



MEETING OF THE BOARD OF CITY COMMISSIONERS

10/28/2025 - MINUTES

CALL TO ORDER

The Board of City Commissioners met on October 28, 2025, at 5:15 PM in the Tom Baker Meeting Room, City/County Office Building, 221 North Fifth Street, Bismarck, North Dakota. Commissioners Connelly, Zenker, and Cleary were present. Commissioner Risch and Mayor Schmitz attended the meeting via Teams.

FUTURE COMMISSION MEETINGS

November 13, 2025 & November 25, 2025

December 16, 2025

January 13, 2026 & January 27, 2026

MISSION STATEMENT

To provide high-quality public services in partnership with our community to enhance our quality of life.

MEETING OF THE BOARD OF CITY COMMISSION

1. PUBLIC COMMENT

Restricted to items on the Consent Agenda, Regular Agenda, or the Prior City Commission Agenda excluding public hearing items.

No public comment was received.

2. CONSENT AGENDA

Commissioner Risch requested to pull Consent Agenda Item D.6. from the agenda for discussion.

Mayor Schmitz moved to approve the Consent Agenda with the exclusion of Item D.6., and Commissioner Zenker seconded. Upon a roll call vote, all voted aye. M/C.

Commissioner Risch asked Jason Tomanek, City Administrator, to explain in detail about the purchase of the 1926 Seagrave fire truck.

Administrator Tomanek shared the story of a 1926 Seagrave fire truck originally purchased by the City of Bismarck in 1927. After serving for nearly four decades, the truck was sold in 1988 to Jim and Jan, who maintained it for years, including using it in parades. Administrator Tomanek, learned it was for sale and arranged for the city to reacquire it. The City is again in

possession of the truck and the fire department's mechanics are working to restore it. It will temporarily be stored at Fire Station 2, with plans to display it for the public. As it turns 100 next year, the truck is a significant piece of local history. Tomanek expressed gratitude to the Beck family for preserving the truck and thanked the city commissioners for their enthusiastic support of the purchase.

Commissioner Zenker moved to approve item D.6. and Mayor Schmitz seconded. Upon a roll call vote, all voted aye. M/C.

A. Consider approval of minutes

B. Consider approval of personnel actions

C. Consider approval of expenditures

Vouchers: 1128271 to 1128595.

D. Consider the request for approval from the Administration Department for the following:

1. Begin the hiring process for a new Finance Director.
2. Introduction of and call for a public hearing on an application for a Class F-1 alcohol license by Hall Family Enterprises, Inc., (dba) Golf Etc. Bismarck at 511 Airport Road.
3. Introduction of and call for a public hearing on Ordinance 6650, to create a Bismarck Event Center Authority Board.
4. Recommendation from the Vision Fund Committee to support a Flex PACE program interest buy-down for Ahlgren Properties, LLC.
5. Letter of Support for All Season, LLC for the North Dakota Opportunity Fund.
6. Update on a sole source purchase of a 1926 Seagrave fire truck approved at the September 22, 2025, City Commission meeting executive session.

7. Update on land purchase for a future Bismarck Police Department site approved at the May 13, 2025, Bismarck City Commission meeting executive session.
- E. Consider the request for approval from the Bismarck Airport for the following:
1. Engineering Contract with KLJ Engineering LLC, for Runway 3/21 and Taxiway D Phase 2 West Rehabilitation.
 2. Contract amendment to KLJ's Passenger Boarding Bridge 2 and 3 Replacement Construction Observation Contract.
- F. Consider the request for approval from the Engineering Department for the following:
1. Receive notice of Contract Change Order No. 9 for Highway Construction Project HC 158.
 2. North Dakota Department of Transportation (NDDOT) Preliminary Engineering Agreement for roadway lighting improvements at the intersection of ND Highway 1804 and Yegen Road, HEN-1-804(055)074, PCN 24631, HC 186.
 3. Resolutions creating districts and ordering preparation of the preliminary engineer's report, approving the preliminary engineer's report, directing the preparation of plans and specifications and approving the resolution of necessity for Street Improvement District SI 592.
 4. Resolutions declaring petitions have been received, creating the district and ordering the preparation of the preliminary report for Street Improvement District No. SI 593.
- G. Consider the request for approval from the Finance Department for the following:
1. Applications for abatement.

H. Consider the request for approval from the Human Resources Department for the following:

1. Appoint Christine Kujawa to serve a two-year term on the Business Ethics Committee.
2. Approve Standard as the third party Administrator of Family Medical Leave Administration (FMLA).

I. Consider the request for approval from the Legal Department for the following:

1. Introduction of and call for a public hearing on Ordinance 6648 to amend Chapter 9-07 of the City of Bismarck Code of Ordinances relating to the City Employee Pension Plan.
2. Introduction of and call for a public hearing on Ordinance 6649 to amend Chapter 9-08 of the City of Bismarck Code of Ordinances relating to the Police Pension Plan.

J. Consider the request for approval from the Public Works - Service Operations Department for the following:

1. Continue to offer Bismarck residents a Spring Clean-Up Week and Free Disposal at the Landfill for one week in the spring and one week in the fall.
2. Request permission to sell City Asset at Public Sale
3. Permission to award contracts to haul snow from snow removal operations for the 2025-26 winter season.

K. Consider the request for approval from the Public Works - Utility Operations Department for the following:

1. Amendment No. 9 with HDR Engineering, Inc for the Water Treatment Plant Expansion Project GMP6 membrane system, pretreatment equipment, and electrical equipment submittal reviews.

3. **REGULAR AGENDA**

- A. Public hearing on an application to transfer the Class D alcohol license from TBM Group, LLC (dba) Polar Package Place & Lucky's Bar to Matpac Properties, LLC (dba) Lucky's Bar / Polar Package at 2176 East Thayer Avenue.

Commissioner Cleary opened the public hearing.

- Kevin Schieve addressed the Commission in opposition to the licenses.
- Jason Huber, Matpac Board President, spoke in addressing the concerns about Matpac Properties, LLC transferring the licensing for the two bars.

Mayor Schmitz moved to approve the item as presented and Commissioner Zenker seconded.

Upon discussion, Commissioner Zenker explained that he had previously moved to hold a public hearing on two items and has contacted local legislators and the Attorney General's office for clarification. He confirmed that the liquor license transfer complies with state and city laws, though he noted concerns about public perception. Legislators assured him they plan to close loopholes to ensure that Matpac's nonprofit and LLC entities remain financially separate.

Upon a roll call vote, all voted aye. M/C.

- B. Public hearing on an application to transfer the Class D alcohol license from TBM Group, LLC (dba) Main Bar and Package Store to Matpac Properties, LLC (dba) The Main Bar at 804 East Main Avenue.

Commissioner Cleary opened the public hearing. No public comment was received.

Commissioner Zenker moved to approve the item as presented and Commissioner Risch seconded. Upon a roll call vote, all voted aye. M/C.

- C. Public hearing on a revision to Ordinance 6625, a revision to a zoning map amendment from the A – Agricultural zoning district to the RM20 – Residential zoning district and a PUD – Planned Unit Development for the area of Silver Ranch Fifth Addition.

Daniel Nairn, Planning Department Director, presented information on Ordinance 6625, a revision to a zoning map amendment from the A – Agricultural zoning district to the RM20 – Residential zoning district and a PUD – Planned Unit Development for the area of Silver Ranch Fifth Addition.

Commissioner Cleary opened the public hearing.

- Landon Niemiller, with Swenson Hagen & Company, explained that his team wanted to clarify a few items that weren't specific enough in their original Planned Unit Development (PUD) submission. He noted they discovered these issues afterward and are addressing them before moving forward. Mr. Niemiller also offered to answer any questions.

Commissioner Risch moved to approve the item as presented and Commissioner Connelly seconded. Upon a roll call vote, all voted aye. M/C.

- D. Public hearing on Ordinance 6643, a zoning ordinance text amendment to Sections 14-02-03 and 14-03-06 of the City Code of Ordinances to allow short-term rentals as a use on residential properties within the city limits and the extraterritorial area.

Lauren Oster, City Planner, presented information on Ordinance 6643, a zoning ordinance text amendment to Sections 14-02-03 and 14-03-06 of the City Code of Ordinances to allow short-term rentals as a use on residential properties within the city limits and the extraterritorial area.

Commissioner Cleary opened the public hearing.

- [Leah and Brice Neugebauer provided public comment prior to the meeting in favor of the change.](#)
- [Janette Leblang provided public comment prior to the meeting in opposition to the change.](#)

Mayor Schmitz moved to approve the item as presented and Commissioner Zenker seconded.

- Commissioner Risch thanked Ms. Oster, the Planning and Zoning department, and Bismarck citizens for their work and input on the ordinance. He noted concerns about affordable housing but, after discussing it with Ms. Oster, concluded that short-term rentals likely don't have a major impact. Risch praised the effort and supported passing the ordinance to establish regulations.
- Commissioner Connelly shared that short-term rental options like Airbnb helped some homeowners keep their homes during COVID-related job losses. He mentioned knowing people who relied on this income to maintain ownership and noted that others are now considering the same option again due to its past success.

Upon a roll call vote, all voted aye. M/C.

- E. Public hearing on Ordinance 6645, a zoning map amendment from the RM20 – Residential zoning district to the RM20 – Residential and R10 – Residential zoning districts and the minor subdivision final plat for Silver Ranch Third Addition Third Replat.

Daniel Nairn, Planning Department Director, presented information on Ordinance 6645, a zoning map amendment from the RM20 – Residential zoning district to the RM20 – Residential and R10 – Residential zoning districts and the minor subdivision final plat for Silver Ranch Third Addition Third Replat.

Commissioner Cleary opened the public hearing. No public comment was received.

Commissioner Risch moved to approve as presented and Commissioner Zenker seconded. Upon a roll call vote, all voted aye. M/C.

- F. Consider the request to receive a presentation and proposed revisions to the Utility Capital Charges process.

Michael Mart, Public Works Utility Operations (PWUO) Director, provided a presentation on the City's Utility Capital Charge system. He explained that the UCC system, which funds water and sewer infrastructure for new developments. He outlined how charges are calculated, collected, and tracked, especially for lot modifications and meter sizes. Proposed changes include charging UCCs at building permit issuance, keeping rates the same, creating a public map of vested parcels, and clarifying refunds. The goal is to make the process fairer, more transparent, and easier to manage, with implementation aimed for January 1, 2026.

- [UCC Presentation](#)

Commissioner Zenker moved for PWUO to proceed with changes to the policy adopted in the December meeting and Commissioner Connelly seconded. Upon a roll call vote, all voted aye. M/C.

- G. Consider the request to discuss the 2026 Citizen Academy Program.

Doug Wiles, Assistant City Administrator, gave an overview of Bismarck's Citizen Academy, which is a 12-week program introducing residents to how the city government works. The program started in 2022 and is open to people of all ages and backgrounds. Participants learn about city departments through presentations and field trips, and the program helps prepare citizens for potential involvement in boards, commissions, or local government. Applications open in November, the next session begins January 8th, and only 20 participants will be accepted this year. Wiles highlighted that the program is informative even for long-time city employees.

- H. Consider the request to receive information regarding the expiration of terms and application period for boards, commissions and committees serving the City of Bismarck.

Doug Wiles, Assistant City Administrator, addressed the Commission regarding the application period for City boards and committees opening November 1, 2025. Assistant Administrator Wiles explained that during November, Bismarck is accepting applications from residents interested in serving on city boards, committees, or commissions. There are currently vacancies in 10 groups, including the new Community Advisory Committee, which is led by the Planning Department and advises on applications for federal HUD grant funds. Members will serve 3-year terms. Detailed descriptions and applications are available on the city's website.

- Animal Advisory Board – 4 vacancies
- Human Relations Committee – 1 vacancy
- Forestry Advisory Board – 2 vacancies
- Renaissance Zone Authority – 2 vacancies

- Planning and Zoning Commission – 3 city representative vacancies
- Board of Adjustment – 2 vacancies
- Historic Preservation Commission – 2 vacancies
- Bismarck Parking Authority – 2 vacancies
- Community Advisory Committee (new) – 8 vacancies

The Commission received the report.

4. **OTHER BUSINESS**

- Commissioner Cleary expresses gratitude to Finance Director Dmitriy Chernyak, whose last day with the City is November 7, 2025, praising his guidance, leadership, and support, especially in helping her understand the finance portfolio and acknowledges the positive impact he has had on the organization.

ADJOURN

There being no further business to discuss, the meeting adjourned at 6:27 PM.



BISMARCK VISION FUND APPLICATION

(03-2025)

Please complete and return to the Bismarck Mandan Chamber EDC
1640 Burnt Boat Drive, Bismarck, North Dakota 58503.

Applications will be reviewed by the Bismarck Vision Fund Committee.

GENERAL CONTACT INFORMATION		
Business Name: Ahlgren Properties LLC		FOR INTERNAL USE ONLY
Borrower's Name: (If Different Than Business Name)		Date Received:
Business Address: 6500 Selland Loop		Date to Vision Fund Committee:
City: Bismarck	State: ND	Zip Code: 58503
Project Address: 5115 Stockholm Loop		Date Commission Approved:
City: Bismarck	State: ND	Zip Code: 58503
Contact: Shaun Ahlgren		Other:
Business Phone Number: 7012210948		
Cell Number: 7012201170		
Federal Tax ID Number: [REDACTED]		
E-Mail: shaun@armorinteractive.com		
Date Business Established: 2025		
Amount Vision Fund Funds Requested: Up to \$87,120.96		
FINANCIAL INFORMATION		
Total Project Cost: \$2,061,088		Owner's Equity: 10%
PURPOSE OF REQUEST		
☐ New Business ☐ Business/Equipment Updates ☒ Business Expansion ☐ Other:		
BUSINESS OWNERSHIP INFORMATION		
Ownership Structure		
☐ Sole Proprietorship ☐ Partnership ☐ Limited Liability Corporation		
☒ Public Corporation ☐ Other:		
Key Owner Names (List all with a 20% interest or more)	% Ownership	Social Security Number
Shaun Ahlgren	50%	[REDACTED]
Amanda Ahlgren	50%	[REDACTED]
		-
		-
		-
		-
Key Management Name/ Phone Number	Titles	
Shaun Ahlgren	President	
Teddie Lawler	IT Manager	
Jen Baltrusch	Office Manager	



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1640 Burnt Boat Drive, Bismarck, North Dakota 58503.

Applications will be reviewed by the Bismarck Vision Fund Committee.
Please allow 3 - 4 weeks for consideration.

EMPLOYEE INFORMATION				
Current Employees	Full-Time: 13	Avg. Salary: 62,000	Part-Time: 0	Avg. Salary:
3-Year Projection	Full-Time: 17	Avg. Salary: 66,000	Part-Time:	Avg. Salary:
5-Year Projection	Full-Time: 20	Avg. Salary: 70,000	Part-Time:	Avg. Salary:
How many jobs will this project create?	Full-Time: 4-7		Part-Time:	
Average salary of new jobs?	Full-Time: 52,000		Part-Time:	
COMPANY INFORMATION				
Has the company or any of the principals ever been involved in bankruptcy? ☐ Yes ☒ No				
Plant/Facilities/Office Locations:				
Current Employees	Full-Time: 13	Avg. Salary: 62,000	Part-Time:	Avg. Salary:
Briefly outline employee benefits provided:				

SOURCES

USES	Bismarck Vision Fund Amount	Bank Amount	Equity Amount	Other Amount	Total Amount
	Land Acquisition	\$ 307,800	\$ 34,200	\$	\$ 342,000
	Acquisition of/or improvements to building	\$ 1,547,179	\$ 171,908	\$	\$ 1,719,088
	Acquisition of machinery or equipment	\$	\$	\$	\$
	Inventory Purchased	\$	\$	\$	\$
	Other	\$	\$	\$	\$
	TOTALS:	\$ 1,854,979	\$ 206,108	\$	\$ 2,061,088
	PACE/FLEX PACE Buydown	\$ 87,120.96	\$	\$ 161,796.03	\$ 248,916.99



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Please allow 3 - 4 weeks for consideration.

PROJECT INFORMATION

Please provide a summary of the project.

This project will be a newly constructed stand-alone office building that will act as our sole operating location. It will provide us the space and infrastructure to grow our technology services in the Bismarck-Mandan area and beyond. There is a huge demand for IT services with an ever-expanding emphasis on Cyber Security with little supply of available companies to provide these important services in our community. This project will enable us to provide a better structure to meet clients when going over their needs and desires, while also improving the work environment for our expanding team. Armor Interactive is excited about the prospects that come with having a permanent location in Bismarck with the great potential to facilitate almost double the number of employees serving our current and future clients in an even more thorough manner.

Describe what your company does to add value to your product, process or service.

Armor Interactive is an Information Technology Managed Service Provider (MSP) with a focus on Cyber Security. In 2025 we transitioned to a Managed Security Service Provider (MSSP) allowing us to focus our products and services on the expanding security requirements of our clients' systems and data that prove to be paramount to the success of the local businesses in our area. This transition added tremendous value to our catalogue of products and services we offer our existing and future client base. We are dedicated to streamlining workflows to provide a fast and effective resolution to any of the various needs of our clients. In our area Armor Interactive is the largest company in this field, serving both private and government clients.

Describe the economic impact this project will have on the city of Bismarck.

This project would have a significant economic impact by allowing Armor Interactive to establish a permanent location, while attracting new clientele to foster job creation through not only our business but also the businesses that we provide vital support to by strengthening their technological infrastructure. The high-quality office space will also potentially encourage other startups and established firms to expand or relocate, which boosts additional employment opportunities even further. Construction creates jobs in design, labor, materials and more - benefiting several sectors of the local economy. The physical act of building brings workers to the area, leading to an increased demand for local restaurants, transportation and many other services. Higher property tax values and tax revenues further benefit the city, allowing for additional re-investment in infrastructure. Overall, this building project stimulates local economic activity, encourages local business growth while uplifting our cities' commercial appeal to entrepreneurs.

Has or will this project receive any other incentive?

☐ Yes ☒ No

If yes, please explain.

Please attach a brief (no more than two pages) description of business, trade area served, kind of jobs to be created, and any other information that may help describe this project and demonstrate eligibility criteria are met.



BISMARCK VISION FUND APPLICATION - FORM 2

Please complete and return to the Bismarck Mandan Chamber EDC
1640 Burnt Boat Drive, Bismarck, North Dakota 58503.

Applications will be reviewed by the Bismarck Vision Fund Committee.
Please allow 3 - 4 weeks for consideration.

List of Required Attachments:

- A. A completed business plan to include two (2) years pro forma financial statements. (Only for New Business Ventures)
- B. If applying for a PACE or Flex PACE buy down, an amortization schedule from the Bank of North Dakota.

For any direct loans, other than PACE or Flex PACE buy down funding, from the Bismarck Vision Fund the following may be required:

- 1. Financial statements for the past three (3) fiscal years, including: balance sheets, income statements, statements of changes in financial position, and notes to financial statements.
- 2. Most recent interim financial statements (balance sheets, income statements, if available).
- 3. Federal tax returns filed by the business for the previous three years.
- 4. Pro forma balance sheet, income statement, and cash flow statement for the 24 months following the loan closing that shows the financial position of the business, including the proposed financing.
- 5. Signed personal financial statements dated as of the date of the application for any person who owns 20% or more interest in the business. In addition, include data privacy forms signed by each individual submitting personal financial statements. (Information Release form attached)
- 6. Any other information, including a key person insurance policy which may be available to secure the loans, which would assist us in processing your application as efficiently as possible.
- 7. Information concerning any pending or threatened litigation or administrative proceeding or any outstanding administration orders, judgment, or injunctions.

The data which you supply to the Bismarck Vision Fund will be used to assess your firm's qualifications for a business loan. We will not be able to process your financial application without it. There is a possibility this data might constitute a public record if and when a loan is approved, and, at this time, the data may be examined by anyone.

FOR INTERNAL USE ONLY
Borrower: Ahlgren Properties, LLC
Use of Funds: Local Match of Flex PACE
Amount: \$87,120.96
Interest Rate: 2.0% (1% to Vision Fund & 1% to Lewis & Clark Development Group)
Term: 120 months (60 months of buydown & 60 months of P & I repayment)
Fees: \$871 (1% fee to Lewis & Clark Development Group)
Security Requirement: None
Personal/Corporate Guaranty: Shaun Ahlgren & Amanda Ahlgren
Payment Term: 60 Months
Payment: \$1,687.50 +/-
Estimated Closing Date: September 30 2025



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Please allow 3 - 4 weeks for consideration.

Additional information or documentation may be requested if deemed necessary.

Be advised as per North Dakota open records law that applications may be released to the public if requested except for portions subject to NDCC 44-04-18.4 pertaining to confidentiality of trade secret, proprietary, commercial and financial information.

Certification and Authorization

I/We certify that all information set forth in this application is a true representation of the facts pertaining to the proposing business for the purpose of obtaining funding under the Bismarck Vision Fund.

I/We understand and acknowledge that any willful misrepresentation of the information contained in this application could result in disqualification from the program, requiring any funds already disbursed to be repaid in full to the City of Bismarck.

The undersigned specifically authorizes the Bismarck Mandan Chamber EDC or its representatives to conduct a background check on the applicant, including the checking of references and the verification of any information on the application.

I understand that personal and/or business information may be requested pursuant to this applicant for an incentive and I hereby give my consent for such information to be provided to the Bismarck Mandan Chamber EDC, Vision Fund Committee, the City of Bismarck or its representatives. I also understand that the Bismarck Vision Fund Committee and the City of Bismarck retain the decision as to whether this incentive application is approved, disapproved, or modified. It is my right to accept or decline the incentive amount and terms approved by the program.

The applicant further certifies that he/she has read and understands the Bismarck Vision Fund Guidelines. The applicant must comply with all local, state and federal regulations. It is understood that all funding commitments are contingent upon the availability of program funds.

Release of Information

The applicant hereby authorizes any third party to release to the Bismarck Vision Fund and/or the Bismarck Mandan Chamber EDC without limit, any and all financial information regarding the applicant that is requested by the Bismarck Mandan Chamber EDC, it's representatives or employees. Further, the applicant hereby authorizes release of said records and information by the Bismarck Mandan Chamber EDC to a third party, as deemed necessary by the Bismarck Mandan Chamber EDC, it's representatives or employees.

All owners, officers or partners must sign this application.

Signatures:

Applicant/Business Owner

9-15-25

Date

Applicant/Business Owner

9-15-25

Date

Additional Information

Amor Interactive Corp. was established in 2010 and currently serves roughly 180 clients in the central and western areas of North Dakota.

Our Services include:

- IT Managed Service
- Backup & Disaster Recovery
- Managed Firewall/Switches
- Hardware & Software Procurement
- Server Deployment & Support
- Wireless Solutions
- Cyber Security Solutions
- IT Budgeting
- 3rd Party Application Support
- Project Consulting

Our job creation will be primarily in the expanding Information Technology and Cyber Security fields, while also providing opportunities for a few positions in the Office and Administrative Support fields. The market currently shows the Bismarck-Mandan area is being underserved in the IT and Cyber Security fields, and once this project is completed we will be helping to fill that crucial need.

This Bismarck Vision Fund is a fantastic opportunity for a small local business owner that has been renting office space for 24 years to finally get the chance to be a property owner. Without the Bismarck Vision Fund, it would make projects such as this one a much more difficult process.

I want to thank you for this opportunity!

Exhibit A: Ahlgren Properties

LOAN NUMBER	
LOAN TYPE	Flex PACE
LEAD BANK	BNC NATIONAL BANK

NOTE: The borrower and originating lender should be aware that the fund will provide a set stream of subsidy payments (interest buydown) based upon the payment schedule below. The amount of the borrower's payment, the amortization and all other terms of the loan shall be governed by the promissory note. The balances shown here, other than the specific buydown amounts, are intended for illustrative purposes only.

Buydown Account Details

INTEREST BUYDOWN AMOUNT	248916.99
BND BUYDOWN AMOUNT	161796.03
COMMUNITY BUYDOWN AMT	87120.96
PRESENT VALUE BND	148842.99
PRESENT VALUE COMMUNITY	80146.24
CREATED DATE	9/11/2025
PRINCIPAL	\$1,075,200.00
YIELD RATE	7.2500
BORROWING RATE	2.5000
AMORTIZATION	300
PAYMENT	\$7,844.87

Loan without buydown				
#	Payment	Principal	Interest	Balance
1	\$7,844.87	\$1,132.34	\$6,712.53	\$1,074,067.66
2	\$7,844.87	\$1,788.32	\$6,056.55	\$1,072,279.34
3	\$7,844.87	\$1,150.57	\$6,694.30	\$1,071,128.77
4	\$7,844.87	\$1,373.47	\$6,471.40	\$1,069,755.30
5	\$7,844.87	\$1,166.33	\$6,678.54	\$1,068,588.97
6	\$7,844.87	\$1,388.81	\$6,456.06	\$1,067,200.16
7	\$7,844.87	\$1,182.28	\$6,662.59	\$1,066,017.88
8	\$7,844.87	\$1,189.66	\$6,655.21	\$1,064,828.22
9	\$7,844.87	\$1,411.53	\$6,433.34	\$1,063,416.69
10	\$7,844.87	\$1,205.90	\$6,638.97	\$1,062,210.79
11	\$7,844.87	\$1,427.35	\$6,417.52	\$1,060,783.44
12	\$7,844.87	\$1,222.34	\$6,622.53	\$1,059,561.10
13	\$7,844.87	\$1,229.97	\$6,614.90	\$1,058,331.13
14	\$7,844.87	\$1,877.06	\$5,967.81	\$1,056,454.07
15	\$7,844.87	\$1,249.37	\$6,595.50	\$1,055,204.70
16	\$7,844.87	\$1,469.67	\$6,375.20	\$1,053,735.03
17	\$7,844.87	\$1,266.34	\$6,578.53	\$1,052,468.69
18	\$7,844.87	\$1,486.20	\$6,358.67	\$1,050,982.49
19	\$7,844.87	\$1,283.53	\$6,561.34	\$1,049,698.96
20	\$7,844.87	\$1,291.54	\$6,553.33	\$1,048,407.42

Loan with buydown				
#	Payment	Principal	Interest	Balance
1	\$3,447.01	\$1,132.34	\$2,314.67	\$1,074,067.66
2	\$3,876.79	\$1,788.32	\$2,088.47	\$1,072,279.34
3	\$3,458.95	\$1,150.57	\$2,308.38	\$1,071,128.77
4	\$3,604.99	\$1,373.47	\$2,231.52	\$1,069,755.30
5	\$3,469.27	\$1,166.33	\$2,302.94	\$1,068,588.97
6	\$3,615.04	\$1,388.81	\$2,226.23	\$1,067,200.16
7	\$3,479.72	\$1,182.28	\$2,297.44	\$1,066,017.88
8	\$3,484.56	\$1,189.66	\$2,294.90	\$1,064,828.22
9	\$3,629.92	\$1,411.53	\$2,218.39	\$1,063,416.69
10	\$3,495.20	\$1,205.90	\$2,289.30	\$1,062,210.79
11	\$3,640.29	\$1,427.35	\$2,212.94	\$1,060,783.44
12	\$3,505.97	\$1,222.34	\$2,283.63	\$1,059,561.10
13	\$3,510.97	\$1,229.97	\$2,281.00	\$1,058,331.13
14	\$3,934.93	\$1,877.06	\$2,057.87	\$1,056,454.07
15	\$3,523.68	\$1,249.37	\$2,274.31	\$1,055,204.70
16	\$3,668.01	\$1,469.67	\$2,198.34	\$1,053,735.03
17	\$3,534.80	\$1,266.34	\$2,268.46	\$1,052,468.69
18	\$3,678.84	\$1,486.20	\$2,192.64	\$1,050,982.49
19	\$3,546.06	\$1,283.53	\$2,262.53	\$1,049,698.96
20	\$3,551.31	\$1,291.54	\$2,259.77	\$1,048,407.42

Interest Buydown			
#	Int. Buydown	BND (65.00%)	Comm. (35.00%)
1	\$4,397.86	\$2,858.61	\$1,539.25
2	\$3,968.08	\$2,579.25	\$1,388.83
3	\$4,385.92	\$2,850.85	\$1,535.07
4	\$4,239.88	\$2,755.92	\$1,483.96
5	\$4,375.60	\$2,844.14	\$1,531.46
6	\$4,229.83	\$2,749.39	\$1,480.44
7	\$4,365.15	\$2,837.35	\$1,527.80
8	\$4,360.31	\$2,834.20	\$1,526.11
9	\$4,214.95	\$2,739.72	\$1,475.23
10	\$4,349.67	\$2,827.29	\$1,522.38
11	\$4,204.58	\$2,732.98	\$1,471.60
12	\$4,338.90	\$2,820.28	\$1,518.62
13	\$4,333.90	\$2,817.04	\$1,516.86
14	\$3,909.94	\$2,541.46	\$1,368.48
15	\$4,321.19	\$2,808.77	\$1,512.42
16	\$4,176.86	\$2,714.96	\$1,461.90
17	\$4,310.07	\$2,801.55	\$1,508.52
18	\$4,166.03	\$2,707.92	\$1,458.11
19	\$4,298.81	\$2,794.23	\$1,504.58
20	\$4,293.56	\$2,790.81	\$1,502.75

21	\$7,844.87	\$1,510.74	\$6,334.13	\$1,046,896.68
22	\$7,844.87	\$1,309.04	\$6,535.83	\$1,045,587.64
23	\$7,844.87	\$1,527.78	\$6,317.09	\$1,044,059.86
24	\$7,844.87	\$1,326.75	\$6,518.12	\$1,042,733.11
25	\$7,844.87	\$1,335.03	\$6,509.84	\$1,041,398.08
26	\$7,844.87	\$1,762.82	\$6,082.05	\$1,039,635.26
27	\$7,844.87	\$1,354.37	\$6,490.50	\$1,038,280.89
28	\$7,844.87	\$1,571.92	\$6,272.95	\$1,036,708.97
29	\$7,844.87	\$1,372.64	\$6,472.23	\$1,035,336.33
30	\$7,844.87	\$1,589.71	\$6,255.16	\$1,033,746.62
31	\$7,844.87	\$1,391.13	\$6,453.74	\$1,032,355.49
32	\$7,844.87	\$1,399.82	\$6,445.05	\$1,030,955.67
33	\$7,844.87	\$1,616.18	\$6,228.69	\$1,029,339.49
34	\$7,844.87	\$1,418.65	\$6,426.22	\$1,027,920.84
35	\$7,844.87	\$1,634.51	\$6,210.36	\$1,026,286.33
36	\$7,844.87	\$1,437.71	\$6,407.16	\$1,024,848.62
37	\$7,844.87	\$1,446.68	\$6,398.19	\$1,023,401.94
38	\$7,844.87	\$2,074.02	\$5,770.85	\$1,021,327.92
39	\$7,844.87	\$1,468.66	\$6,376.21	\$1,019,859.26
40	\$7,844.87	\$1,683.22	\$6,161.65	\$1,018,176.04
41	\$7,844.87	\$1,488.34	\$6,356.53	\$1,016,687.70
42	\$7,844.87	\$1,702.38	\$6,142.49	\$1,014,985.32
43	\$7,844.87	\$1,508.26	\$6,336.61	\$1,013,477.06
44	\$7,844.87	\$1,517.68	\$6,327.19	\$1,011,959.38
45	\$7,844.87	\$1,730.95	\$6,113.92	\$1,010,228.43
46	\$7,844.87	\$1,537.96	\$6,306.91	\$1,008,690.47
47	\$7,844.87	\$1,750.70	\$6,094.17	\$1,006,939.77
48	\$7,844.87	\$1,558.49	\$6,286.38	\$1,005,381.28
49	\$7,844.87	\$1,568.22	\$6,276.65	\$1,003,813.06
50	\$7,844.87	\$2,184.48	\$5,660.39	\$1,001,628.58
51	\$7,844.87	\$1,591.65	\$6,253.22	\$1,000,036.93
52	\$7,844.87	\$1,802.98	\$6,041.89	\$998,233.95
53	\$7,844.87	\$1,612.84	\$6,232.03	\$996,621.11
54	\$7,844.87	\$1,823.62	\$6,021.25	\$994,797.49
55	\$7,844.87	\$1,634.29	\$6,210.58	\$993,163.20
56	\$7,844.87	\$1,644.50	\$6,200.37	\$991,518.70
57	\$7,844.87	\$1,854.44	\$5,990.43	\$989,664.26
58	\$7,844.87	\$1,666.34	\$6,178.53	\$987,997.92
59	\$7,844.87	\$1,875.72	\$5,969.15	\$986,122.20
60	\$7,844.87	\$1,688.45	\$6,156.42	\$984,433.75
	\$470,692.20	\$90,766.25	\$379,925.95	

21	\$3,694.92	\$1,510.74	\$2,184.18	\$1,046,896.68
22	\$3,562.77	\$1,309.04	\$2,253.73	\$1,045,587.64
23	\$3,706.09	\$1,527.78	\$2,178.31	\$1,044,059.86
24	\$3,574.38	\$1,326.75	\$2,247.63	\$1,042,733.11
25	\$3,579.80	\$1,335.03	\$2,244.77	\$1,041,398.08
26	\$3,860.08	\$1,762.82	\$2,097.26	\$1,039,635.26
27	\$3,592.47	\$1,354.37	\$2,238.10	\$1,038,280.89
28	\$3,735.01	\$1,571.92	\$2,163.09	\$1,036,708.97
29	\$3,604.44	\$1,372.64	\$2,231.80	\$1,035,336.33
30	\$3,746.66	\$1,589.71	\$2,156.95	\$1,033,746.62
31	\$3,616.56	\$1,391.13	\$2,225.43	\$1,032,355.49
32	\$3,622.25	\$1,399.82	\$2,222.43	\$1,030,955.67
33	\$3,764.00	\$1,616.18	\$2,147.82	\$1,029,339.49
34	\$3,634.59	\$1,418.65	\$2,215.94	\$1,027,920.84
35	\$3,776.01	\$1,634.51	\$2,141.50	\$1,026,286.33
36	\$3,647.08	\$1,437.71	\$2,209.37	\$1,024,848.62
37	\$3,652.95	\$1,446.68	\$2,206.27	\$1,023,401.94
38	\$4,063.97	\$2,074.02	\$1,989.95	\$1,021,327.92
39	\$3,667.35	\$1,468.66	\$2,198.69	\$1,019,859.26
40	\$3,807.93	\$1,683.22	\$2,124.71	\$1,018,176.04
41	\$3,680.25	\$1,488.34	\$2,191.91	\$1,016,687.70
42	\$3,820.48	\$1,702.38	\$2,118.10	\$1,014,985.32
43	\$3,693.30	\$1,508.26	\$2,185.04	\$1,013,477.06
44	\$3,699.47	\$1,517.68	\$2,181.79	\$1,011,959.38
45	\$3,839.20	\$1,730.95	\$2,108.25	\$1,010,228.43
46	\$3,712.76	\$1,537.96	\$2,174.80	\$1,008,690.47
47	\$3,852.14	\$1,750.70	\$2,101.44	\$1,006,939.77
48	\$3,726.21	\$1,558.49	\$2,167.72	\$1,005,381.28
49	\$3,732.58	\$1,568.22	\$2,164.36	\$1,003,813.06
50	\$4,136.34	\$2,184.48	\$1,951.86	\$1,001,628.58
51	\$3,747.93	\$1,591.65	\$2,156.28	\$1,000,036.93
52	\$3,886.39	\$1,802.98	\$2,083.41	\$998,233.95
53	\$3,761.82	\$1,612.84	\$2,148.98	\$996,621.11
54	\$3,899.91	\$1,823.62	\$2,076.29	\$994,797.49
55	\$3,775.87	\$1,634.29	\$2,141.58	\$993,163.20
56	\$3,782.56	\$1,644.50	\$2,138.06	\$991,518.70
57	\$3,920.11	\$1,854.44	\$2,065.67	\$989,664.26
58	\$3,796.87	\$1,666.34	\$2,130.53	\$987,997.92
59	\$3,934.05	\$1,875.72	\$2,058.33	\$986,122.20
60	\$3,811.35	\$1,688.45	\$2,122.90	\$984,433.75
	221775.21	90766.25	131008.96	

21	\$4,149.95	\$2,697.47	\$1,452.48
22	\$4,282.10	\$2,783.36	\$1,498.74
23	\$4,138.78	\$2,690.21	\$1,448.57
24	\$4,270.49	\$2,775.82	\$1,494.67
25	\$4,265.07	\$2,772.30	\$1,492.77
26	\$3,984.79	\$2,590.11	\$1,394.68
27	\$4,252.40	\$2,764.06	\$1,488.34
28	\$4,109.86	\$2,671.41	\$1,438.45
29	\$4,240.43	\$2,756.28	\$1,484.15
30	\$4,098.21	\$2,663.84	\$1,434.37
31	\$4,228.31	\$2,748.40	\$1,479.91
32	\$4,222.62	\$2,744.70	\$1,477.92
33	\$4,080.87	\$2,652.57	\$1,428.30
34	\$4,210.28	\$2,736.68	\$1,473.60
35	\$4,068.86	\$2,644.76	\$1,424.10
36	\$4,197.79	\$2,728.56	\$1,469.23
37	\$4,191.92	\$2,724.75	\$1,467.17
38	\$3,780.90	\$2,457.58	\$1,323.32
39	\$4,177.52	\$2,715.39	\$1,462.13
40	\$4,036.94	\$2,624.01	\$1,412.93
41	\$4,164.62	\$2,707.00	\$1,457.62
42	\$4,024.39	\$2,615.85	\$1,408.54
43	\$4,151.57	\$2,698.52	\$1,453.05
44	\$4,145.40	\$2,694.51	\$1,450.89
45	\$4,005.67	\$2,603.69	\$1,401.98
46	\$4,132.11	\$2,685.87	\$1,446.24
47	\$3,992.73	\$2,595.27	\$1,397.46
48	\$4,118.66	\$2,677.13	\$1,441.53
49	\$4,112.29	\$2,672.99	\$1,439.30
50	\$3,708.53	\$2,410.54	\$1,297.99
51	\$4,096.94	\$2,663.01	\$1,433.93
52	\$3,958.48	\$2,573.01	\$1,385.47
53	\$4,083.05	\$2,653.98	\$1,429.07
54	\$3,944.96	\$2,564.22	\$1,380.74
55	\$4,069.00	\$2,644.85	\$1,424.15
56	\$4,062.31	\$2,640.50	\$1,421.81
57	\$3,924.76	\$2,551.09	\$1,373.67
58	\$4,048.00	\$2,631.20	\$1,416.80
59	\$3,910.82	\$2,542.03	\$1,368.79
60	\$4,033.52	\$2,621.79	\$1,411.73
	248916.99	161796.03	87120.96



City of Bismarck FLEX PACE Application Scoring Matrix

****This scoring system is ONE aspect of the evaluation process for a project. It is NOT the sole determiner. The final decision is left to the discretion of the committee. ****

Applicant Name:

Ahlgren Properties

Please use the following when scoring each application. Applicant can score up to 14 points.

1. Is 50% of the ownership from investors that live within 50 miles of the city of Bismarck?

Up to 1 point

☐ No 0 points

☒ Yes 1 point

Total Points 1

2. Will project financing be provided by a financial institution with a physical location in the city of Bismarck?

Up to 1 point

☐ No 0 points

☒ Yes 1 point

Total Points 1

3. How many Full Time Equivalent Employees will this project create?

Up to 3 points

- ☐ No Additional Employees 0 points
- ☒ 1-7 1 point
- ☐ 8-14 2 points
- ☐ 15+ 3 points

Total Points 1

4. What is the average wage, as compared to the Bismarck Mandan MSA average wage from JSND, for the new Full Time Equivalent Employees this project will create?

Up to 2 points

- ☒ Below Average 0 points
- ☐ Avg – 120% 1 point
- ☐ 121% or more 2 points

Total Points 0

5. What is the cost of property and equipment acquired or contributed to the project?

Up to 3 points

- ☐ \$0 - \$100,000 0 points
- ☐ \$100,001 – 750,000 1 point
- ☐ \$750,001 – 1,500,000 2 points
- ☒ \$1,500,001 + 3 points

Total Points 3

6. How much additional revenue will the project have the opportunity to generate for the business? (Based on Year 1-3 Average. Projections required.)

Up to 2 points

- ☐ 0% – 10% OR Startup 0 points
- ☒ 11% – 20% 1 point
- ☐ 21% + 2 points

Total Points 1

7. Is the project providing an unmet or under-met need in the city of Bismarck? (Please provide narrative.) Up to 1 point

☐	No	0 points
☒	Yes	1 point
Total Points		<u>1</u>

8. Has the applicant or majority owner used a local business incentive program either in the current project or in the last 5 years? (i.e., Vision Fund, Property Tax Exemption, Renaissance Zone, etc.) If yes, please provide explanation. Up to 1 point

☐	Yes	0 points
☒	No	1 point
Total Points		<u>1</u>

Total Overall Points Scored 9

Unlikely	Minimal	Adequate	More Likely
7 or less	8 - 9	10 - 11	12 - 14

ADDITIONAL INFORMATION:

Is the city providing infrastructure costs over max local match for Flex PACE? If yes, please provide narrative.

☐ Yes

☒ No

If financing real estate, is the project at least 51% applicant occupied real estate?

☒ Yes

☐ No

Applicant Signature: _____ Date: 9-26-25

BMCEDC Staff Signature: HT AJ Date: 9-26-25

****This scoring system is ONE aspect of the evaluation process for a project. It is NOT the sole determiner. The final decision is left to the discretion of the committee. ****



APPLICATION FOR RETAIL ALCOHOL BEVERAGE LICENSE

Phone: 701-355-1300 • Fax: 701-221-6470 • TDD 711
221 N 5th St • Bismarck, ND 58501

LAST REVISED: 9/19/2025

Note: The \$200 application fee is due when the application is submitted.
(Fee does not apply to renewal applications)

License Type:		☐ New Application	☐ Renewal	☐ Transfer	☐ Relocation
Class A: Nationally Organized Fraternal Order or Club ☐ \$3,700	Class B-1: Operator of the Beverage Concession at the Airport Terminal Building ☐ \$650	Class B-2: Concession at the Bismarck Municipal Country Club ☐ \$650	Class B-3: Commercial passenger vessels on the Missouri River ☐ \$650	Class B-4: Sale of Beer & Wine at the Bismarck Event Center ☐ \$650	
Class B-5: Sale of Alcoholic Beverages at Bismarck Parks & Recreation Locations ☐ \$650	Class B-6: Commercial Airline ☐ \$650	Class C-1: Hotel or Motel Full Service ☐ \$3,800	Class C-2: Hotel or Motel ☐ \$1,000	Class D: Sale at Retail of Alcoholic Beverages ☒ \$4,100	
Class E: Sale at Retail of Beer Only ☐ \$800	Class F-1: Restaurant - Alcoholic Beverages ☐ \$3,500	Class F-2: Restaurant - Beer & Wine Only ☐ \$1,100	Class G: Catered Retail Alcoholic Beverages ☐ \$650	Class H-1: Domestic Winery ☐ \$800	
Class H-2: Domestic Brewery ☐ \$800	Class H-3: Domestic Distillery ☐ \$800	Class I-1: Senior Living Community ☐ \$350	Class I-2: Complimentary ☐ \$350		

All Class F-1, F-2, & G license holders shall file with the application for license renewal a copy of their report of food and alcoholic beverage amounts that they have filed with the State of North Dakota for their state alcohol permit for the immediately preceding calendar year prior to renewal. The Board of City Commissioners may, at its discretion, require the licensee to provide such additional proof of the licensee's compliance with this section as the commission deems necessary.

All Class C-2 license holders shall file with the application for license renewal a report verifying that the value of the alcoholic beverages sold did not exceed the value of the alcoholic beverages given to or otherwise provided to registered customers and their guests.

Location Information:

Legal Business Name: Matpae Properties LLC		Date of Incorporation: 11/23	State Business ID Number: 0006481823
Doing Business As (DBA) Name, if Applicable: Lucky's Bar & Polar Package		If out of state corporation, is corporation registered in North Dakota? ☒ Yes ☐ No	
Location Address: 2176 E. Thayer	City: Bismarck	State: ND	Zip: 58501
Phone Number: 701-258-8122			
Name and Title of Person Completing Form (must be the person listed in ownership information or manager): Dyke Boese - Governor			

Contact Information (Where correspondence is to be sent):

Primary Contact: Jason Huber	Phone Number: [REDACTED]	Email Address: [REDACTED]
Mailing Address: [REDACTED]	City: Bismarck	State: ND
	Zip: 58503	

Manager's Name: Bryan Sullivan		Date of Birth: 1979	Percentage of Ownership: 0
Driver's License Number: [REDACTED]	State Issued: ND	Gender: M	Race: C
Home Address: [REDACTED]	City: Bismarck	State: ND	Zip: 58501
Occupation: Bar Manager	Phone Number: [REDACTED]	Title: Manager	Email Address: [REDACTED]

List all officers or directors of corporation or partners and percentage of ownership:

Name: Dyke Boese		Date of Birth: [REDACTED] 72	Percentage of Ownership:
Driver's License Number: [REDACTED]	State Issued: ND	Gender: M	Race: C
Home Address: [REDACTED]	City: Bismarck	State: ND	Zip: 58503
Occupation: IT	Phone Number: [REDACTED]	Title: Governor	Email Address: [REDACTED]

Name: Wayne Harvison		Date of Birth: [REDACTED] 75	Percentage of Ownership:
Driver's License Number: [REDACTED]	State Issued: ND	Gender: M	Race: C
Home Address: [REDACTED]	City: Bismarck	State: ND	Zip: 58504
Occupation: Loan Officer	Phone Number: [REDACTED]	Title: Governor	Email Address: [REDACTED]

Name: Scott Owens		Date of Birth: [REDACTED] 77	Percentage of Ownership:
Driver's License Number: [REDACTED]	State Issued: ND	Gender: M	Race: C
Home Address: [REDACTED]	City: Bismarck	State: ND	Zip: 58503
Occupation: Sales	Phone Number: [REDACTED]	Title: Governor	Email Address: [REDACTED]

Name:		Date of Birth:	Percentage of Ownership:
Driver's License Number:	State Issued:	Gender:	Race:
Home Address:	City:	State:	Zip:
Occupation:	Phone Number:	Title:	Email Address:

The undersigned states that the following information is true and correct.

1. Are the manager and partners legal residents of the United States and the State of North Dakota, and are all officers or directors legal residents of the United States?

☒ Yes ☐ No

If no, please explain:

2. Have any of the persons listed above been convicted of any crime within the past five years?

☐ Yes ☒ No

If yes, list all convictions and the dates, locations and sentence of disposition of each:

3. Does the building meet all state and local sanitation and safety requirements? ☒ Yes ☐ No

4. Has applicant, or any of the persons listed above, within the past five years had any license to engage in sale of alcoholic beverages revoked or suspended?

☐ Yes ☒ No

If yes, please give details:

5. If a new application, has the applicant or any of the persons listed above engaged in the sale or transportation of alcoholic beverages previously?

☐ Yes ☒ No

If yes, please give details:

6. Has the applicant, or any of the persons listed above, within the past five years, had an application for any federal or state, or local license of any type rejected or denied?

☐ Yes ☒ No

If yes, please give details:

7. Is there any agreement or understanding, or proposed agreement or understanding to obtain the license for another, or to operate the business for another, or as an agent for another?

☐ Yes ☒ No

If yes, please give details:

8. Has the business been sold or leased, or is there any intention to sell or lease the business to another?

☒ Yes ☐ No

If yes, please give details:

In Process of being Purchased by Matpac Properties LLC

9. Has the applicant, or any of the persons listed above, shown interest in whatsoever, directly or indirectly, any other licensed liquor establishment within or without the State of North Dakota?

☒ Yes ☐ No

If yes, please give details:

The Main Bar, Bismarck ND

10. Will the applicant, or any of the persons listed above, be engaged in any other business other than the sale of liquor under the license applied for?

☐ Yes ☒ No

If yes, please give details:

11. Have all property taxes and special assessments currently due been paid?

☒ Yes ☐ No

If no, please give details:

Signature:

- ☐ I agree that I will not transfer or sell this license, if granted, without the prior approval of the governing body and in accordance with applicable ordinances.
- ☐ I also agree that should any of the information contained in this application change within the period of the license, if granted, that I will inform city officials immediately and furnish such details as may be requested by such officials concerning any such changes. I also agree that, should there be a change in ownership or management during the period of the license, prior approval of the Board of City Commissioners is required.
- ☐ I further agree that any misrepresentation, false statement or omission in this application shall be grounds for rejection of said application or for revocation or suspension of any license granted.

[Signature]
Signature of Applicant

9/26/25
Date

Dyke Baese / Governor
Print Name / Title of Officer

Liquor License Transfers (only use if license is being transferred):

The Class D license owned by me is transferred to Applicant upon successful application.

TBM Group LLC
Business Name

Matpac Properties LLC
Applicant Business Name

Jeffrey Jones
Original License Holder Name Printed

Dyke Baese
Transfer Applicant Name Printed

[Signature]
Original License Holder Signature

[Signature]
Transfer Applicant Signature

NORTH DAKOTA
State of

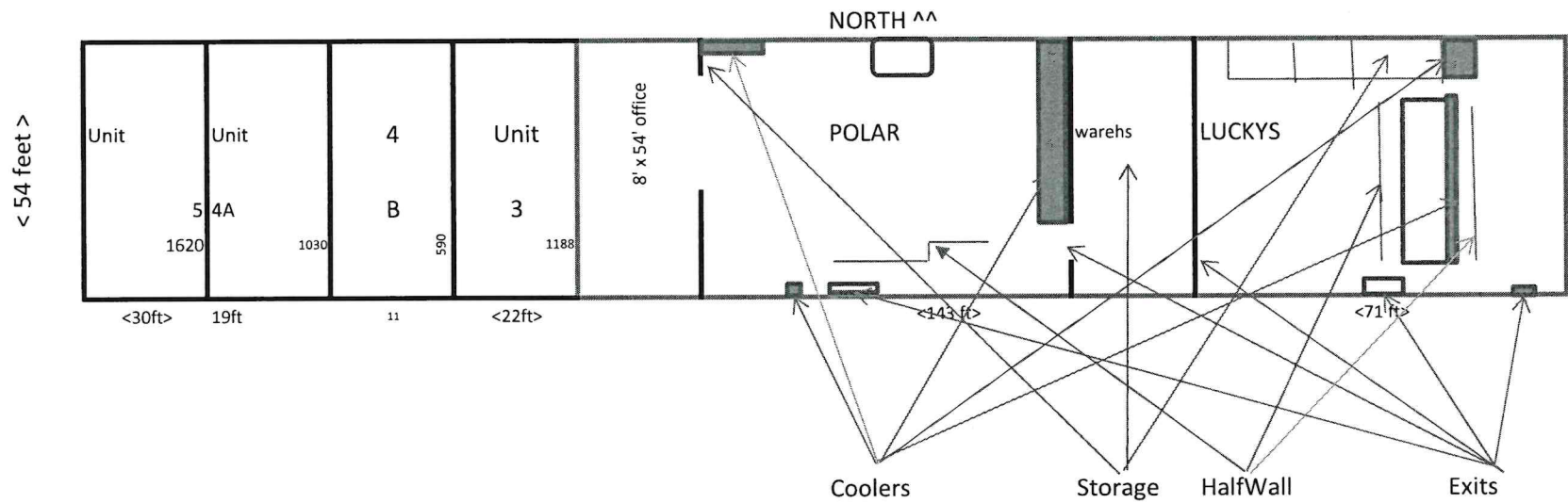
BURLEIGH
County of

Subscribed and sworn to before me this 26th
day of September 2025

NIKKI FERDERER
Notary Public
State of North Dakota
My Commission Expires January 23, 2028

[Signature]
Notary Public

1-23-28
My Commission Expires



All Walls are solid walls unless otherwise indicated with arrows.



APPLICATION FOR RETAIL ALCOHOL BEVERAGE LICENSE

Phone: 701-355-1300 • Fax: 701-221-6470 • TDD 711
221 N 5th St • Bismarck, ND 58501
LAST REVISED: 9/19/2025

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License Type:	New Application	Renewal	Transfer	Relocation
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Class B-5: Sale of Alcoholic Beverages at Bismarck Parks & Recreation Locations ☐ \$650	Class B-6: Commercial Airline ☐ \$650	Class C-1: Hotel or Motel Full Service ☐ \$3,800	Class C-2: Hotel or Motel ☐ \$1,000	Class D: Sale at Retail of Alcoholic Beverages ☒ \$4,100
Class E: Sale at Retail of Beer Only ☐ \$800	Class F-1: Restaurant - Alcoholic Beverages ☐ \$3,500	Class F-2: Restaurant - Beer & Wine Only ☐ \$1,100	Class G: Catered Retail Alcoholic Beverages ☐ \$650	Class H-1: Domestic Winery ☐ \$800
Class H-2: Domestic Brewery ☐ \$800	Class H-3: Domestic Distillery ☐ \$800	Class I-1: Senior Living Community ☐ \$350	Class I-2: Complimentary ☐ \$350	

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All Class C-2 license holders shall file with the application for license renewal a report verifying that the value of the alcoholic beverages sold did not exceed the value of the alcoholic beverages given to or otherwise provided to registered customers and their guests.

Location Information:

Legal Business Name: MatPac Properties LLC		Date of Incorporation: 11/23	State Business ID Number: 0006481023
Doing Business As (DBA) Name, if Applicable: The Main Bar		If out of state corporation, is corporation registered in North Dakota? #1 ☒ Yes ☐ No	
Location Address: 804 E. Main Ave	City: Bismarck	State: ND	Zip: 58501
		Phone Number: 701-223-2284	
Name and Title of Person Completing Form (must be the person listed in ownership information or manager): Dyke Boese - Governor			

Contact Information (Where correspondence is to be sent):

Primary Contact: Jason Huber	Phone Number: [REDACTED]	Email Address: [REDACTED]
Mailing Address: [REDACTED]	City: Bismarck	State: ND
		Zip: 58503

Manager's Name: Colleen Edelman	Date of Birth: [REDACTED] 1/6/01	Percentage of Ownership: 0
Driver's License Number: [REDACTED]	State Issued: ND	Gender: F
		Race: C
Home Address: [REDACTED]	City: Bismarck	State: ND
		Zip: 58504
Occupation: Bar Manager	Phone Number: [REDACTED]	Title: Manager
		Email Address: [REDACTED]

List all officers or directors of corporation or partners and percentage of ownership:

Name: Dyke Boese		Date of Birth: [REDACTED] 72	Percentage of Ownership:
Driver's License Number: [REDACTED]	State Issued: ND	Gender: M	Race: C
Home Address: [REDACTED]	City: Bismarck	State: ND	Zip: 58503
Occupation: IT	Phone Number: [REDACTED]	Title: Governor	Email Address: [REDACTED]

Name: Wayne Harrison		Date of Birth: [REDACTED] 75	Percentage of Ownership:
Driver's License Number: [REDACTED]	State Issued: ND	Gender: M	Race: C
Home Address: [REDACTED]	City: Bismarck	State: ND	Zip: 58504
Occupation: Loan Officer	Phone Number: [REDACTED]	Title: Governor	Email Address: [REDACTED]

Name: Scott Owens		Date of Birth: [REDACTED] 77	Percentage of Ownership:
Driver's License Number: [REDACTED]	State Issued: ND	Gender: M	Race: C
Home Address: [REDACTED]	City: Bismarck	State: ND	Zip: 58503
Occupation: Sales	Phone Number: [REDACTED]	Title: Governor	Email Address: [REDACTED]

Name:		Date of Birth:	Percentage of Ownership:
Driver's License Number:	State Issued:	Gender:	Race:
Home Address:	City:	State:	Zip:
Occupation:	Phone Number:	Title:	Email Address:

The undersigned states that the following information is true and correct.

1. Are the manager and partners legal residents of the United States and the State of North Dakota, and are all officers or directors legal residents of the United States?

☒ Yes ☐ No

If no, please explain:

2. Have any of the persons listed above been convicted of any crime within the past five years?

☐ Yes ☒ No

If yes, list all convictions and the dates, locations and sentence of disposition of each:

3. Does the building meet all state and local sanitation and safety requirements? ☐ Yes ☐ No

4. Has applicant, or any of the persons listed above, within the past five years had any license to engage in sale of alcoholic beverages revoked or suspended?

☐ Yes ☒ No

If yes, please give details:

5. If a new application, has the applicant or any of the persons listed above engaged in the sale or transportation of alcoholic beverages previously?

☐ Yes ☒ No

If yes, please give details:

6. Has the applicant, or any of the persons listed above, within the past five years, had an application for any federal or state, or local license of any type rejected or denied?

☐ Yes ☒ No

If yes, please give details:

7. Is there any agreement or understanding, or proposed agreement or understanding to obtain the license for another, or to operate the business for another, or as an agent for another?

☐ Yes ☒ No

If yes, please give details:

8. Has the business been sold or leased, or is there any intention to sell or lease the business to another?

☒ Yes ☐ No

If yes, please give details:

In Process of Being Purchased by Matpac Properties LLC

9. Has the applicant, or any of the persons listed above, shown interest in whatsoever, directly or indirectly, any other licensed liquor establishment within or without the State of North Dakota?

☒ Yes ☐ No

If yes, please give details:

The Main Bar, Bismarck, ND

10. Will the applicant, or any of the persons listed above, be engaged in any other business other than the sale of liquor under the license applied for?

☐ Yes ☒ No

If yes, please give details:

11. Have all property taxes and special assessments currently due been paid?

☒ Yes ☐ No

If no, please give details:

Signature:

- ☐ I agree that I will not transfer or sell this license, if granted, without the prior approval of the governing body and in accordance with applicable ordinances.
- ☐ I also agree that should any of the information contained in this application change within the period of the license, if granted, that I will inform city officials immediately and furnish such details as may be requested by such officials concerning any such changes. I also agree that, should there be a change in ownership or management during the period of the license, prior approval of the Board of City Commissioners is required.
- ☐ I further agree that any misrepresentation, false statement or omission in this application shall be grounds for rejection of said application or for revocation or suspension of any license granted.

[Signature]
Signature of Applicant

9/26/25
Date

Dyke Baese / Governor
Print Name / Title of Officer

Liquor License Transfers (only use if license is being transferred):

The Class D license owned by me is transferred to Applicant upon successful application.

TBM Grand LLC
Business Name

Matpac Properties LLC
Applicant Business Name

Jeffrey Jordan
Original License Holder Name Printed

Dyke Baese
Transfer Applicant Name Printed

[Signature]
Original License Holder Signature

[Signature]
Transfer Applicant Signature

NORTH DAKOTA
State of

Subscribed and sworn to before me this 26th

BURLEIGH
County of

day of September 2025

NIKKI FERDERER
Notary Public
State of North Dakota
My Commission Expires January 23, 2028

[Signature]
Notary Public

1-23-28
My Commission Expires

