



Renaissance Zone Authority

MEETING
June 11, 2026

Tom Baker Meeting Room	City-County Office Building	4:00 PM
Lower level	221 North 5th Street	

The City of Bismarck is encouraging citizens to provide their comments for public hearing items on the Renaissance Zone Authority agenda via email to planning@bismarcknd.gov. 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 DakotaMediaAccess.org.

AGENDA

1. Call to Order
2. Approval of Meeting Minutes
3. [Public Comment](#)
4. *NE WELLNESS Window Signage | 200 East Main Avenue | Downtown Design Review | DDR2026-001*
5. Update on Land Development Code
6. Other Business

ADJOURN

The next regular meeting date is scheduled for July 9, at 4:00pm in the Tom Baker Meeting Room.

Enclosures: *Renaissance Zone Project Status Spreadsheet and Downtowners Report, if provided.*

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
April 9, 2026**

The Bismarck Renaissance Zone Authority met on April 9, 2026, 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, Bernice Duletski, Kirsten Dvorak, Kate Herzog and Jon Lee.

Authority members not present were Nancy Guy and Greg Zenker.

Design Advisor David Witham was present while Eric Hoffer was not present.

Staff members present were Sandra Bogaczyk (Office Assistant II) and Isak Johnson (Planner).

Guests Andrea Birst (Glance Salon and Spa) was present.

CALL TO ORDER

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

MINUTES

The minutes of the March 12, 2026 meeting were distributed prior to the meeting.

MOTION: A motion was made by Ms. Herzog and seconded by Ms. Doll to approve the minutes of the March 12, 2026 meeting. The motion passed unanimously by voice vote with members Bakken, Doll, Duletski, Dvorak, Herzog, Lee and Chair Christianson voting in favor.

PUBLIC COMMENTS

Chair Christianson opened the public comment period. There being no comments the public comment period was closed.

**RENAISSANCE ZONE PROJECT – 407 NORTH 4TH STREET
ANDREA BIRST (GLANCE SALON AND SPA) AND JAB INVESTMENTS LLC –
RENOVATION AND LEASE**

Mr. Johnson gave an overview of the staff report and stated that the applicants, Andrea Birst, owner of Glance Salon and Spa, and JAB Investments, LLC are requesting to

obtain Renaissance Zone designation for Rehabilitation and commercial lease Renaissance Zone projects, respectively, at 407 North 4th Street. Mr. Johnson noted that the Lease project, although not mentioned in the agenda packet, is part of the request and does not change the scope of the project which will be entirely interior work. He summarized details as mentioned in the agenda packet and noted that JAB Investments LLC has not yet provided a Certificate of Good Standing.

Based on the findings contained in the staff report, staff recommended approval of the Rehabilitation and Commercial Lease Renaissance Zone projects for 407 North 4th Street as presented in all submitted documents and materials as a local property tax exemption for JAB Investments and as a state income tax exemption on business income derived from the location for Glance Salon and Spa for five years.

Ms. Duletski asked if other leases in the larger building, outside of Glance Salon, would be eligible for a Renaissance Zone Lease project if approved.

Mr. Johnson confirmed that normally every tenant would be eligible for a Renaissance Zone lease project if approved. In this case, The CraftCade tenant already received a lease designation, but remaining spaces would still be eligible.

Chair Christianson opened the public hearing.

There being no further comments, Chair Christianson closed the public hearing.

MOTION: A motion was made by Mr. Bakken and seconded by Ms. Doll to approve the Rehabilitation and Commercial Lease Renaissance Zone projects for 407 North 4th Street as presented in all submitted documents and materials as a local property tax exemption for JAB Investments and as a state income tax exemption on business income derived from the location for Glance Salon and Spa for five years. The motion passed with members Bakken, Doll, Duletski, Dvorak, Herzog, Lee and Chair Christianson voting in favor.

OTHER BUSINESS

There was no other business to discuss.

ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 4:08 p.m. to meet again on May 14, 2026.

Respectfully submitted,

Sandra Bogaczyk
Recording Secretary

Jim Christianson
Chair

DRAFT

Project Summary

<i>Title:</i>	NE Wellness Window Signage
<i>Project Type:</i>	Downtown Design Review
<i>Status:</i>	Renaissance Zone Authority
<i>Property Owner(s):</i>	Benchmark Properties LLC
<i>Project Contact:</i>	Noah Frohlich (business owner/applicant)
<i>Project Location:</i>	200 East Main Avenue
<i>Applicant Request:</i>	Increase window coverage of window decal signs to provide screening for client services
<i>Staff Recommendation:</i>	Approve



Project Narrative

NE Wellness, with the consent of the property owner, is requesting downtown design review approval of a window sign covering more than 25% of window openings, similar to what currently is in place.



Existing signage

Window signs, such as the proposed perforated vinyl decal stickers, are permit exempt signs. The proposed signage meets other relevant sign

ordinances – such as not incorporating any off-premises advertising.

In the DT – Downtown zoning district, such window signs may not cover more than 25% of any window or door opening unless approved by the Design Review Committee based one (or both) of the following criteria:

1. The interior space of the building is unoccupied; or
2. The window sign is used for an appropriate screening function, such as for a dance studio or healthcare facility.

If either of the above criteria are met, window coverings may occupy up to 100% of windows/doors. This request is in conjunction with a business that provides services categorized by the zoning code as medical services (e.g. massages and acupuncture etc.). As such, the second criteria is met.

(continued)

Project Context

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

The property is surrounded by a variety of retail, services, and offices.



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 DT – Downtown zoning district, as applicable, would be met with the proposed design (Section 14-05)

Yes. Nothing in the proposed design would be in violation of the DT – Downtown zoning district section zoning ordinance.

The proposed sign design meets all relevant sections of the sign code related to sign content and is generally permit exempt.

Additionally, window signs may be used to screen certain business operations, such as healthcare facilities. The proposed window sign may cover up to 100% of each respective window or door

opening to provide privacy to operations such as this (Section 14-18-02(I)).

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

Yes. All other design guidelines for a project such as this either do not apply or have been met based on the proposed design.

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, if relevant, subject to review of more detailed building plans. There are no features of the proposed design submitted that would require the issue of a building or sign permit.

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

(continued)

Yes. An application requesting downtown design review approval has been submitted to the Community Development Department. Staff have reviewed the application and submit it 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 window sign coverage for 200 East Main Avenue as presented in all submitted documents and materials.

Attachments

1. DDR Map
2. Submitted Designs

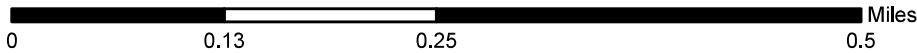
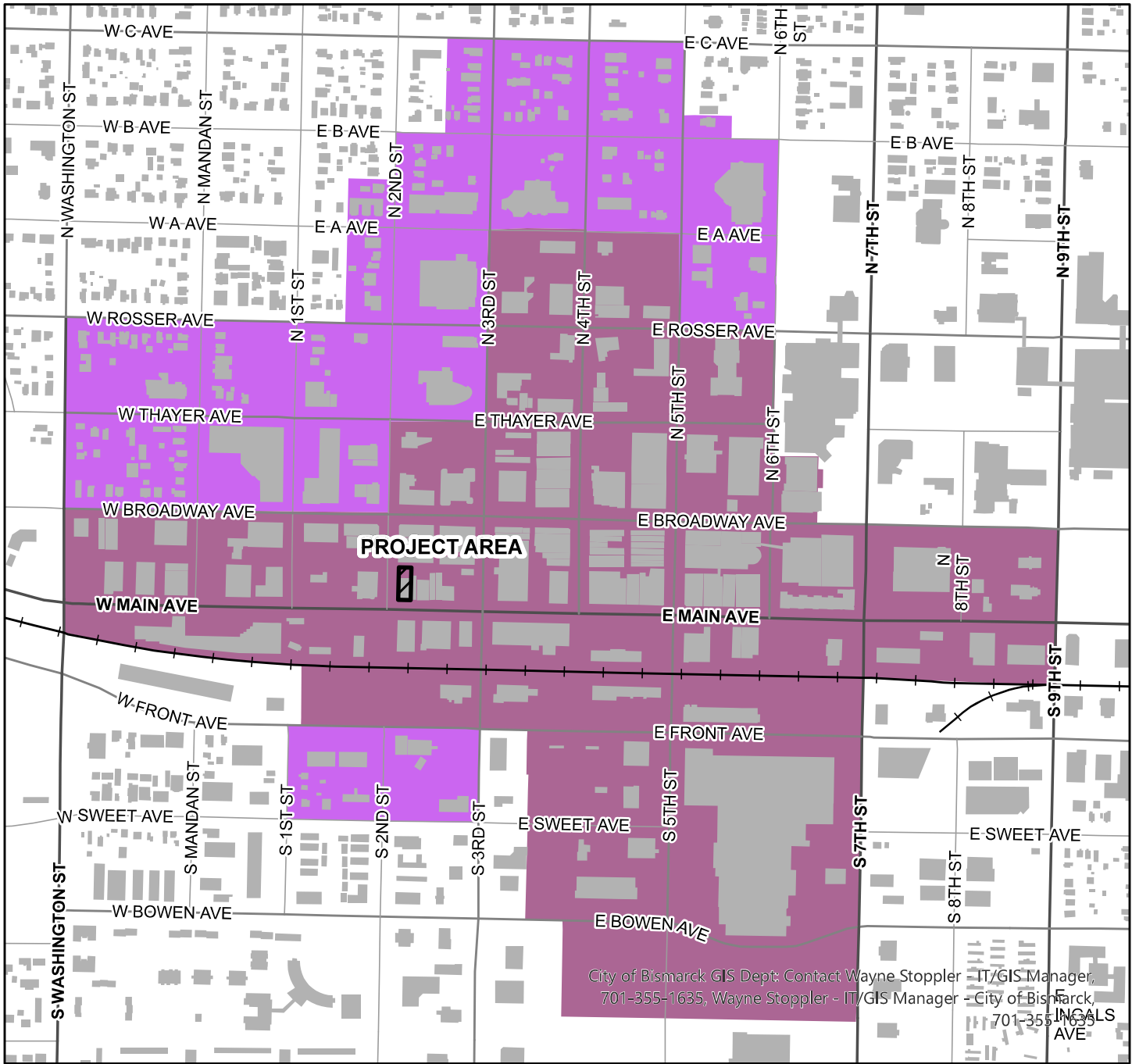
Staff report prepared by: Isak Johnson, AICP, Planner

701-355-1850 | ijohnson@bismarcknd.gov

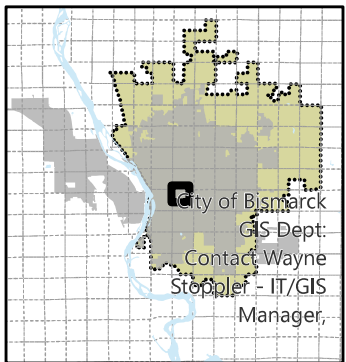


Downtown Design Review Map
NE WELLNESS WINDOW SIGNAGE

DDR2026-001



DC DOWNTOWN CORE DF DOWNTOWN FRINGE



City of Bismarck
Planning Department
May 26, 2026

This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.



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WELLNESS

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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

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
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	Daymarck, LLC	521 East Main Avenue	Lease	Completed	07/12/11	07/26/11	08/10/11	11/07/13	N/A	N/A	N/A	N/A
083-B	JLB-BIS, Inc.	217 North 3rd Street	Rehabilitation	Completed	02/21/12	02/28/12	03/12/12	11/15/12	\$350,000	\$569,954	\$113,500	\$265,000
084-B	Broadway Centre, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	02/28/12	03/12/12	07/31/14	N/A	N/A	N/A	N/A
085-B	Pine Properties, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
086-B	Pine Investment Company, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
087-B	Pine Enterprises, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
088-B	Pine Petroleum, Inc.	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
089-B	Pine Oil Company	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
090-B	Kenneth Clark and Dave Clark	106 East Thayer Avenue	Rehabilitation	Completed	07/17/12	07/24/12	07/26/12	02/07/13	\$89,000	\$95,402	\$117,800	\$197,000
091-B	Bread Poets Baking Company, LLC	106 East Thayer Avenue	Lease	Completed	07/17/12	07/24/12	07/26/12	02/07/13	N/A	N/A	N/A	N/A
092-B	Obermiller Nelson Engineering	116 North 5th Street	Lease	Completed	08/21/12	08/28/12	08/29/12	09/01/12	N/A	N/A	N/A	N/A
095-B	Hump Back Sally's, LLC	510 East Main Avenue	Lease	Completed	11/20/12	11/27/12	01/09/13	01/01/15	N/A	N/A	N/A	N/A
096-B	Faass Lavidia, LLC	510 East Main Avenue	Lease	Completed	01/15/13	01/22/13	02/21/13	09/01/13	N/A	N/A	N/A	N/A
097-B	J&G, Inc dba Red Wing Shoes	529 East Broadway Avenue	Lease	Completed	06/18/13	06/25/13	06/27/13	10/01/13	\$73,996	\$73,514	N/A	N/A
098-B	Skjonsby Unlimited, Inc.	222 West Broadway Avenue	Rehabilitation	Completed	06/18/13	06/25/13	06/27/13	12/20/13	\$72,421	\$93,607	\$41,300	\$90,000
099-B	Arikota, LP (United Printing)	306 South 1st Street	New Construction	Completed	06/18/13	06/25/13	09/18/13	11/17/17	\$3,000,000	\$3,166,484	\$0	\$2,000,000
100-B	Langan Engineering & Environmental	401 East Broadway Avenue	Lease	Completed	08/20/13	08/27/13	01/14/14	05/16/14	N/A	N/A	N/A	N/A
101-B	Kadlec Enterprises, LLC	307 North 3rd Street	Rehabilitation	Completed	09/17/13	09/24/13	09/25/13	06/14/14	\$490,051	\$412,637	\$212,400	\$550,000
102-B	Fireflour, LLC	111 North 5th Street	Lease	Completed	09/17/13	09/24/13	09/25/13	10/23/13	\$28,500	\$35,814	N/A	N/A
103-B	Norma Apartments, LLP	215 North 3rd Street	Rehabilitation	Completed	10/15/13	10/22/13	11/15/13	03/03/16	\$704,226	\$859,156	\$418,700	\$450,000
104-B	CC's Physical Therapy, LLC	100 West Broadway Avenue	Lease	Completed	03/18/14	03/26/14	04/02/14	12/10/14	N/A	N/A	N/A	N/A
105-B	Pure Skin, LLC	100 West Broadway Avenue	Lease	Completed	04/15/14	04/22/14	05/29/14	12/12/14	N/A	N/A	N/A	N/A
106-B	Broadway Centre Salon & Spa, Inc.	100 West Broadway Avenue	Lease	Completed	04/15/14	04/22/14	05/29/14	12/04/14	N/A	N/A	N/A	N/A
107-B	Lucky Ducks ND, LLC	307 North 3rd Street	Lease	Completed	05/20/14	05/27/14	05/28/14	06/15/14	N/A	N/A	N/A	N/A
108-B	George Yineman/Bismarck Realty Co.	113 South 5th Street	Lease	Completed	10/22/14	10/28/14	11/06/14	01/01/15	\$17,100	\$20,365	N/A	N/A
109-B	William F. Cleary	100 West Broadway Avenue, Suite	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

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
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	Completed	07/11/24	07/23/24	07/29/24	11/01/25	\$850,000	\$665,605	\$157,600	\$850,000
156-B	Mulloy Law, PLLC	319 North 1st Street	Lease	Completed	07/11/24	07/23/24	07/29/24	11/01/25	N/A	N/A	N/A	N/A
157-B	JAB Investments LLC	407 North 4th Street	Rehabilitation	Approved	04/09/26	04/28/26	05/06/26		\$588,973		\$787,300	\$1,230,600
158-B	Glance Spa and Salon Inc	407 North 4th Street	Lease	Approved	04/09/26	04/28/26	05/06/26		N/A	N/A	N/A	N/A
									\$106,738,218	\$109,068,715	\$28,117,080	\$113,912,600

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