



Renaissance Zone Authority

MEETING
July 9, 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. *The Title Team Parking Lot Rehabilitation | 324 North Third Street | Downtown Design Review | DDR2026-002*
5. Other Business

ADJOURN

The next regular meeting is scheduled for August 13, 2026 at 4:00 p.m. in the Tom Baker Meeting Room.

Enclosures: *Renaissance Zone Project Status Spreadsheet and Downtowners Report*

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
June 11, 2026**

The Bismarck Renaissance Zone Authority met on June 11, 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, Greg Zenker and Jon Lee.

Authority members not present were Nancy Guy and Kate Herzog.

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

Staff members present were Sandra Bogaczyk (Office Assistant II) and Daniel Nairn (Planning Director).

No guests were present.

CALL TO ORDER

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

MINUTES

The minutes of the April 9, 2026 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 9, 2026 meeting as there was no May meeting. The motion passed unanimously by voice vote with members Bakken, Doll, Duletski, Dvorak, Lee, Zenker 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.

**DOWNTOWN DESIGN REVIEW – 200 EAST MAIN AVENUE
NE WELLNESS – WINDOW SIGNAGE**

Mr. Nairn gave an overview of the staff report and stated that the applicants, NE Wellness, with the consent of the owners, are requesting Downtown Design Review approval of a window sign covering more than 25% of window openings, similar to what currently is in place at 200 East Main Avenue. Mr. Nairn described the proposed sign design and noted that due to the business providing medical services the windows and door signage can be covered up to 100% with approval by the design review committee.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommended

approval of the proposed window sign coverage for 200 East Main Avenue as presented in all submitted documents and materials.

MOTION: A motion was made by Mr. Zenker and seconded by Mr. Bakken to approve the proposed sign coverage for 200 East Main Avenue as presented in all submitted documents and materials. The motion passed with members Bakken, Doll, Duletski, Lee, Zenker and Chair Christianson voting in favor and member Dvorak voting against.

OTHER BUSINESS

UPDATE ON DOWNTOWN SECTIONS OF LAND DEVELOPMENT CODE (LDC)

Mr. Nairn summarized the status of Ordinance 6662, Land Development Code (LDC) that was approved by City Commission May 26, 2026 to be effective October 1, 2026. He summarized items specifically pertaining to the DF – Downtown Fringe district and DC – Downtown Core district to be contained in one DT– Downtown district. He projected images of the new zoning map available on the City website at bismarcknd.gov.

CHANGE IN MEMBERSHIP

Chair Christianson thanked Mr. Zenker for his excellent input and good work as a member of the Renaissance Zone Authority since July, 2018 and stated that the City appreciates his time and efforts and wished him good luck in the future.

DOWNTOWNERS EVENT

Chair Christianson suggested everyone enjoy the downtown Art and Wine Walk after the meeting ends.

ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 4:11 p.m. to meet again on July 9, 2026.

Respectfully submitted,

Sandra Bogaczyk
Recording Secretary

Jim Christianson
Chair

Project Summary

<i>Title:</i>	The Title Team Parking Lot Reconstruction and Expansion
<i>Project Type:</i>	Rehabilitation
<i>Status:</i>	Renaissance Zone Authority
<i>Property Owner(s):</i>	The Title Team
<i>Project Contact:</i>	Clint Kitzan, PE, Swenson, Hagen & Co
<i>Project Location:</i>	324 N 3rd St/207 E Rosser Avenue
<i>Applicant Request:</i>	Reconstruction and expansion of the existing parking lots around the Title Team office building
<i>Staff Recommendation:</i>	Approve



Project Narrative

The Title Team is requesting downtown design review approval of the reconstruction and expansion of the existing parking lot surrounding their office building. Some City data may show the property as two separate parcels; however, the address of 207 E Rosser Avenue, which previously contained the now demolished Kum & Go gas station, was legally combined with the parcel that contained the office building.

No changes to the exterior of the structure, itself, are being proposed. All work will consist of reconstructing existing concrete surfaces (i.e. no additional impervious surface) and introducing additional perimeter parking lot landscaping and street trees. Given the shifting positions and number of access points, it appears likely that the number of on-street parking spaces would either remain the same or increase by one or two spaces.



Figure 1: Existing site conditions

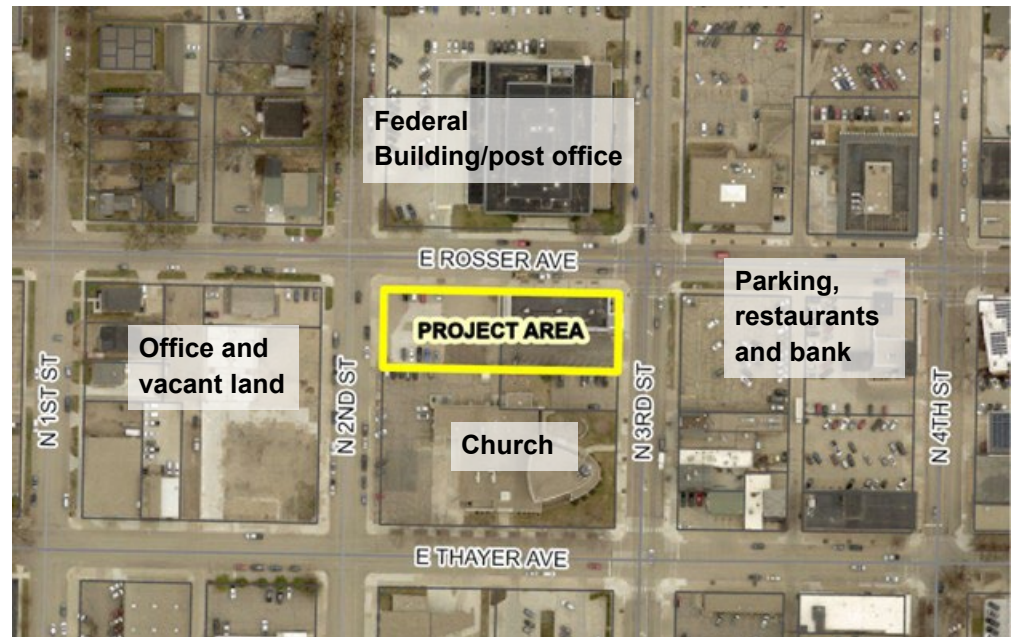
The applicant has explored other options for this site and expressed interest in using the Renaissance Zone (RZ) program. However, this block is not currently within the RZ program boundary. It was previously in the program boundary, but was removed in 2022. The applicant has noted that without the assistance of the RZ program, other potential uses of the property become financially difficult to construct.

(continued)

Project Context

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

The property is in a DF – Downtown Fringe district and across the street to DC – Downtown Core properties to the east. As such there is a variety of offices, a church, and the Federal Building/post office near the project area.



Review Standards and Findings of Fact

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

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

Yes. While parking is not required within the downtown zoning districts, the property is undergoing all relevant review processes outlined in ordinance including Downtown Design Review and Site Plan Review. Perimeter parking lot landscaping and street tree requirements are met as well, per the landscaping section of Title 14.

This project was reviewed under the pre-Land Development Code (LDC) version of Title 14. The LDC does not go into full effect until October 1, 2026; therefore, projects during the current

transitory period have the option of utilizing either the pre-LDC (current) version or the LDC version of Title 14. A review of this project under the LDC version of Title 14 may have yielded a different staff recommendation.

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

Yes. The applicant is proposing new street trees and additional perimeter landscaping in conformance with design guidelines for increasing vegetation for screen and aesthetic purposes.

Other design guidelines relate primarily to buildings and therefore are not relevant for the scope of this project.

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.

(continued)

While no work is being done to the building with this project, the project is being reviewed via the City's site plan review process to ensure conformance with relevant ordinances, codes, and guidelines of various City departments including Building Inspections, Fire, and Engineering. No insurmountable concerns have been noted so far in that review process as of this reports submission to the Renaissance Zone Authority.

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 Planning 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 parking lot reconstruction for 324 N 3rd St and 207 E Rosser Avenue as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Attachments

1. DDR Map
2. Site Plan Exhibit

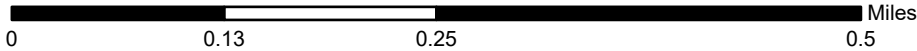
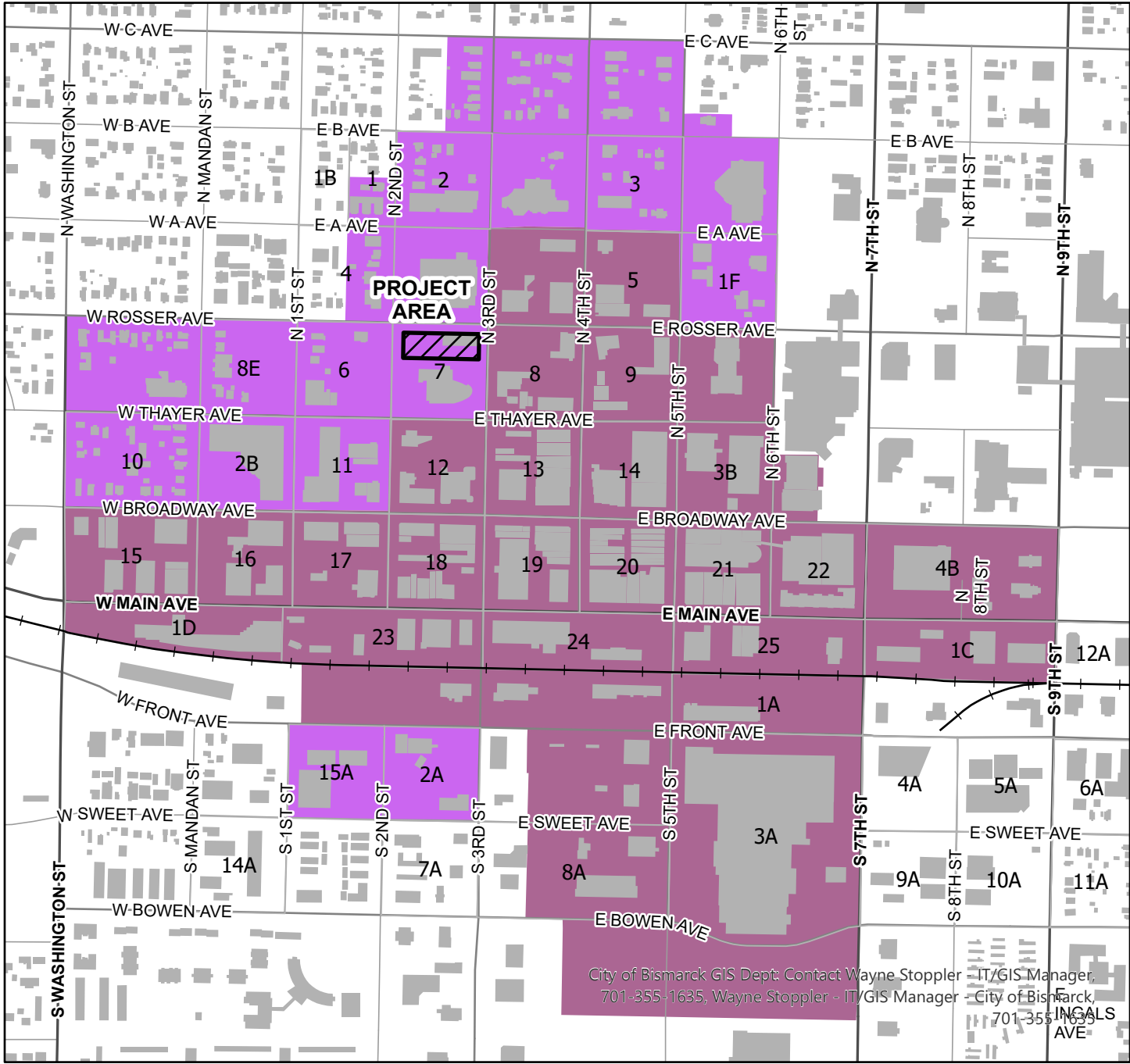
Staff report prepared by: Isak Johnson, AICP, Planner

701-355-1850 | ijohnson@bismarcknd.gov



Downtown Design Review Map
THE TITLE TEAM PARKING LOT RECONSTRUCTION

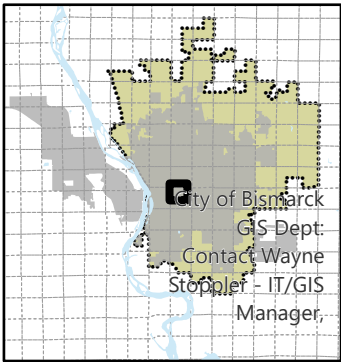
DDR2026-002



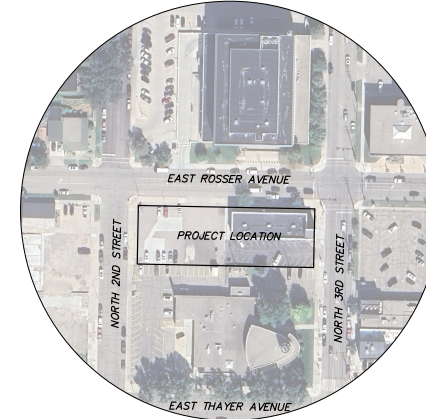
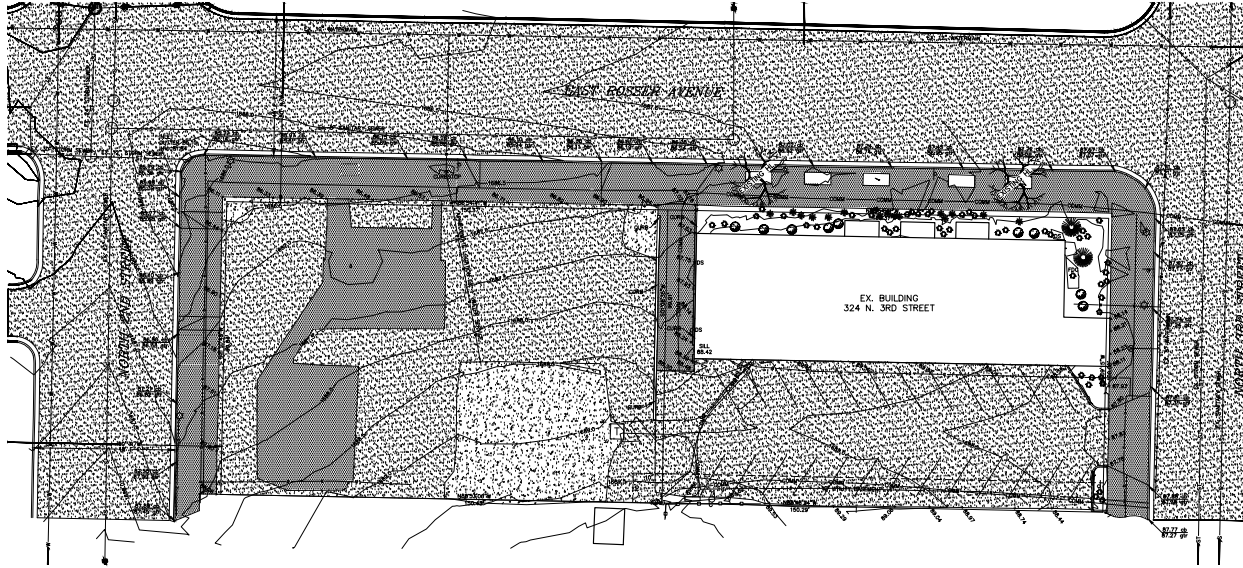
DC DOWNTOWN CORE DF DOWNTOWN FRINGE

City of Bismarck
Planning Department
June 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.



Existing



LOCATION MAP

SHEET INDEX

C1.0 EXISTING SITE CONDITIONS
C2.0 REMOVALS & EROSION CONTROL PLAN
C3.0 SITE PLAN
C4.0 LANDSCAPE PLAN

DESCRIPTION

207 EAST ROSSEY AVENUE AND 324 N. 3RD STREET
LOTS 1-4 AND 21-24 BLOCK 108 ORIGINAL PLAT
BISMARCK, NORTH DAKOTA 58503

OWNER

THE TITLE TEAM CO.
314 EAST THAYER AVENUE
BISMARCK, NORTH DAKOTA 58503
TEL: 701-751-4984
CONTACT PERSON: NICK HACKER

ZONING

ZONING - DF
LOT AREA - MIN 5,000 SF
LOT WIDTH - MIN 50 FEET
LOT COVERAGE - MAX BUILDING COVERAGE
IS 100% OF LOT AREA
FRONT YARD - MIN 0 FEET
SIDE YARD - MIN 0 FEET
REAR YARD - MIN 0 FEET
HEIGHT LIMIT - MAX PRINCIPAL BUILDING 75 FEET

SURVEY DATUM

HORIZONTAL DATUM:
NO STATE PLANE, NAD 83, SOUTH ZONE, INTERNATIONAL FEET
VERTICAL DATUM:
NAVD 88

SURVEY NOTES

THE SURVEY WAS PERFORMED AT THE REQUEST OF THE
PROPERTY OWNER.

NORTH DAKOTA ONE CALL WAS REQUESTED TO MARK UTILITIES ON
05-08-2025 AND 05-07-2025 UTILITIES WERE SURVEYED ON
05-20-25 AND 05-11-26. RECORDS OF PUBLIC SEWER AND
WATER LINES WERE OBTAINED FROM CITY RECORDS AND MAY NOT
BE AS-BUILT INFORMATION. THE LOCATION OF UTILITIES ARE
BASED ON VISUAL EVIDENCE WITHOUT EXCAVATION UNLESS NOTED
AS SUBSURFACE INVESTIGATION.

A TITLE OPINION OR COMMENT FOR TITLE INSURANCE WAS NOT
REQUESTED OR PROVIDED BY THE PARTY REQUESTING THE
SURVEY. THIS DOCUMENT MAY NOT INCLUDE COMPLETE
INFORMATION REGARDING EASEMENTS, RESERVATIONS,
RESTRICTIONS, COVENANTS, OR ENCUMBRANCES.

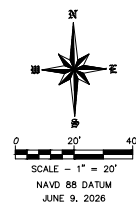
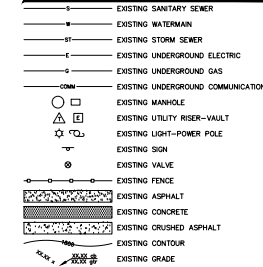
BENCHMARKS

TO BE SET AT TIME OF CONSTRUCTION

FLOODPLAIN INFORMATION

THE PROPERTY IS LOCATED WITHIN A FLOOD INSURANCE STUDY
AREA ZONE X (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO
COMMUNITY PANEL 795 OF 1025 (INDICATED), EFFECTIVE JUNE
6, 2024. COMPLETED BY FEDERAL EMERGENCY MANAGEMENT
AGENCY.

LEGEND



CALL BEFORE YOU DIG
NORTH DAKOTA
UTILITIES UNDERGROUND LOCATION SERVICE
1-800-785-0555

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**EXISTING SITE
CONDITIONS**

LOTS 1-4 AND 21-24 BLOCK 108 ORIGINAL PLAT

SWENSON, HAGEN & COMPANY P.C.

3002 Avenue Avenue
Bismarck, North Dakota 58504
New York
Land Planning
Civil Engineering
Construction Management
Phone: (701) 221-2600
Fax: (701) 221-2606



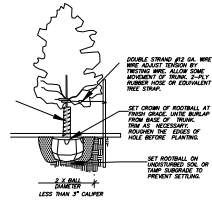
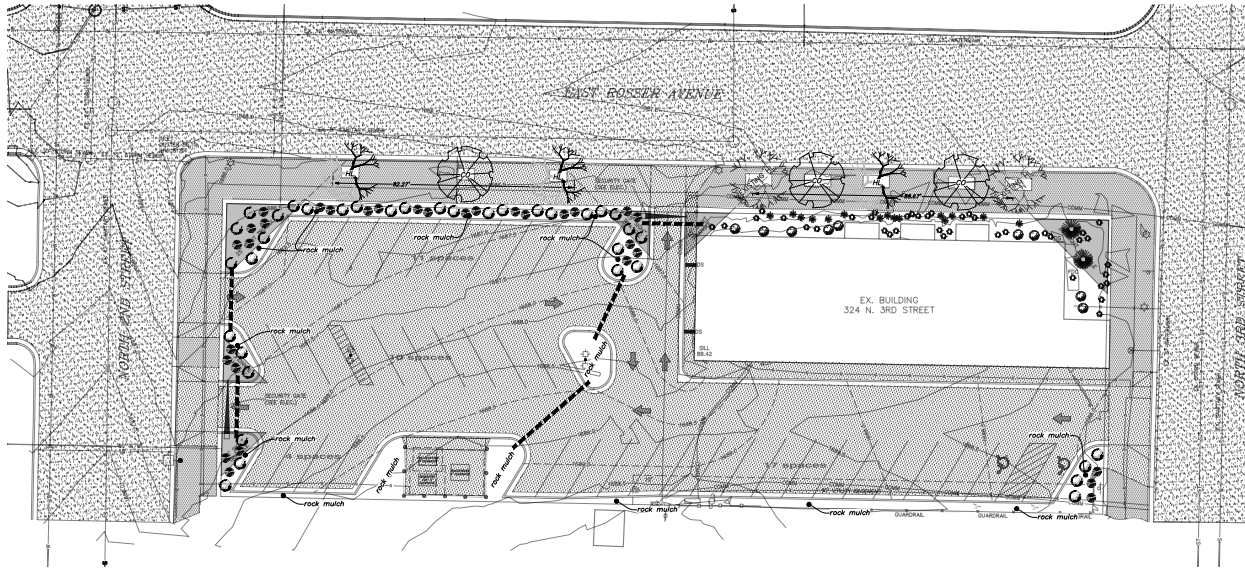
DRAWN BY: CK
CHECK BY: CK

DATE: 06-09-2026

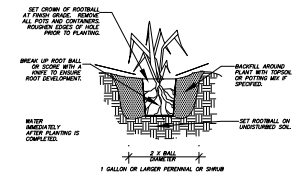
PROJECT:
COMPUTER FILE:
P:\Burlingame County,
ND\Bismarck\Original
Plat\Block 108\LOTS
21-24 BK 108.dwg

SHEET
C1.0

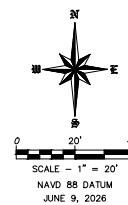
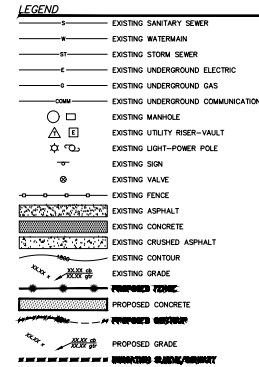
Proposed



TYPICAL FOR ALL DECIDUOUS, SINGLE-TRUNK, TREES NTS



SHRUB/PERENNIAL PLANTING DETAIL
TYPICAL FOR ALL SHRUBS AND PERENNIALS NTS



- GENERAL LANDSCAPING NOTES FOR ALL SHEETS**
- 1. ALL CONTRACTORS DESIRING TO SUBMIT BIDS FOR THIS LANDSCAPING PROJECT SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL CONDITIONS.
 - 2. PROTECT THE IMPROVEMENTS ON SITE AND ON THE ADJOINING PROPERTIES. PROVIDE BARRICADES, COVERINGS OR OTHER TYPE OF PROTECTION AS NECESSARY TO PREVENT DAMAGE AND TO SAFEGUARD AGAINST INJURY TO EXISTING UTILITIES.
 - 3. DAMAGE THAT OCCURS TO PLANTS DURING TRANSPORTATION AND INSTALLATION WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
 - 4. ALL PLANTING BEDS SHALL BE INSTALLED WITH 3" OF 2" CRUSHED ROCK MULCH WITH RANDOM DRY RIVER BEDS WITH LARGER STONE. LANDSCAPE FABRIC WITH A MINIMUM WEIGHT OF 4 OZ./SQ. YD. AND WHENEVER NECESSARY, POURED IN PLACE CONCRETE EDGING TO CONTAIN THE PLANTING BED.
 - 5. ALL LANDSCAPE PLANTINGS ARE TO BE WATERED BY THE LANDSCAPE CONTRACTOR THE SAME DAY THAT THE PLANTING OCCURS. IF WATER IS NOT AVAILABLE AT THE BUILDING, THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALTERNATIVE METHODS FOR WATERING.
 - 6. STREET TREES SHALL BE INSTALLED HAVING 3" WOOD MULCH LEVEL WITH ADJACENT CONCRETE SIDEWALK.
 - 7. CONTRACTOR SHALL PROVIDE WRITTEN WARRANTIES CONFIRMING THE FOLLOWING:
 - FURNISHED TREES GUARANTEED TO LIVE AND REMAIN STRONG, VIGOROUS, AND HEALTHY CONDITION FOR 365 DAYS MINIMUM FROM DATE LANDSCAPE INSTALLATION IS ACCEPTED AS COMPLETE.
 - 8. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND CARING FOR ALL PLANT MATERIAL AND OTHER LANDSCAPING IMPROVEMENTS UNTIL THE DATE OF FINAL INSPECTION AND APPROVAL.
 - 9. CONTRACTOR SHALL PROVIDE AND INSTALL TREE WATERING BAGS FOR BOULEVARD TREES.
- LANDSCAPING REQUIREMENTS**
- | REQUIRED INTERIOR LANDSCAPING: | PROVIDED INTERIOR LANDSCAPING: |
|---|--|
| N/A | N/A |
| REQUIRED STREET TREES: | PROVIDED STREET TREES: |
| ROSSER AVENUE
3 PER 100 FEET = 6 TREES | 8 TREES (2 EXISTING TREES IN SIGHT TRIANGLE THAT SHOULD BE DISCUSSED AMONG CITY STAFF) |
| REQUIRED PERIMETER PARKING:
CONTINUOUS HEDGE | PROVIDED PERIMETER PARKING:
CONTINUOUS HEDGE |
| REQUIRED LANDSCAPE BUFFER YARD:
N/A | PROVIDED LANDSCAPE BUFFER YARD:
N/A |
- IRRIGATION PERFORMANCE SPECIFICATION**
- 1. CONTRACTOR SHALL DESIGN AND PROVIDE A PRICE FOR TYPING INTO THE EXISTING IRRIGATION SYSTEM AND PROVIDE IRRIGATION SYSTEM ON THIS SITE FOR ALL LANDSCAPE AREAS AND FUTURE LANDSCAPE ISLANDS.
 - 2. SYSTEM SHALL BE DESIGNED FOR 100% HEAD TO HEAD COVERAGE PROVIDING AT LEAST 1" OF MOISTURE PER WEEK. OVERSPRAY SHALL BE MINIMIZED ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS. QUICK COUPLERS SHALL BE PROVIDED FOR WINTERIZATION.
 - 3. IRRIGATION CONTRACTOR SHALL MAKE ANY FIELD ADJUSTMENTS NECESSARY TO INSURE THAT THE COVERAGE IS HEAD TO HEAD. ALL CHANGES MUST BE DOCUMENTED UPON COMPLETION OF THE JOB AND AS BUILT DRAWING INCLUDING PIPE SIZES, VALVE LOCATIONS AND HEAD LOCATIONS MUST BE GIVEN TO THE OWNER OR OWNERS REPRESENTATIVE.
 - 4. IRRIGATION CONTRACTOR SHALL FOLLOW ALL RECOMMENDED PRACTICES AS SET FORTH BY THE MANUFACTURER'S SPECIFICATIONS AND THE IRRIGATION ASSOCIATION.
 - 5. IRRIGATION CONTRACTOR SHALL INCLUDE THE FIRST YEARS WINTERIZATION IN THE COST OF THE PROJECT.
- IRRIGATION CONDUITS**
- 1. CONTRACTOR SHALL INSTALL IRRIGATION CONDUITS TWO FEET BELOW FINISH GRADE ACROSS PAVED AREAS TO ISLANDS AND ACROSS DRIVEWAYS. CONDUITS SHALL BE TWICE THE SIZE OF THE LINE BEING INSTALLED. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF CONDUITS WITH MINIMUM TWO DIMENSIONS TO KNOWN SURFACE FEATURES.

PROPOSED PLANT PALETTE

SYM.	COMMON NAME	SCIENTIFIC NAME	SIZE	QNTY.
DO	ORINSON SPIRE OAK	Quercus robur 'Orinchnel'	1-1/2" Cal.	3
HL	HONEY LOCUST	Gleditsia triacanthos	1-1/2" Cal.	3
GL	GLOW GIRL BIRCH SPIREA	Spiraea betulifolia 'for Gold'	2 Gallon	36
BL	THE BLUES LITTLE BLUESTEM	Saniculastrum scoparium 'The Blues'	2 Gallon	31

EXISTING STREET TREE PALETTE

SYM.	COMMON NAME	QNTY.
HL	HONEY LOCUST	2

WARRANTY / DISCLAIMER
The material represented by these plans are a representation of the information provided to the engineer. The engineer will not be responsible for the accuracy of the information provided to the engineer. The engineer will not be responsible for the accuracy of the information provided to the engineer. The engineer will not be responsible for the accuracy of the information provided to the engineer.

SAFETY NOTICE TO CONTRACTOR
It is the responsibility of the contractor to ensure that all workers are properly trained and equipped for the work. The contractor will be responsible for the safety of all workers. The contractor will be responsible for the safety of all workers. The contractor will be responsible for the safety of all workers.

NOTICE TO CONTRACTOR
The location of existing underground utilities are shown on the drawings. The contractor will be responsible for the accuracy of the information provided to the engineer. The contractor will be responsible for the accuracy of the information provided to the engineer. The contractor will be responsible for the accuracy of the information provided to the engineer.

CALL BEFORE YOU DIG
NORTH DAKOTA
UTILITIES UNDERGROUND LOCATION SERVICE
1-800-785-0555

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REVISIONS

NO.	DESCRIPTION	DATE

LANDSCAPE PLAN
LOTS 1-4 AND 21-24 BLOCK 108 ORIGINAL PLAT

SWENSON, HAGEN & COMPANY P.C.
3002 Avenue Avenue
Bismarck, North Dakota 58101
Phone (701) 221-2600
Fax (701) 221-2606
New Service
Land Planning
Civil Engineering
Construction Management



DRAWN BY: CK
CHECK BY: CK
DATE: 06-09-2026
PROJECT:
COMPUTER FILE:
P:\Burlington County,
ND\Bismarck\Original
Plan\Block 108\LOTS
21-24 BK 108.dwg

SHEET
C4.0

BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

State ID	Applicant	Street Address	Project Type	Status	RZA Hearing	Commission Review	State Approval	Completion Date	Proposed Investment	Verified Actual Investment	Initial Building Value	Estimated Building Value w/Investment
001-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/ Improve	Completed	12/10/02	12/17/02	01/02/03	12/01/03	\$44,366	\$66,397	\$77,000	\$150,000
002-B	Dakota Building Partnership	501 East Main Avenue	Purchase w/ Improve	Completed	01/06/03	01/07/03	02/26/03	01/31/07	\$300,000	\$284,195	\$444,200	\$540,000
003-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/ Improve	Completed	02/07/03	02/11/03	04/21/03	12/31/07	\$600,000	\$618,111	\$500	\$500,000
004-B	Duemelands Commercial LLLP	301 East Thayer Avenue	Lease	Completed	07/14/03	07/22/03	09/25/03	12/01/03	N/A	N/A	N/A	N/A
005-B	John & Barbara Grinsteiner	200 North Mandan Street	Purchase	Completed	10/07/03	10/14/03	10/16/03	10/17/03	\$5,000	N/A	\$43,300	\$77,500
006-B	Woodmansee's, Inc.	114 North 4th Street	Rehabilitation	Completed	10/30/03	11/15/03	11/21/03	01/26/05	\$125,000	\$129,333	\$49,900	\$120,000
007-B	Bertsch Properties LLC	207 East Front Avenue	Rehabilitation	Completed	11/19/03	11/25/03	12/03/03	01/19/05	\$601,600	\$734,707	\$371,200	\$1,455,000
008-B	Northland Financial	207 East Front Avenue	Lease	Completed	11/19/03	11/25/03	12/03/03	09/16/04	N/A	N/A	N/A	N/A
009-B	Bertsch Properties LLC	218 South 3rd Street	Rehabilitation	Completed	11/19/03	11/25/03	12/03/03	01/20/05	\$329,150	\$378,013	\$142,300	\$840,000
010-B	Lee Enterprises Inc.	707 East Front Avenue	Rehabilitation	Completed	12/15/03	12/16/03	12/29/03	10/26/05	\$2,256,624	\$2,400,776	\$2,508,200	\$4,408,200
011-B	PJCM Partners, LLP	901/907 East Front Avenue	Rehabilitation	Completed	03/03/04	03/23/04	03/29/04	06/30/05	\$298,840	\$409,846	\$151,300	\$420,000
012-B	Gartner's Capital Shoe Hospital	302 East Thayer Avenue	Rehabilitation	Completed	05/25/04	05/25/04	06/04/04	12/06/05	\$85,000	\$103,455	\$49,900	\$125,000
013-B	AW Enterprises	216 North 2nd Street	Rehabilitation	Completed	08/10/04	08/10/04	08/18/04	06/22/05	\$208,814	\$263,473	\$173,500	\$275,000
014-B	Daryl Rosenau & Clarence 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 Heuttie 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



Renaissance Zone Authority
Downtowners Update
June 30, 2026

Business openings, updates and property ownership changes: Since March we continue to see an increase in year-over-year overall visit numbers to the Downtown zoning districts (source: [Placer.ai](https://www.placer.ai)) and an increase in a more concentrated area in and around the blocks the street fair is normally held. While we can track visitors, we cannot track exactly how much each visitor is spending. There are a number of LOIs on locations downtown and a few property ownership changes. The Noodle Zip building has also sold and the tenant has some months left on his lease, but it's our understanding that the new property owner wants to occupy the space so Noodle Zip may be looking for other locations. Wells Fargo bank in the Grand Pacific Center is moving to the old Plains Commerce Bank locations about 4 blocks away. This will open up the GPC for new tenants as the main portions of the building are fairly occupied and Wells Fargo had cut back on staff in the Bismarck-Mandan area. The building management has indicated the willingness to break up that large open space into 4 spaces, which would help with the overall pool of possible tenants. The Peacock Alley space will be under new ownership with a new name The McKenzie. This is the same ownership group that owns 1603 Main Events, Shakers on 3rd and various other locales around town. Discussions regarding Altru partnering with St. A's have been positive and we have seen Altru continue to look at increasing St. A's role in the community should they partner. This will also come with more parking discussions with the two hospitals that are currently ongoing. Changes to the City County building are imminent as the county moves all their operations to the Provident Building. Residential continues to do well downtown, with low vacancy rates. More units could be added. Hotel interest is still churning with 3 different groups. Prior to the Main Ave Construction Project, many of our restaurants were doing quite well. A month into the project and the numbers are still up over the prior year, but from the climb they were on, they've taken a bit of a hit. The road construction will definitely eat into gains that had been made since January. However the contractors are moving quickly and the parking authority is working with us on offering free 2-hour parking in the ramps adjacent to Main Ave businesses. The hope is it will be completed before the 75 days allotted and we can get back to some normal traffic.

Neighborhood Reinvestment Initiative 2026 Applications Close October 31: NRI offering low-interest loans for owner-occupied properties with values up to 300k, aged 30 years or older. Gate City Bank and Capital Credit Union have offered \$2,750,000 combined loan capacity. The goal of NRI focuses on keeping older and more affordable housing stock in good condition as building new affordable housing is difficult with our current market conditions.

Overall Business Sectors 2026 (still current): Professional services and service providers continue to do well in the downtown area and beyond. Retail and some restaurant uses are still facing a lot of uncertainty on pricing, customer trends, and staffing challenges. This continues to be called the "K-Shaped Economy". Established retail and restaurants are also now paying increased sales tax in Bismarck/Burleigh due to voter approved measures. Smaller businesses continue to struggle with rising credit card fees, rising local sales tax, and rising product costs— increasing the overall bill to the consumer. Medical services continue to be in high demand, but staffing shortages remain. CAT Bus will extend service hours which may help with various staffing issues. Please reach out with any questions.

Kate Herzog, COO
Chief Operating Officer
Downtown Business Association of Bismarck