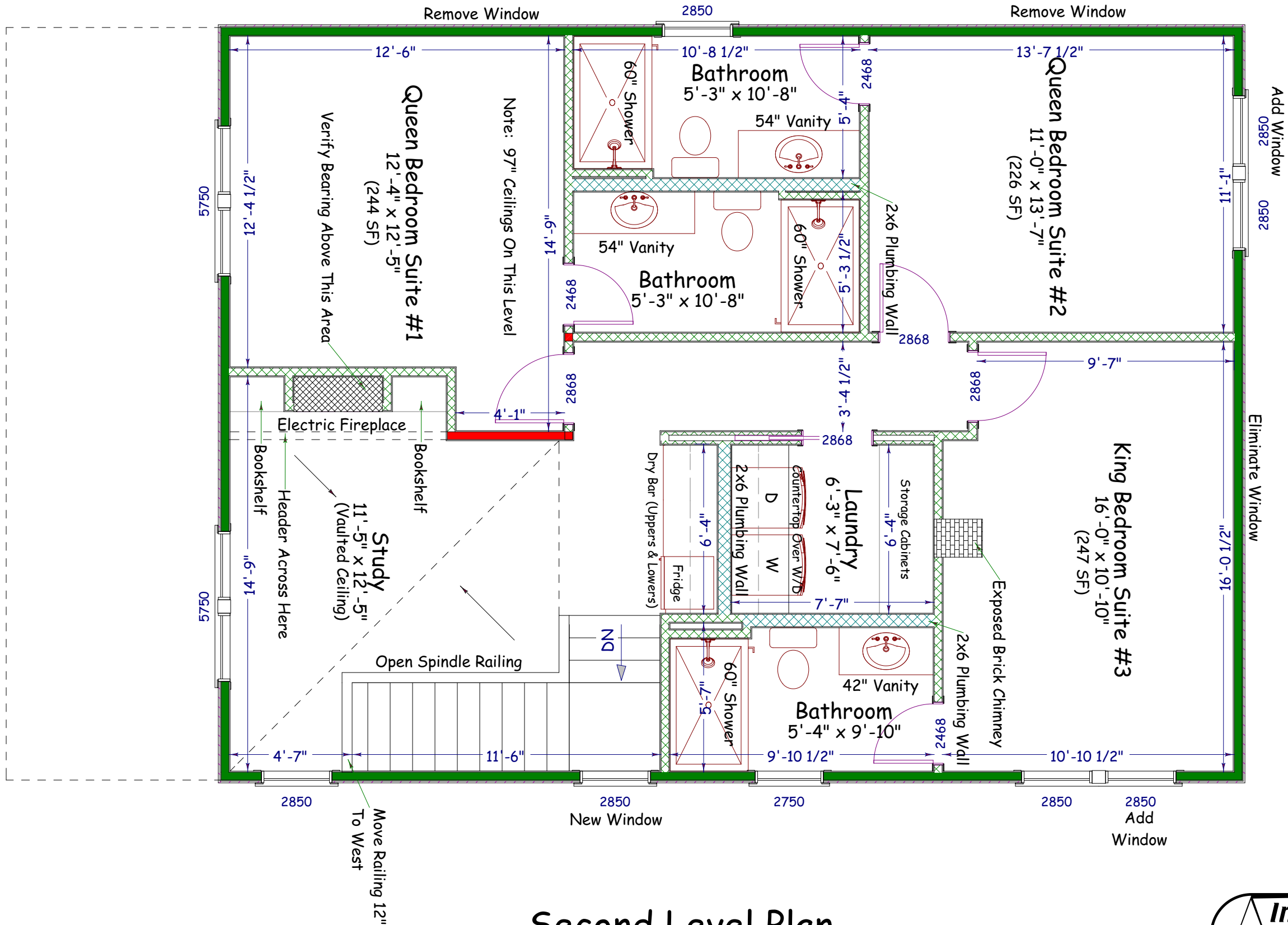
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4th Street Remodel
Plans Drawn For:
The Design House



Second Level Plan

Scale: 1/4" = 1'-0"

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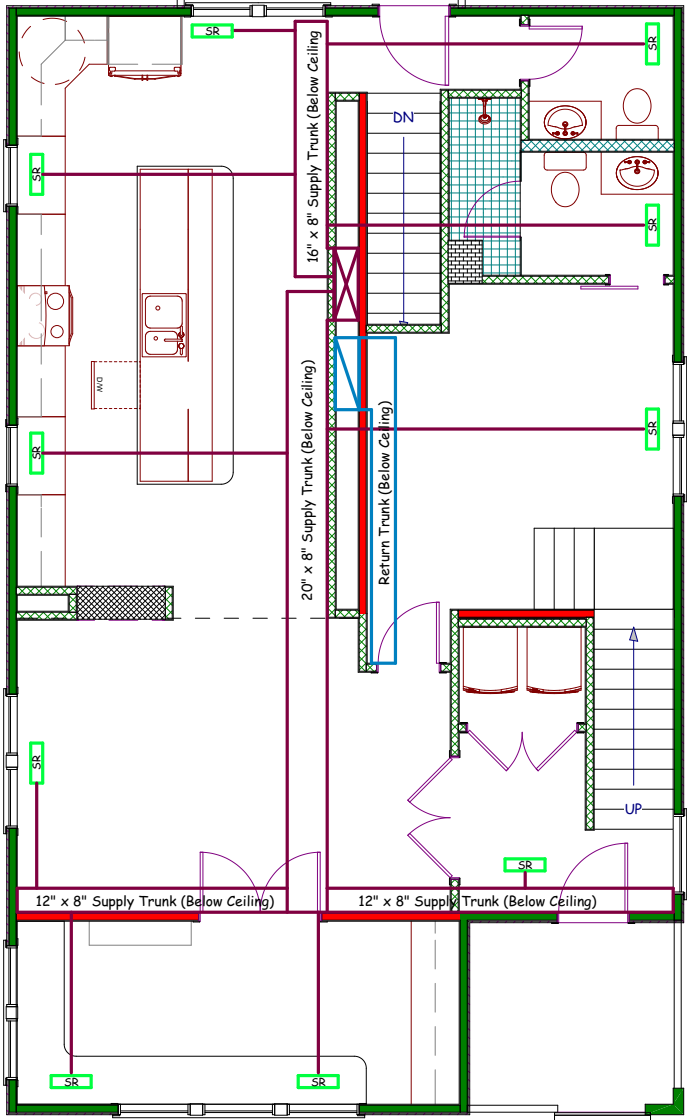
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4th Street Remodel
Plans Drawn For:
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Remodeled Plan

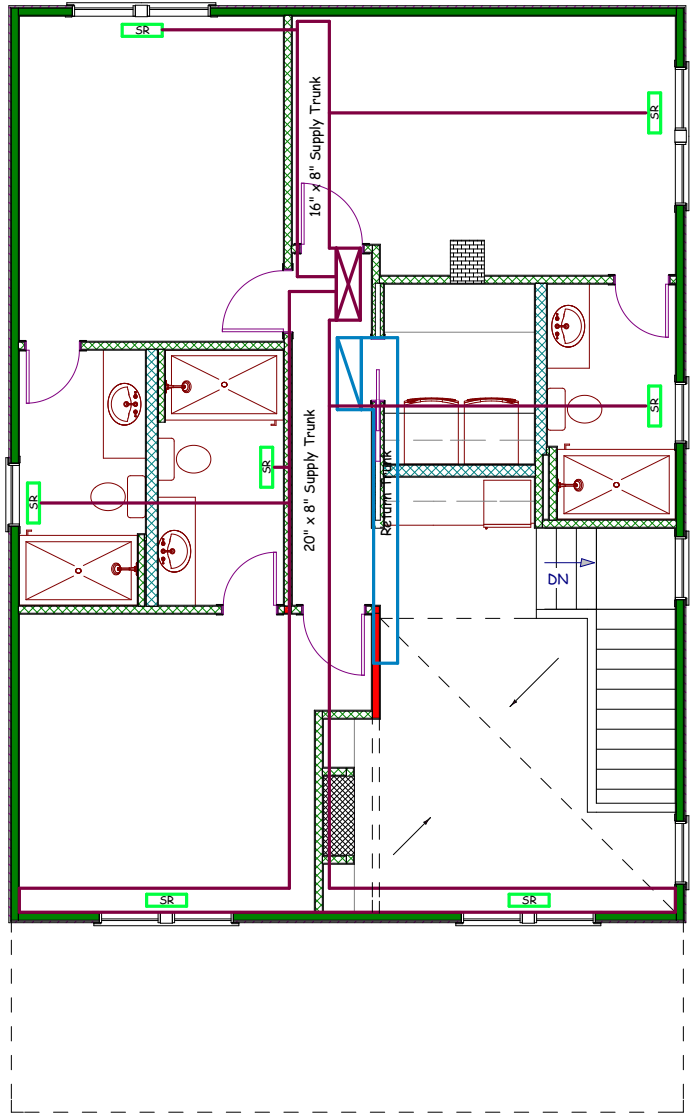
Note: All Supply Ductwork To Registers In Ceiling Of Main Floor



Main Floor Plan

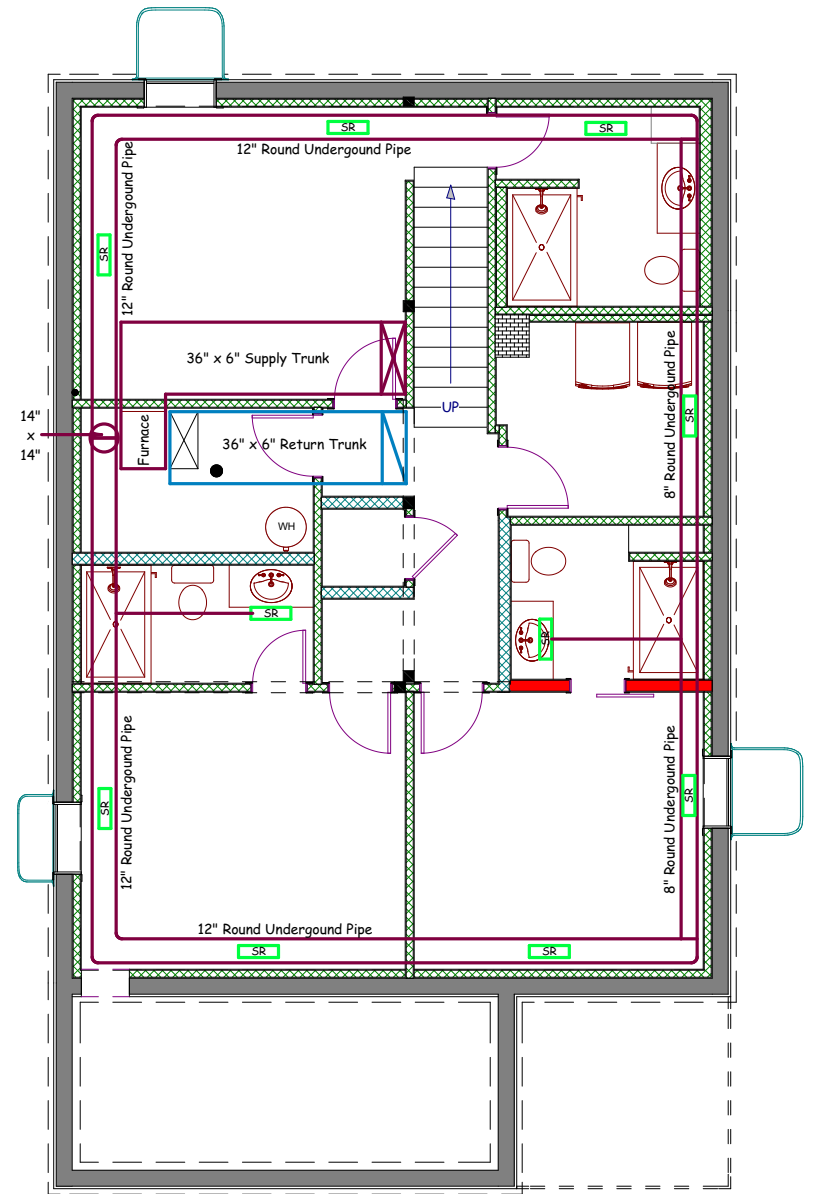
Scale: 1/8" = 1'-0"

Note: All Supply Ductwork To Registers In Floor Of Second Floor



Second Floor Plan

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



Lower Level Plan

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

Mechanical Plans

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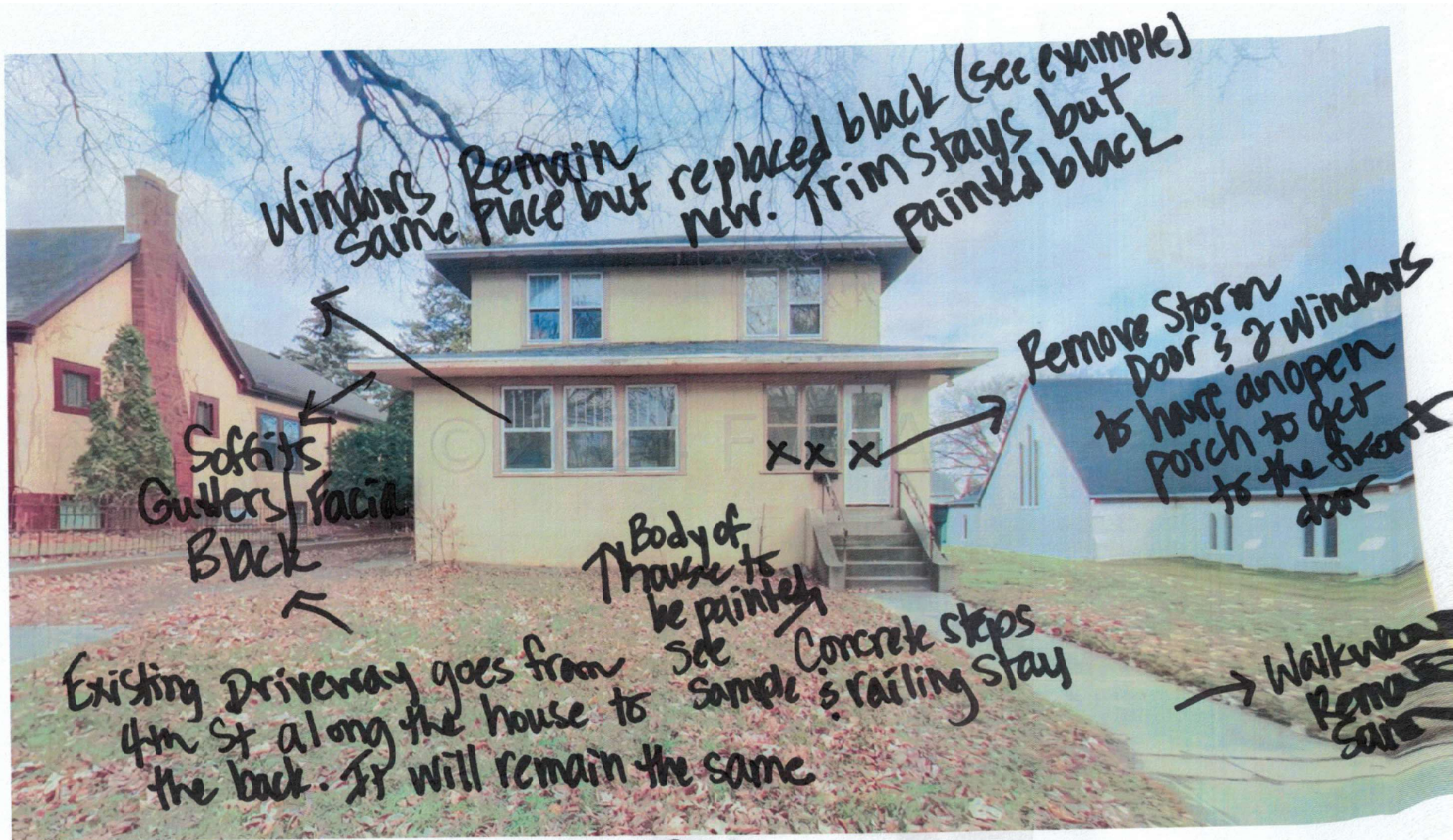
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FRONT ELEVATION

Current Photo

609 N 4th St Bismarck ND 58501
Northern Pacific Block 12N 50ft of Lot 6

OFF STREET PARKING EXISTS IN FRONT
OF HOUSE: 4th St



609 4th St Bismarck ND 58501

* CHANGES REQUESTED

All ~~Trim~~ Trim/Gutters/etc BLACK

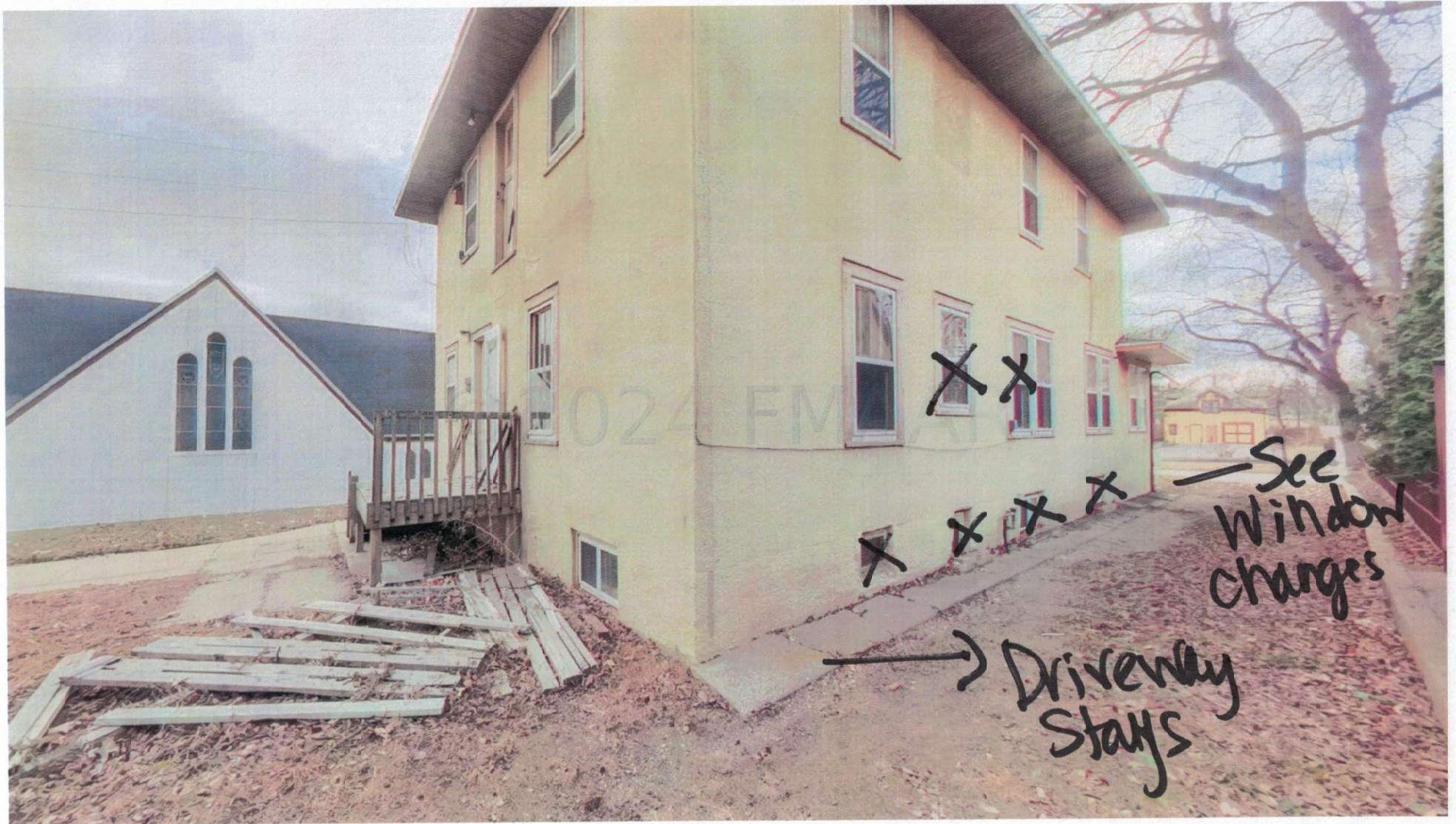


→ BODY OF THE HOUSE COLOR



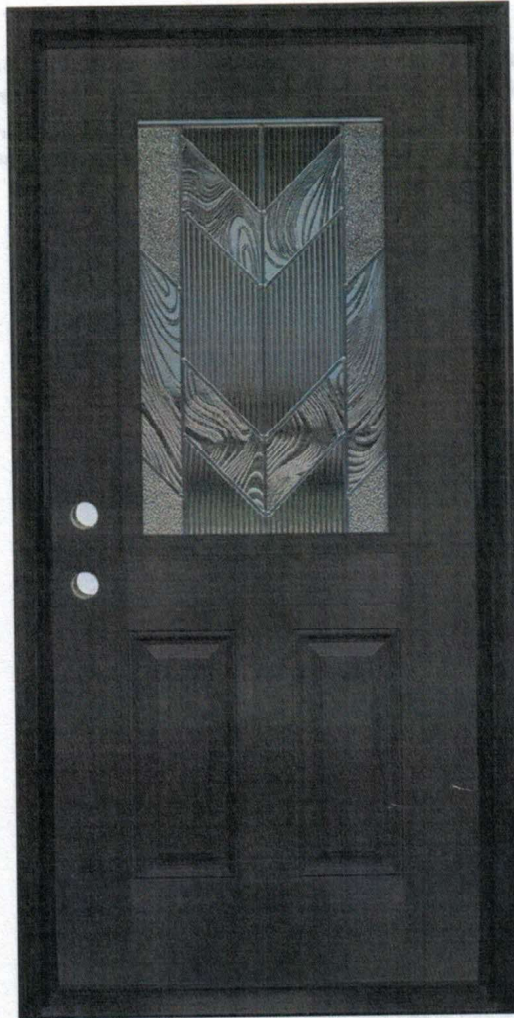


609 N 4th St Bismarck ND 58501



Mastercraft® Demure 32"W x 80"H Classic Black Fiberglass Half Lite Composite Frame Prehung
Exterior Door - Right Inswing

Model Number: 4148918 | Menards® SKU: 4148918



New ~~Replacement~~
FRONT / BACK
Exterior Doors

EVERYDAY LOW PRICE

11% REBATE* Good Through 6/1/25

PRICE
AFTER
REBATE*

\$950.00

\$104.50

\$845⁵⁰ each

You Save \$104.50 After Mail-In Rebate*

ADD TO CART



\$79.17 / mo. payments (total \$950) with 12 equal monthly payments [Terms Apply](#)

- Right Inswing
- Prefinished woodgrain fiberglass door
- Prehung with a 4-9/16" black low-maintenance composite frame and high-performance weather stripping

[View More Information >](#)

Nominal Size: 32"W x 80"H

Door Swing: Right Hand

FREE SHIPPING TO STORE!

Pick Up At Store [Available By 06/06/2025](#)



Available for Special Order at [Bismarck](#)

Fetting Millwork & Windows, Inc (701) 751-0407



HAYFIELD WINDOW - To Replace All Windows
on the property (Black) & Style As
Shown

WINDOW BRAND BROCHURE



HAYFIELD
WINDOW & DOOR CO

Windows

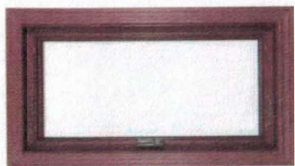
Casement - Awning - Double Hung - Double Slider

HAYFIELDWINDOWS.COM

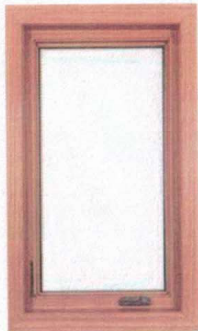
VINYL CLASSICS

701 Casement

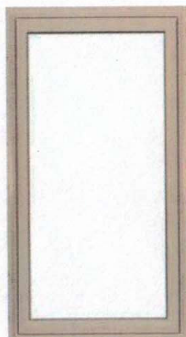
Hinging on the right or left, these windows feature multi-point locking mechanisms and swing outward for optimal ventilation and easy cleaning.



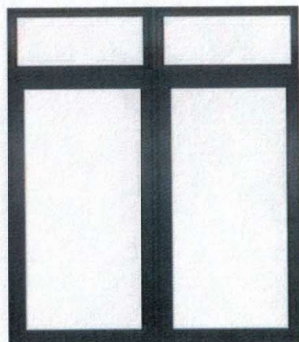
701 AWNING - CHERRY WOODGRAIN INTERIOR



701 CASEMENT - LIGHT WOODGRAIN INTERIOR



701 CASEMENT - BEIGE

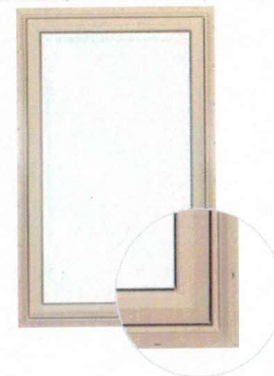
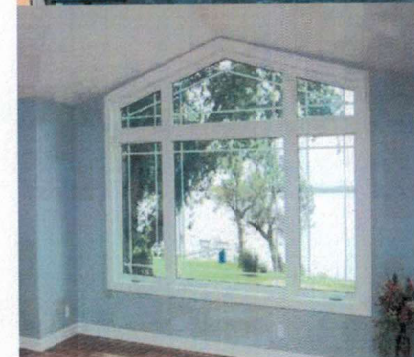


701 CASEMENT - BLACK EXTERIOR

Whether you choose one of our standard color options, or go with something completely custom, we will deliver doors and windows that match the existing look of your home, or that add new flair and reflect your unique style. The possibilities are endless.



Vinyl Classics WINDOWS & DOORS



All windows are available with a nailing fin. You can add a 1 in. J-channel for exterior siding. Nail fins can be removed for a 3/4 inch pocket replacement installation. Add a vinyl brickmould to accent the exterior of your home. All brickmoulds have a snap on cap for easy installation.

HARDWARE

Choose your own combination of interior finishes and hardware to make your home extraordinary.



BEIGE



ANTIQUE BRASS



BLACK



WHITE



FAUX OIL RUBBED BRONZE



CLAY



BRUSHED CHROME

INTERIOR FINISHES

Four vinyl woodgrain colors are available, along with a stainable vinyl Dura Wood option or a black laminated interior to offer endless choices for your interior design.



CHERRY



DARK OAK



LIGHT OAK



PECAN



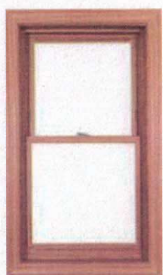
DURA WOOD



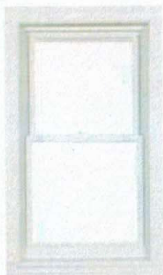
BLACK LAMINATE

VINYL CLASSICS

801 Double Hung & Double Slider

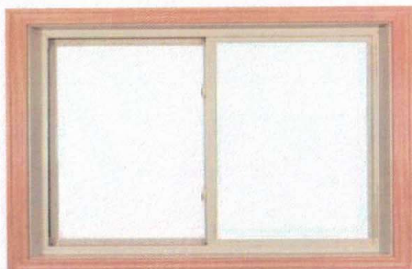


801 DOUBLE HUNG
WITH DARK WOODGRAIN



801 DOUBLE HUNG
WHITE

Double slider windows feature two sashes. Each can slide to frame the view and improve ventilation, and be easily removed for cleaning.



801 DOUBLE SLIDER WITH BEIGE INTERIOR

Double hung windows offer added versatility. Both window sashes move and tilt in for easy cleaning, and interlock for peace of mind.



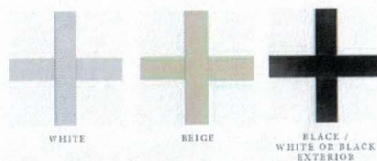
SHAPES & SIZES

Quality windows come in quarter-rounds, half-rounds, pentoids, trapezoids, ellipticals and others.

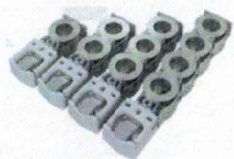


INTERNAL GRILLES

An easy way to beautify your home giving it individuality and curb appeal. Available with woodgrain options as well.



STANDARD HARDWARE OPTIONS



Upgraded constant force balances are standard on every single hung and double hung window manufactured by Hayfield Window & Door Co. This stainless steel coil balance system ensures all single hung and double hung windows operate easily.

Vinyl Classics WINDOWS & DOORS



VINYL CLASSICS

Window Options

Hayfield Vinyl Classics are available in white and beige with matching jamb extensions. Half rounds and quarter rounds are also an option, and add an elegant look to a home, from the inside and out. Multiple configurations and styles are available.

ENERGY EFFICIENCY OPTIONS:

- Low-E Glass
- Triple Glazed
- Foam Filled
- Argon Gas

STANDARD OPTIONS:

- 3 1/4 in. frame - 701 & 801
- Integrated nailing fin

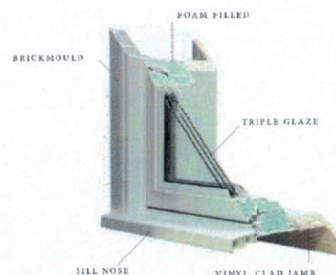
OPTIONAL INSTALLATION FEATURES:

- Brickmould
- Sill Nose
- Quick J
- Jamb Extension Applied
- Jamb Return

Weather Every Storm

HAYFIELD WINDOW & DOOR VINYL CLASSICS WINDOWS MAKE THE BEST CHOICE FOR HUMID OR HIGH-MOISTURE AREAS.

The vinyl clad jamb provides years of maintenance-free beauty, is easily cleaned, and never needs staining or painting. NFRC tests show Hayfield Vinyl Classics windows outperform other nationally-advertised wood windows.



Why Hayfield?

Hayfield Window & Door uses the most energy-efficient components, and offers high-performance options that can help cut utility bills and save money. Manufactured in Minnesota by qualified, experienced craftsmen since 1951, our team provides superior customer service before, during, and after each sale. Hayfield's windows and doors are built to endure the harsh weather conditions of the upper Midwest while creating comfort and efficiency all year long. All Vinyl Classics are covered by a limited lifetime warranty. Visit hayfieldwindows.com for more information.

BETTERVUE® SCREENS

All screens come to match your window finish with BetterVue® screen mesh for the best view everywhere.



BETTERVUE®



STANDARD INSECT SCREEN

JAMB EXTENSIONS

Jamb extensions come factory applied or loose. They are available in either maintenance-free vinyl clad or natural wood, up to a 7 in. wall depth, giving you plenty of options to match your décor.



WHITE



BEIGE



COLOR COATING

AQUA SURTECH is a well-tested and field-proven coating system that provides outstanding protection against all weather conditions and assures long lasting satisfaction. AQUA SURTECH is an organic waterborne coating system, and has been tested to AAMA and ASTM standards.

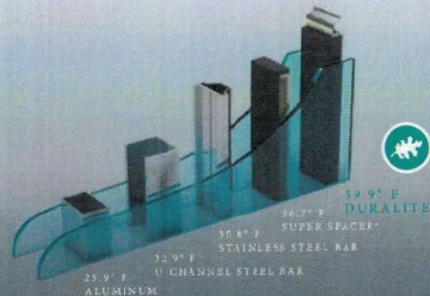
PAINTS & LAMINATES

Exterior laminates and exterior paints have a 10 year warranty.



DURALITE SPACER BARS

Duralite® spacer bars have been proven to outperform all other spacer bars reducing the energy transfer between panes of glass.



Project Summary

<i>Title:</i>	Depot Window Cling Signs
<i>Project Type:</i>	Downtown Design Review
<i>Status:</i>	Renaissance Zone Authority
<i>Property Owner(s):</i>	Downtown Depot LLC (owner) Funatix Events (applicant)
<i>Project Contact:</i>	Will Satler, Funatix Events
<i>Project Location:</i>	401 East Main Avenue
<i>Applicant Request:</i>	Appeal downtown sign code limiting percentage of window space covered by window signs
<i>Staff Recommendation:</i>	No recommendation



Project Narrative

Funatix Events, with the consent of the property owner, is requesting downtown design review approval of a window cling sign which cannot be completed administratively.

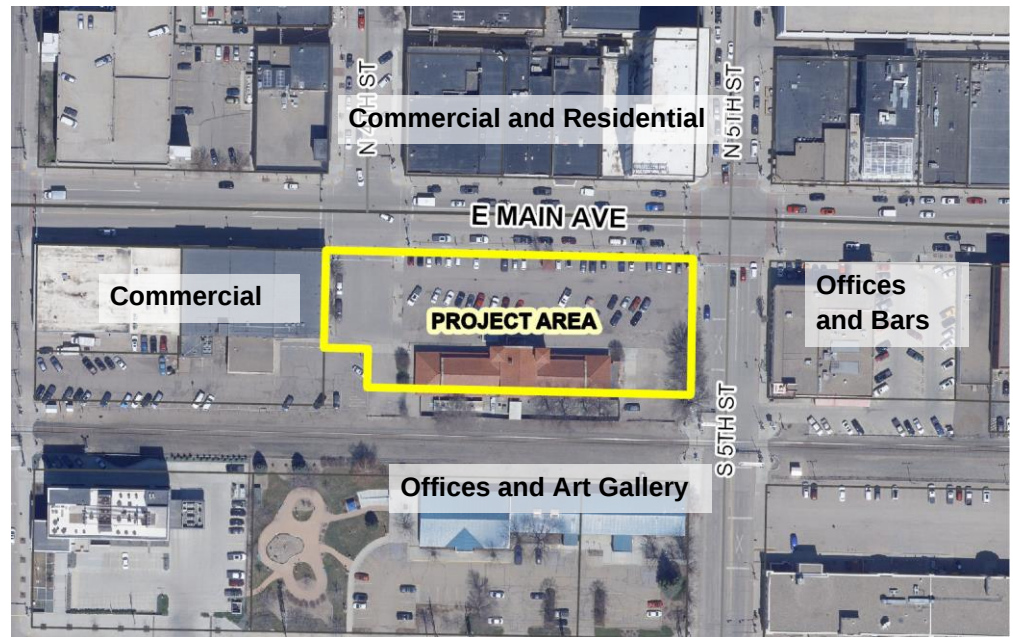


The applicant wishes to use these window signs on the eastern side of the Depot building to provide some screening from sunlight. Title 14 currently does not permit window signs on a building in downtown to “occupy more than twenty-five (25) percent of the total transparent window surface of each window or door opening” unless it is approved by the Downtown Design Review Committee.

(continued)

Project Context

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



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.

Downtown Design Review

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))

The project does not involve any physical changes to the building façade and would consist only of the window cling signs. Any future changes to the façade of the building would be required to go before Downtown Design Review.

The need for Downtown Design Review at this time is due to the request to use window signs for more than 25% of the window area. The Renaissance Zone Authority, acting as the Downtown Design Review Committee, can

approve such window signs for screening purposes on a case-by-case basis. If approved, the area of the signs would be counted towards their total sign allowance per the sign code section of Title 14 (1 square foot per each linear foot of street frontage along North 5th Street).

Signs that require a permit in the downtown are normally handled administratively by Planning and Building Inspections staff. Signs that would not meet these requirements may be appealed to the Downtown Design Review Committee similar to the process for a variance before the Board of Adjustment.

The exact language of the sign code in question is from 14-03.1-03(v)iii, Scope of Provisions, as follows:

“In the downtown zoning districts, *all window signs on a building may not occupy more than twenty-five (25) percent of the total transparent window surface of each window or door opening, unless the interior space is unoccupied or window signs are used for an appropriate screening*

(continued)

function and are approved by the Downtown Design Review Committee. Notwithstanding, any window sign or part thereof that does not completely impede visibility, but provides transparency between individual letters or designs, shall be counted as fifty (50) percent of a window sign for the purposes of measuring maximum window coverage.” Italics for emphasis only.

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

Downtown Design Guidelines, and similar plans and policies like the Downtown Streetscape Standards, have little direct discussion on signs. Those documents focus primarily on buildings and streetscape elements.

The general intent of the documents is to enhance the pedestrian experience. Window cling signs on this particular portion of the building, are neither directly adjacent to a public right-of-way, nor adjacent to an entrance to the building.

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.

Current plans do not include any work on or in the building beyond the window cling signs.

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 has been submitted to the Community Development Department. Staff have reviewed the application 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

Staff recommends reviewing the above findings and acting on the proposed window cling signs for 401 East Main Avenue as presented in all submitted documents and materials.

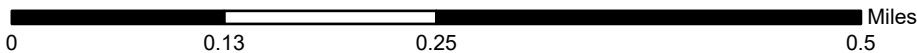
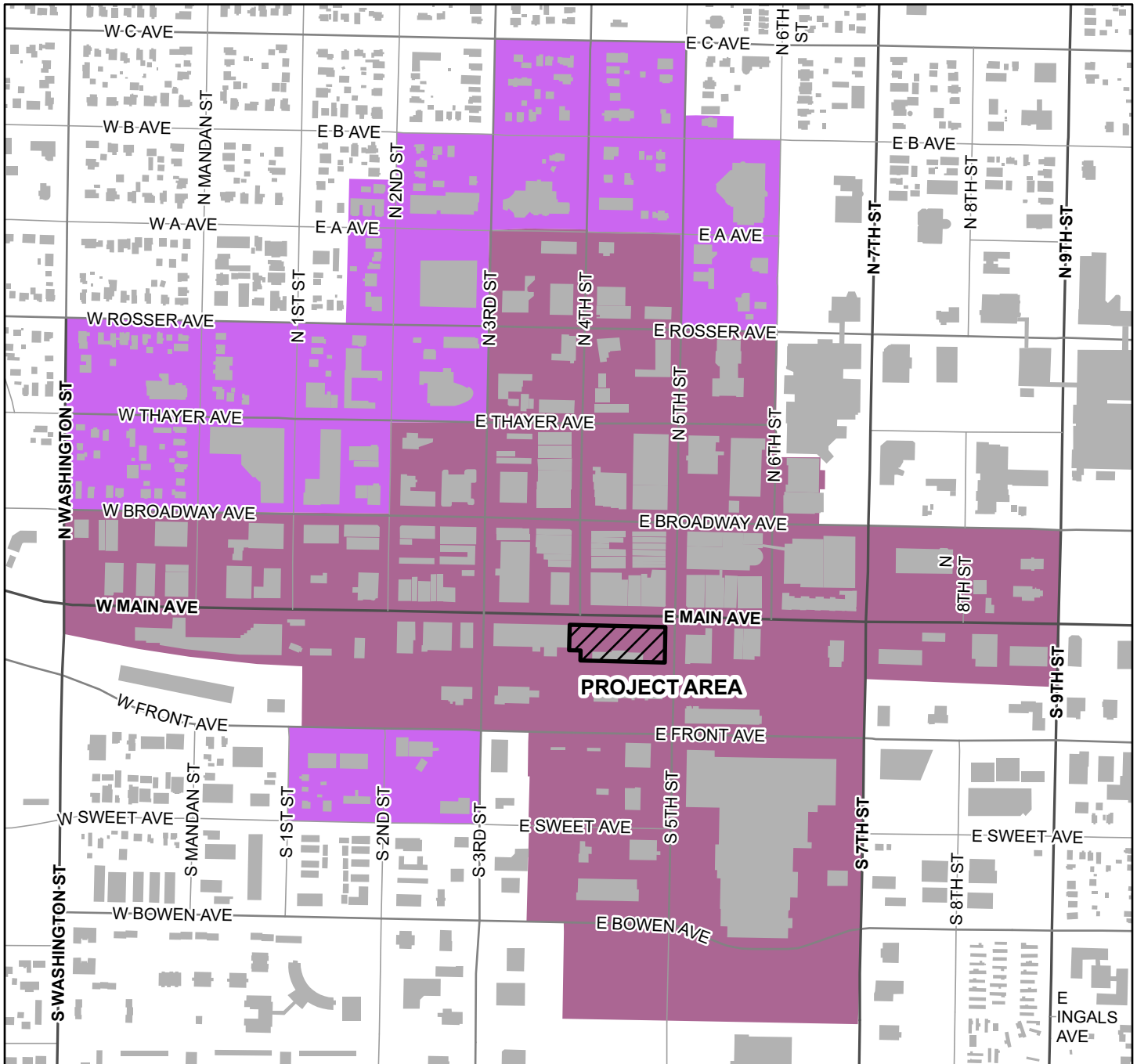
If approved, any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation, unless delegated to Community Development staff and/or the Downtown Design Review Technical Advisors.

Attachments

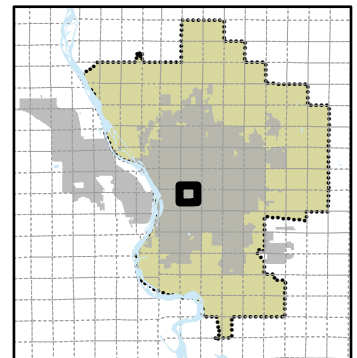
1. DDR Map
2. Proposed window cling signs

Staff report prepared by: Isak Johnson, AICP, Planner

701-355-1850 | ijohnson@bismarcknd.gov



DC DOWNTOWN CORE
 DF DOWNTOWN FRINGE





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 Grinstead	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 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
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

BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

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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
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	Daymark, 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	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	02/23/15	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	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	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	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	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	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

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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	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	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
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	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	Completed	01/10/19	02/26/19	05/01/19	12/19/23	\$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 E Avenue A	New Construction	Completed	02/13/20	02/25/20	03/02/20	02/05/24	\$2,560,000	\$3,425,639	\$289,100	\$3,000,000
145-B	Lander Group/The Boutrous Group, LLC	500 North 3rd Street	New Construction	Completed	02/13/20	02/25/20	03/02/20	01/03/24	\$9,150,000	\$9,664,952	\$306,100	\$9,500,000
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	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 North 2 nd 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 North 2 nd 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 North 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 North 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 North 5th Street	Lease	Completed	07/14/22	07/26/22	07/28/22	04/21/23	N/A	N/A	N/A	N/A
154-B	Truongthaigroup LLC	515 East Main Ave	Rehabilitation	Completed	05/09/24	06/25/24	07/01/24	02/14/25	\$1,000,000	\$340,133	\$293,200	\$1,000,000
155-B	First North, LLC	319 North 1st Street	New Construction	Approved	07/11/24	07/23/24	07/29/24		\$850,000		\$157,600	\$850,000
156-B	Mulloy Law, PLLC	319 North 1st Street	Lease	Approved	07/11/24	07/23/24	07/29/24		N/A	N/A	N/A	N/A
									\$106,149,245	\$108,403,110	\$27,329,780	\$112,682,000

Filtered for only Completed and Approved, but not yet Completed, projects