



Regular Renaissance Zone Review Board Meeting

Thursday, February 27, 2025, at 9:00 AM

Finance Conference Room, City Hall (10 3rd Ave SW)

Any person needing special accommodation for the meeting is requested to notify the City Clerk's office at 857-4752.

1. CALL TO ORDER/ROLL CALL
2. ADOPT MEETING MINUTES
 - 2.1. ADOPT THE DECEMBER 20, 2024 MEETING MINUTES
3. RENAISSANCE ZONE APPLICATIONS
 - 3.1. FINAL APPROVAL OF CASE NO. M-71 - A REQUEST BY JAMES RYAN FOR A FIVE (5) YEAR PROPERTY TAX BENEFIT FOR THE REHABILITATION OF A COMMERCIAL (RESIDENTIAL RENTAL) PROPERTY LOCATED AT 8 4TH STREET NE.
 - 3.2. FINAL APPROVAL OF CASE NO. M-100 - A REQUEST BY MICHAEL AND RACHELLE SIAN (SPECTRUM FITNESS) FOR A FIVE (5) YEAR PROPERTY TAX BENEFIT FOR THE REHABILITATION OF A COMMERCIAL PROPERTY LOCATED AT 1915 N. BROADWAY
4. FACADE IMPROVEMENT PROGRAM APPLICATIONS
 - 4.1. REQUEST BY AARON BOFENKAMP AND MIRANDA NICHOLS FOR A CONTRACT AMENDMENT TO ADD AN ADA-PUSH BUTTON DOOR FOR UP TO \$3,750.00 AND APPROVE A THREE-MONTH TIME EXTENSION FOR CASE NO. FI-12 LOCATED AT 11 E. CENTRAL AVE.
 - 4.2. FACADE IMPROVEMENT PROGRAM - FEBRUARY 2025 FUND BALANCE
5. OTHER BUSINESS
6. NEXT SCHEDULED MEETING
 - 6.1. NEXT MEETING: MARCH 27, 2025 @ 9:00 A.M.
7. ADJOURNMENT

On December 20, 2024, a Renaissance Zone Review Board Meeting of the Minot Renaissance Zone Review Board was held in the Finance Conference Room, City Hall (10 3rd Ave SW). called the meeting to order at 08:30 AM.

1. CALL TO ORDER/ROLL CALL

Members Present: Pete Hugret, Pat Bailey, Christine Staley, Mark Lyman, Tom Alexander, Amy Rogers, Jill Wald.

Members Absent: Jason Bentley, Betty Fedorchak, Tonia Vitko, Tyler Neether.

2. ADOPT MEETING MINUTES

2.1. ADOPT MEETING MINUTES OF OCTOBER 24, 2024

The motion to Adopt the October 24, 2024 Meeting Minutes was initiated by Lyman seconded by Wald. Mr. Bailey asked that the minutes be corrected to state that he was present for this meeting. The motion carried by the following roll call vote: ayes: Pete Hugret, Pat Bailey, Christine Staley, Mark Lyman, Tom Alexander, Amy Rogers, Jill Wald; nays: None. Motion adopted.

3. RENAISSANCE ZONE APPLICATIONS

3.1. CONSIDER FINAL APPROVAL OF M-105 (BOOMTOWN ENTERPRISES) - 117 WEST CENTRAL AVENUE

Mr. Billingsley presented the case to the Board and explained that the applicant has met all of the minimum criteria to receive a five year property tax abatement. The Board held a short discussion and asked a couple of questions about the history of the application. Applicant Kristen Boen was present.

The motion to Approve the Final Approval of M-105 was initiated by Renaissance Zone Board Member Tom Alexander seconded by Jill Wald and carried by the following roll call vote: ayes: Pete Hugret, Pat Bailey, Christine Staley, Mark Lyman, Tom Alexander, Amy Rogers, Jill Wald; nays: None.

4. FACADE IMPROVEMENT PROGRAM APPLICATIONS

4.1. PROGRAM UPDATE

Mr. Billingsley presented on the facade improvement program status. The Board Members had a discussion. No action was taken.

5. OTHER BUSINESS

5.1. ECONOMIC DEVELOPMENT COMMITTEE

Mr. Billingsley explained that the City Council recently appointed an Economic Development Committee that is looking at all economic development programs available in the City. The Committee was formed in November and is meeting every other Friday. Alderman Pitner stated that the Committee has been listening to informational presentations and doesn't expect to take any action until sometime in early 2025. Mr. Billingsley stated that the meetings are open to the public and broadcasted on the City's social media outlets. Informational only. No action was taken.

5.2. APPOINT A CHAIR AND VICE-CHAIR FOR 2025 MEETINGS

The Board Members discussed appointing a new Chair and Vice-Chair. Vice-Chair Bailey was nominated to be the new Chair and Christine Staley was nominated to be the new Vice-Chair.

The motion to appoint Pat Bailey as Chair and Christine Staley as Vice-Chair was made by Lyman and seconded by Wald and carried by the following roll call vote: ayes: Pete Hugret, Pat Bailey, Christine Staley, Mark Lyman, Tom Alexander, Amy Rogers, Jill Wald; nays: None. Motion adopted.

6. NEXT SCHEDULED MEETING

6.1. NEXT MEETING - THURSDAY, JANUARY 23, 2025

A discussion ensued on meeting start times. Some members have a problem making it to the meeting on-time. The Board agreed to push back the meeting start time to 9:00 am starting in January.

7. ADJOURNMENT

With no further business, Chairman Hugret adjourned the meeting at 9:15 am.

TO: To Whom It May Concern

FROM: Brian Billingsley, Community Development Director

DATE: February 27, 2025

SUBJECT: FINAL APPROVAL OF CASE NO. M-71 - A REQUEST BY JAMES RYAN FOR A FIVE (5) YEAR PROPERTY TAX BENEFIT FOR THE REHABILITATION OF A COMMERCIAL (RESIDENTIAL RENTAL) PROPERTY LOCATED AT 8 4TH STREET NE.

I. RECOMMENDED ACTION

Recommend approval of a five-year property tax benefit.

II. DEPARTMENT CONTACT PERSONS

Brian Billingsley, Community Development Director, 701-857-4022

III. DESCRIPTION

A. Background

This case received conditional approval on March 21, 2013. The applicant wrapped up rehabilitation work in December 2024.

B. Proposed Project

This project involves a rental house located within the renaissance zone that sustained flood damage in 2011.

C. Recommendation Detail

Staff has inspected the property and found the applicant has completed the project. The applicant was required to spend \$13,750 in improvements. The applicant has submitted \$14,988 in invoices and canceled checks.

IV. IMPACT

VI. ALTERNATIVES

Table this matter and request more information from staff or the applicant.

1. 8 4th St. NE
Ramstads 2nd Addition, west ½ Lot 7, Block 3
2. James Ryan and Ardeth Stevens
3. James Ryan
[REDACTED]
[REDACTED]
[REDACTED]
4. Rental until time of flood.
5. Lot 50'x75, 3750 sq.ft.
House 1560 sq.ft.
Basement 26x30
Main Floor 26x30
2nd Floor 26x30
6. N/A
7. Rehabilitation
8. Owned since 2008 for \$80000
9. July 2011 – December 2012
- 10-12.

Heat and air	\$12000
Plumbing	\$ 5000
Electrical	\$13000
Cabinets and appliances	\$ 6000
Insulation	\$ 3500
Dry wall	\$ 3500
Carpentry	\$ 7000
Fencing	\$ 2500
Painting	\$ 4000
Refinishing	\$ 3000
Deconstruction	<u>\$ 7000</u>
	\$66500
13. Restored value \$140000
14. This is a rental property that is valued at \$27500. 50% of that value is \$13750. Total cost of the renovation is \$66500 which more than exceeds the 50% value.
15. Estimated value of local tax exemption over 5 years \$10,000-\$12,000.
16. See attached.
17. See attached.
18. Applicant is seeking a property tax exemption.

1. Address: 8 4th St. NE; beside former GEM Credit Union, now a flower shop and half block from Sweet and Flour Patisserie
2. James Ryan and Ardeth Stevens, husband and wife.
3. James Ryan [REDACTED]
4. Rental until time of flood.
5. Lot 50'x75; Top floor 3 bedrooms and bath 26'x26'; main floor entry, stairs, kitchen, dining and living room 26'x26; basement 26'x26 finished, utility room, full bath, family room.
6. One rear hallway wall removed into kitchen area to increase kitchen area and show stain glass in outside window. Cistern room converted to bathroom in basement.
7. Owned since 2008.
8. 2008 purchase at 80,000; \$115,000 current?
9. July 2011 – December 2012; \$60-65,000.
10. Upstairs repainted and floors sanded; main floor completely gutted, rewired, floors sanded, foam insulated, period wood paneling and wood work installed, painted in period colors of era (1915) stair and entry carpet, all new kitchen cabinetry and appliances, storm doors; basement walls re finished with cement, ceiling and interior walls sheet rocked, new bathroom in former cistern room, rewired, new utility room to house laundry, new furnace and new air conditioning, floor repaired, all surfaces painted.
11. Replace damaged fencing and landscape lawn; remove damaged trees, support sagging porch, replace floor boards on porch where needed.
12. Heat and air 12000; Plumbing 5000; electrical 13000; cabinets and appliances 6000; insulation 3500; dry wall 3500; carpentry 7000; fencing 2500; Painting 4000; refinishing 3000; deconstruction 7000.
13. Restored value 140000
14. ?
15. Estimated value of tax exemption over 5 years 10,000-12,000?
16. Paid
17. Applied for evidence current
18. Property tax exemption

Minot
 PLUMBING & HEATING
 524 37th Ave. SW
 Minot, ND 58701
 www.MinotPlumbingHeating.com
 Phone: 701-838-8612
 Fax: 701-838-8626

Invoice

Number	Date
S26768	04/30/13

BILL TO: # 107488

JAMES RYAN
 67 43RD ST NORTH
 BALFOUR ND 58712

SERVICE PERFORMED AT:

JAMES- RENTAL RYAN
 8 4TH ST. NE
 MINOT ND 58703

Site # : 107488-001

Return this portion with payment

Amount Paid: _____

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
04/05/13	31651		KS	30		APR721

DESCRIPTION

Ran gasline for stove.
 Installed new Toto white toilet and seat.
 Installed (5) shut off valves to fixtures.
 Installed new continous waste & p-trap to sink.
 Material/tax \$295.49
 Labor \$1138.50.

\$ 1433.99

TOTAL \$ 1,433.99

NOTE: Payment due upon completion of work- Please pay from this invoice.
 We accept credit card payments! Call us at 838-8612 to transfer your balance.
 Interest 1.5% per Month on Unpaid Balance.

MINOT PLUMBING & HEATING CO., INC.

524 - 37th Ave. SW • Minot, ND 58701
Phone (701) 838-8612 • Fax (701) 838-8626
www.minotplumbingheating.com

December 8, 2022

RE: James Ryan

To Whom It May Concern:

We performed work as described on invoice for the amount of \$1433.99 in 2013. That was was paid in full by Mr. Ryan at time of service.

Sincerely,

Heather Hall

Office Manager



Established 1906

PROPOSAL

AH1 ANDERSON ROOFING, INC.

701-838-1501 • P.O. Box 3405 • Minot, ND 58702

James Williams • Estimator
701-818-8843

Office Hours
7:00 AM to 6:00 PM

PROPOSAL NO.

SHEET NO.

DATE

Nov 10 2024

PROPOSAL SUBMITTED TO:

NAME

JAMES RYAN

ADDRESS

8 4th ST SE.
MINOT ND 58701

PHONE NO.

626 2278

WORK TO BE PERFORMED AT:

ADDRESS

Bld # 8,900 + 1800. OSB

DATE OF PLANS

ARCHITECT

R-erog

MARK

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

- ☒ Complete removal of existing roofing materials.
Multiple layer tear off-will incur extra charges:
Clean up and haul to landfill.
- ☒ Apply Weatherwatch snow & ice barrier where needed:
Valleys, eaves, rakes and vent areas
- ☒ Apply Synthetic Underlayment
- ☒ Apply new sewer and air vent covers and boots
- ☒ Apply new metal roof edging if needed
- ☒ Apply new Shingles
- ☒ Apply new ridge cap to match
- ☒ Clean up, magnetize, and apply final sealants
- ☒ Color choice by owner:

1 Layer.

100% Ice & Water barrier

CLASS 3 ATLAS PINNACLES

☒
☐
☐

Pristine Heather

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workman-like manner for the sum of

\$4,400 down (paid) MJA MJA

\$4,500 final paid Nov 25th 2024 Dollars \$ 8,900.00

with payments to be made as follows. 40% Down - Balance due upon completion.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Respectfully submitted

Mark Curran

NOTE: This proposal may be withdrawn by us if not accepted within 90 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature X

Date Paid in full Nov 25, 2024 Signature

MJA.

12/9/24, 10:51 AM

STAR REWARDS CHECKING 0101 Check #2660

JAMES T. RYAN ARDETH K. STEVENS 87 43RD ST N BALEFOUR, ND 58712		2660 77-7807/2813 BROCH	
Pay to the Order of	<i>Anderson Roofing</i>	Date	<i>11-25-24</i>
	<i>Per thousand five hundred and no cents</i>	\$	<i>4,500.00</i>
		Dollars	
TOWN & COUNTRY CREDIT UNION 200 S. 1ST AVE. SUITE 100 BALEFOUR, ND 58712 WWW.TOWNANDCOUNTRYCU.ORG		<i>James Ryan</i>	
For	<i>#8 roofing</i>		
⑆291378871⑆ 00224151492⑈ 2660			

CREDIT TO THE ACCOUNT OF THE WITHIN 60 DAYS
ABSENCE OF ENDORSEMENT
TOWN & COUNTRY CREDIT UNION
MINOT, NORTH DAKOTA

Town and Country CU
291378871
11/25/2024 1:53 PM
909600240012046

about:blank

North Star Community Credit Union

November 19 2024

James T. Ryan
James T. Ryan Lic. RYA-50-9434
67 43rd St. N
BALFOUR, ND 58712
7016262278

13250
77-7877/2013

11-15 20 24

PAY TO THE ORDER OF Anderson Roofing \$ 4,400⁰⁰
Four thousand four hundred and DOLLARS
no cents



NORTHSTAR COMMUNITY CREDIT UNION
P.O. Box 1987
Minot, ND 58702-1987

FOR St 8 Shingling James Ryan

⑆ 291378774⑆ 00020115910⑆ 3250

North Star Community Credit Union

November 19 2024

Town and Country CU
291378871
11/15/2024 5:47 PM
908600240021039

CREDIT TO THE ACCOUNT
OF THE WITHIN NAMED
ABSENCE OF ENDORSEMENT GUARANTEED
TOWN & COUNTRY CREDIT UNION

James T. Ryan
James T. Ryan Lic. RYA-50-9434
67 43rd St. N
BALFOUR, ND 58712
7016262278

13250

77-7877/2013

11-15 20 24

PAY TO THE ORDER OF Anderson Roofing \$ 4,400⁰⁰

Four thousand four hundred and

no cents



DOLLARS

NORTHSTAR COMMUNITY CREDIT UNION

P.O. Box 1987
Minot, ND 58702-1987

FOR St 8 Shingling James Ryan

⑆ 291378774⑆ 00020115910⑆ 3250

CREDIT TO THE ACCOUNT
OF THE WITHIN NAMED
ABSENCE OF ENDORSEMENT GUARANTEED
TOWN & COUNTRY CREDIT UNION

check-images-1732022309612.pdf

Town and Country CU
291378871
11/15/2024 5:47 PM
908600240021039

11/19/24, 7:18 AM

about:blank

Invoice

Larson Electric Inc
PO Box 418
Minot, ND 58702

DATE	INVOICE #
5/13/2013	161

BILL TO
James Ryan 67 43rd St N. Balfour, ND 58712

PAID
01/27/2014

P.O. NO.	TERMS	PROJECT	LOCATION
469	1% 10 Net 30	Finish #8 4th St NE	#8 4th St. NE

QTY	DESCRIPTION	RATE	AMOUNT
26	Tamper Resistant 15 Amp Recept.	1.65	42.90
15	S.P. Switch	1.10	16.50
8	3-Way Switch	1.90	15.20
2	4-Way Switch	12.35	24.70
5	Tamper Resistant GFI Receptacle	16.50	82.50
	WR-TR GFI Recept.	19.18	19.18
2	Bell #5101-0	5.35	10.70
2	In-Use Cover Weatherproof	11.11	22.22
3	Smoke Detectors	18.90	56.70
25	Recessed Fixture Trim	10.49	262.25
25	65BR30 Floodlamp	2.30	57.50
2	Round cut in box	2.40	4.80
3	4" Square Deep Box	2.89	8.67
1	4" square blank metal covers	0.79	0.79
100	T-Nuts	0.15	15.00
40	#4 bare cu	1.74	69.60
2	Waterpipe Ground Clamp	7.35	14.70
10	1/2" romex connectors	1.25	12.50
25	P-8 Cover	0.50	12.50
7	P-1	0.50	3.50
2	P-1-1-1	0.75	1.50
5	P-1-1	0.67	3.35
1	P-1-8	0.67	0.67
1	5747 Wiremold Box	8.22	8.22
1	90Degree Cord-End	9.65	9.65
1	Jar Light	8.12	8.12
2	Plastic blank plate	0.50	1.00
1	Chime Kit	19.96	19.96
1	Surface 4W Dryer Receptacle	12.99	12.99
1	Single 15Amp/125V Receptacle	1.78	1.78
1	Raco P-0	4.61	4.61
4	Raco P-8	4.61	18.44
1	6' Baseboard Heater	64.05	64.05
1	4' Baseboard Heater	57.22	57.22

Thank you for your business.

Total

Invoice

Larson Electric Inc
PO Box 418
Minot, ND 58702

DATE	INVOICE #
5/13/2013	161

BILL TO
James Ryan 67 43rd St N. Balfour, ND 58712

PAID
01/27/2014

P.O. NO.	TERMS	PROJECT	LOCATION
469	1% 10 Net 30	Finish #8 4th St NE	#8 4th St. NE

QTY	DESCRIPTION	RATE	AMOUNT
2	Baseboard Thermostat	31.32	62.64
1	Raco GFI Cover	4.61	4.61
3	Ground Screw	0.47	1.41
1	1/2" offset nipple	4.63	4.63
1	1/2" Chase Nipples	0.89	0.89
8	QO 115 Breaker	12.50	100.00
9	QO 120 Breaker	12.50	112.50
1	QO 220 Breaker	22.00	22.00
2	QO 230 Breaker	28.00	56.00
1	AC Disconnect	17.00	17.00
5	QO 115 Arc-Fault Breaker	70.56	352.80
1	QO 120 Arc-Fault Breaker	70.56	70.56
3	Low Voltage Mounting Bracket	4.11	12.33
1	Stack Switch 2-Single Pole	8.84	8.84
3	Crimp-On Co-Ax End	1.02	3.06
3	Combo Telephone/TV Plates	6.32	18.96
6	1/2" Carflex	1.50	9.00
3	1/2" Carflex Connector Straight	3.10	9.30
29.5	Labor	68.00	2,006.00
17.5	Apprentice Labor @ 48.00 Per Hour	36.00	630.00
1	City Permit	35.00	35.00
1	State Certificate	154.00	154.00
Thank you for your business.		Total	\$4,655.50

[illegible]

Minot Plumbing

Larsen Electric

\$4,656.00
\$10,672.00

Canavello
fence
deck
windows
woodwork
Ralph's Plumbing-toilet

Planned renovations before January 1, 2023	
Canavello deck	\$2,000.00
window installation	\$350.00
woodwork	\$550.00
materials	\$2,000.00
Hauf Construction porch roof	\$2,200.00

Author	Year	Findings
Halloran	1996	no record

Floor sand & Verathane	1600
9-rooms	1400
finish	800
exterior painting	

Hirschfelds-
Paintsupplies

\$165.00
\$7.00
\$128.00
\$199.00

City of Minot

Planning Department

~~May 9, 2013~~

Department of Community Services
Attn: Andrea Pfenning
PO Box 2057
Bismarck, ND 58502-2057

RE: M-71 Renaissance Zone Project Completion

Dear Andrea:

The Renaissance Zone Review Board conditionally approved the above-mentioned project in February of 2013. On May 9, 2013, a review and inspection of the project by me was conducted. Following the inspection, I found the project was complete and able to begin the 5-year clock for a property tax exemption on the building, including improvements but not land. The project is complete as of May 9, 2013 to begin the income tax exemptions also.

I have reviewed the property and declare that the final cost of the projects have exceeded the 50% requirement as well as the estimated cost of completion supplied by the property owner.

Best regards,

Donna J. Bye
City Planner

c: Correspondence file
City Manager
Applicant

★ The Magic City ★

PO Box 5006 • Minot, North Dakota 58702-5006 • (701) 857-4100 • Fax (701) 857-4130

City of Minot

Assessor's Office

DATE: 11/14/2012

TO: Donna Bye, City Planner

FROM: Kevin Ternes, City Assessor



REFERENCE: Renaissance Zone Prospective Project located at 8 4th St NE, application by James Ryan and Ardeth Stevens.

We have been asked to provide some property tax information on the current and estimated future assessment of a proposed building project that would be located at 8- 4th St NE, Minot ND. The property tax assessment for 2012 is \$6,600 on the land and \$20,900 on the building for a total 2012 assessment of \$27,500. The property taxes for the building alone for 2012 are estimated at \$300 so it could be estimated that a total of \$1,500 over the 5 year period will not be collected if the exemption is granted.

An estimate of the new project's building assessment after the completion of the remodel would be approximately \$155,000 which would be about \$145,000 True and Full Value on the building or about \$2,100 per year in estimated property taxes after the 5 year period of renaissance zone exemption. It would be less than one year after the exemption expires to recover the revenue not collected during the exemption period.

Please remember it is difficult to project values and tax rates into the future.
We are available for further questions.

DATE: February 13, 2025

TO: Renaissance Zone Review Board

FROM: Ryan Kamrowski, City Assessor

REFERENCE: Renaissance Zone Project located at 8 4th ST NE, application by James Ryan

I have been asked to confirm the completion of improvements detailed in the Renaissance Zone Application M-71.

It is in my opinion that the improvements have been substantially completed and cost of said improvements exceed the minimum requirements for approval of the Renaissance Property Tax Exemption.

The Project met these requirements back in 2014. The tax exemption amount applied to the property for the 2025-2029 will be the amount that would have been applied at the time of substantial completion in 2014. An \$80,000 reduction to the True and Full Valuation will be placed on the property for 2025-2029.

TO: To Whom It May Concern

FROM: Brian Billingsley, Community Development Director

DATE: February 27, 2025

SUBJECT: FINAL APPROVAL OF CASE NO. M-100 - A REQUEST BY MICHAEL AND RACHELLE SIAN (SPECTRUM FITNESS) FOR A FIVE (5) YEAR PROPERTY TAX BENEFIT FOR THE REHABILITATION OF A COMMERCIAL PROPERTY LOCATED AT 1915 N. BROADWAY

I. RECOMMENDED ACTION

Recommend final approval to the City Council.

II. DEPARTMENT CONTACT PERSONS

Brian Billingsley, Community Development Director, 701-857-4022

III. DESCRIPTION

A. Background

This project was granted conditional approval on June 27, 2021. Rehabilitation work wrapped up in April 2024.

B. Proposed Project

This project involved a complete rehabilitation of a commercial building.

C. Recommendation Detail

City staff have confirmed that the applicant has completed all the work and should have the benefit approved. The applicant was required to spend at least \$280,000 on improvements. The applicant submitted qualifying invoices and canceled checks in the amount of \$341,987.

IV. IMPACT

VI. ALTERNATIVES

Table this item and request more information from staff or the applicant.



Minot Renaissance Zone

Planning Department

Office Address: 1025 31st St. SE

Mailing Address: PO Box 5006

Minot, ND 58702

planner@minotnd.org

Phone- (701) 857.4122

Fax- (701) 857.4130

Applicant Information

Applicant(s) Michael + Rachelle Sian

Business Spectrum Fitness Inc

If Business, type of Entity S Corp

Address 1915 N. Broadway

City Minot State ND Zip 58703

Phone 509-2260 Email spectrumfitnessminot@gmail

Social Security Number [REDACTED]

Federal Tax ID Number [REDACTED]

Project Location

Legal Description Anderson's S/D E 315' of

South 700.5' sec 11-155-83

Address 1915 N. Broadway

City Minot Renaissance Zone Block

Current Use of Property Spectrum Fitness

Spectrum School of Massage

Project Description

Brief Project Description 2990 sq ft addition
to the back (west) side. Directly
behind existing building, will house
fitness. Current building to be
remodeled internally to meet the
needs of massage school

Type of Project

- ☒ Commercial
☐ Residential
☐ Utility Infrastructure
Project (UIP)

Type of Investment

- ☒ Purchase Only
- To include new construction
☐ Lease Only
☐ Purchase with
Major Improvements
- Applies only to
commercial projects
☒ Rehabilitation Only
☒ Commercial
- Must be 50% of true
and current value
☐ Residential
- Must be 20% of True
and current value
☐ Historical Preservation
and Renovation

Requested Tax Exemptions

- ☒ Personal Income
☐ Investment Income
☒ Property Tax Exemption
☐ Historic Tax Credits

Square Footage Calculations

Lot	<u>331' x 80'</u>	3rd Floor	
Building (Total)	<u>166' x 46'</u>	4th Floor	
Basement	<u>N/A</u>	5th Floor	
1st Floor	<u>166' x 46' all</u>	6th Floor	
2nd Floor	<u>166' x 46' back</u>	7th Floor	

Revised March 2014

FOSSCO
1615 12th ST SW
Minot, ND 58701

ADDRESS
Spectrum Fitness

Estimate 1125

DATE 04/03/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	Estimate for construction of addition: frame and sheet exterior Frame Interior walls framed Materials and labor Shingled roof, metal soffits Materials and labor	1	135,000.00	135,000.00
	Sales	Exterior finished	1	35,000.00	35,000.00
	Sales	Interior drywall and paint	1	28,800.00	28,800.00
	Sales	Electrical	1	45,000.00	45,000.00
	Sales	Plumbing estimated for new baths	1	35,000.00	35,000.00
	Sales	Hvac est	1	35,000.00	35,000.00
	Sales	Interior finishes Materials and labor	1	22,000.00	22,000.00
	Sales	Flooring and installation	1	15,000.00	15,000.00
	Sales	DOES NOT INCLUDE AND CONCRETE OR EXTERIOR PARKING LOT REPAIR	1	0.00	0.00

TOTAL \$350,800.00

Accepted By

Accepted Date

Date of Acquisition _____ Current True and Full Value \$ _____

Work to be Done

Estimated Costs

Total Estimated Cost

Current True and Full Value

Estimated Value After Improvements

Estimated Start Date June 22 Estimated Completion Date 6-8 months

If this is a UIP, project is the applicant a Renaissance Zone Project?

☐ Yes ☒ No

a) To be considered a Renaissance Zone project, the project would need to take place in the Renaissance Zone and be a utility company.

b) If this is a property owner affected by a UIP not participation in a Renaissance Zone project, is the property owner in the Renaissance Zone? ☐ Yes ☐ No

Is this project a lease?

☐ Yes ☒ No

a) What type of lease? ☐ New ☐ Expansion ☐ Continuation ☐ Leasehold Improvement

If this is an expansion, what is the additional square footage of the expansion? _____

b) If it is a lease project, does it involve the relocation of a business from one location in the city to the Renaissance Zone or from one zone property to another zone property? ☐ Yes ☐ No

Does this project involve historical preservation or renovation?

☐ Yes ☒ No

a) For projects that involve historical preservation or renovation, but are not part of a rehabilitation project, provide a description of the work and the estimated costs. A letter of approval from the Historical Society is required to claim any historical tax credits either on a rehabilitation project or renovation.

b) Information for historical properties may be obtained by contacting the Historical Society at: (701) 323-2666

Is the project being funded by a Renaissance Fund Organization?

☐ Yes ☒ No

If yes, describe the type and amount of financing and name of the Renaissance Fund Organization

Provide the estimated state and local tax benefit to the taxpayer for 5 years (applies to all projects)

Total State Tax Benefit for five (5) years \$ 0

Total Property Tax Benefit for five (5) years \$ 94,752.00 per accountant see attachment

Total Non-Participating Owner Tax Credit \$ _____

Is the entity subject to the financial institution tax (N.D.C.C. 57.35.3)?

☐ Yes ☐ No

If yes, total state tax benefit for 5 years \$ _____

Office Only

Zone Authority and City Documentation

Date of Approval or Conditional Approval _____ (date)

Provide a copy of minutes or other supporting documentation that indicates the formal approval by the approving entity

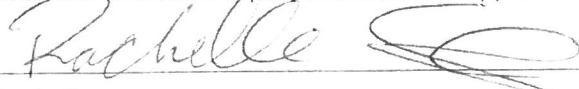
Identify from the Development Plan the specific criteria used to approve the project

NOTE: The DCS reserves the right to reject a zone-approved project or to continue negotiating its approval. When a project is approved by the DCS, the local zone authority will be notified in writing.

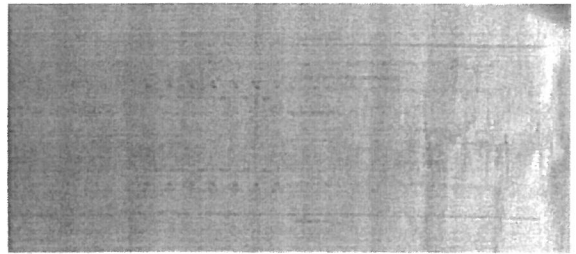
If after a project is approved and the property changes hands or a replacement project is approved during the five year exemption period, the DCS does not need to approve the transfer or the replacement project. The zone authority, however, must notify the DCS of the change and provide the applicable information about the new homeowners, business, and/or investor tax would affect the exemption approved.

Once the project is completed, DCS must be informed by email, fax or letter of the exact date of completion, and project number before the final letter of approval can be issued.

On historical renovations/rehabilitations documentation from the Historical Society approving the final restorations must be submitted to DCS prior a final letter of approval can be issued.

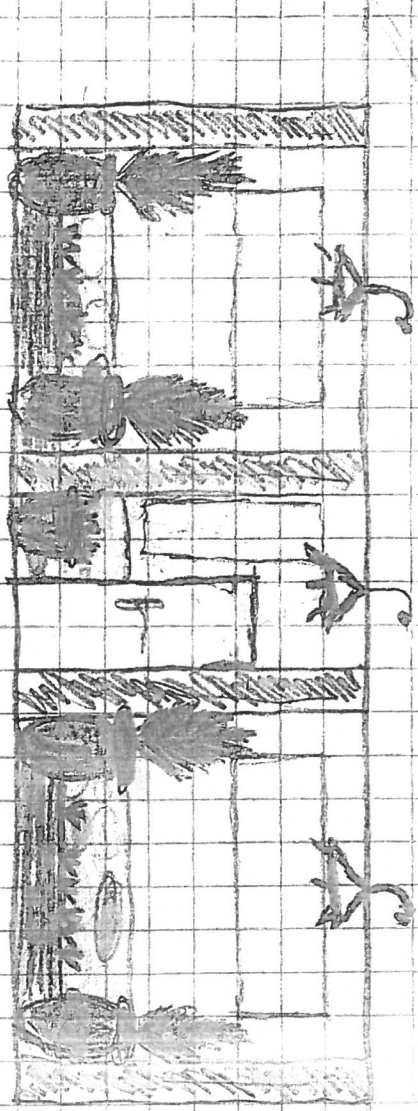

Signature

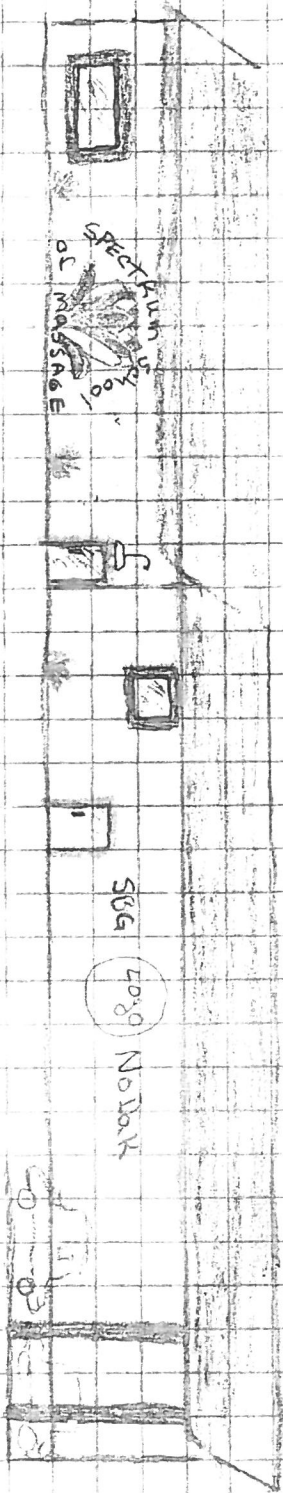
4-4-23
Date



Handwritten text, possibly a signature or initials, located in the center of the page. The text is written in a cursive or script style and is somewhat faint.

Mini Cedar Pine 3'
Sally's working for Cedar Supply





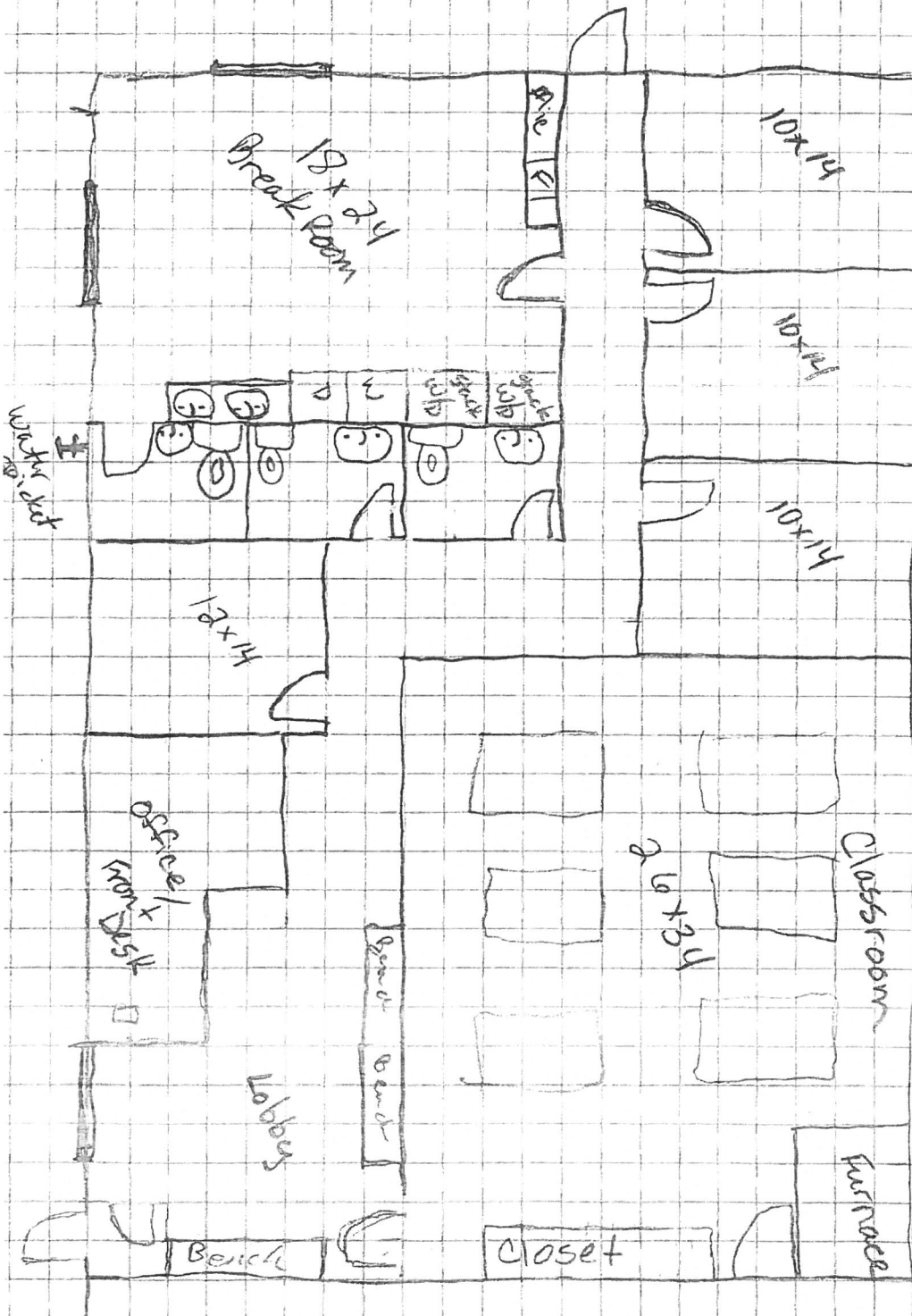
New
↓

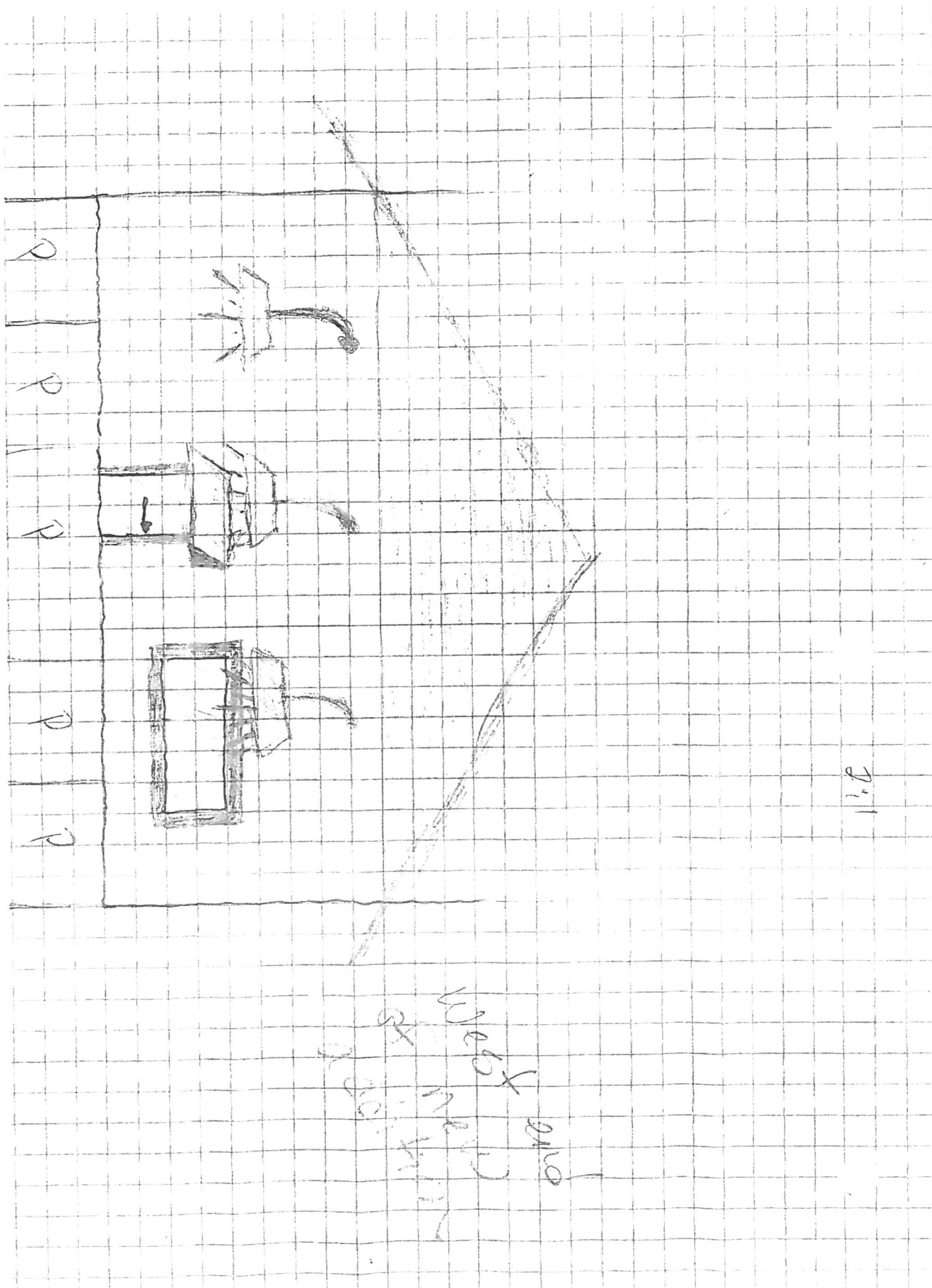
existing
↓

South
side

5'11"

New Addition Massage School Floor Plan







Minot Renaissance Zone

Planning Department

Office Address: 1025 31st St. SE

Mailing Address: PO Box 5006

Minot, ND 58702

planner@minotnd.org

Phone- (701) 857.4122

Fax- (701) 857.4130

Renaissance Zone Project Checklist:

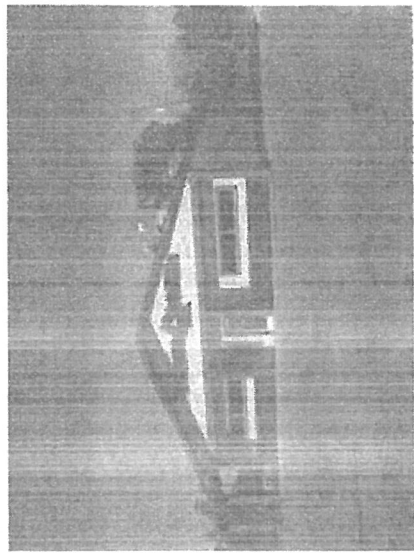
office use

- ☐ ☐ ☒ For residential projects provide evidence that the home purchased is the taxpayer's primary residence.
- ☐ ☐ ☒ If property is currently a vacant lot, provide evidence that it was previously developed.
- ☐ ☐ ☒ Provide a "Letter of Clearance" from State Historical Society if seeking Historic tax credits.
- ☐ ☒ 4) Provide an estimated start and completion date for the project (must follow approval by DCS)
- ☐ ☒ 5) Include site plans, building plans and colored renderings of the elevation of the building.
- ☐ ☒ 6) Provide a break out of capital improvements. *see cost breakdown attached*
- ☐ ☒ 7) Provide documentation that the project cost meets the City's minimum criteria.
- ☐ ☒ 8) Provide the estimated state and local tax benefit to the taxpayer for five years (see your accountant)
- ☐ ☒ 9) Provide copies of receipts showing proof local real estate taxes have been paid (Ward Co. Treasurer 701-857-6426)
- ☐ ☒ 10) Provide evidence that the applicant is current on state taxes - Certificate of Good Standing from the State Tax Commissioner (1-800-638-2901) - May take a few weeks.
- ☐ ☒ 11) Provide current True and Full Value (contact City Assessor 701-857-4160)

Comments:

The original plan was to do 2 stories. However, due to parking, we have redrawn the plan as 1 story. The existing building will stay fitness. New addition will be housing. 2 short. Fitness side should require 15 spots + school 3 spots. The owners park under the awning along the south side of existing building. These spots are drawn in. We are asking the City to approve these 2 spots and would need an 11 spots meeting the 10 spot requirement.

*Please attach all necessary documents for approval.



PN MI11.006.010.0060
 Deed SIAN PROPERTIES, LLC
 Contract
 Address 1915 N BROADWAY, MINOT
 Map Area Commercial
 Route Number 000-000-000
 Legal ANDERSON'S S/D E375' OF SOUTH
 700.5' SEC 11-155-83

Section 11006
 Township 0060
 Range 010
 Loc. / Class Urban / Commercial

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres
SqFt X Rate						26,967.00	0.619
Sub Total						26,967.00	0.619
Grand Total						26,967.00	0.619

Residential Dwelling	
Occupancy	NONE
Style/Yr/Bl	NONE
TLA/GLA	Ttl Rms
Bsmt/Attic	
Heat/AC	
Bsmt Finish	0/ 0/ 0
Ttl Bdrms	Fireplaces
Condition	Grade
Plumbing	Garage

	PrYr 2021	PrYr 2020	PrYr 2019
Land	\$0	\$0	\$0
LandC	\$189,000	\$189,000	\$189,000
Dwelling	\$0	\$0	\$0
Impr	\$339,000	\$354,000	\$346,000
Total	\$528,000	\$543,000	\$535,000
Sale Amount	Sale Date	Recording	
\$350,000	07/14/2017	3010320	
\$0	06/03/2016	2998088	

Concrete Block Building	103	Recreation/Fitness Center Use, Partitioned [4738]	46
Canopy [140]	14	10	14

**WARD COUNTY TREASURER**PO BOX 5005
Minot, ND 58702**TAX RECEIPT**
*** ORIGINAL ***Clerk: Nikki Warath
Batch Number: 20220208-000352

Today's Date: 03/18/2022

Received from: RACHELLE SIAN

Receipt#	Payment Date	Tax Year	Tax ID#	Stmnt#	General Taxes		Special Assessments		Less Discount	Total Amount
					Tax	P&I	Tax	P&I		
291304	02/08/2022	2021	MI110060100060	21276	8,851.93	0.00	0.00	0.00	442.60	8,409.33
SIAN PROPERTIES LLC 412 11TH ST NW MINOT ND 58703					TAX YEAR 2021 PAID IN FULL LOCATION: 1915 BROADWAY N DISTRICT: MI 01 SCT: 11 TWN: 155 RNG: 83 ANDERSON'S S/D E 375 S 700.5 L 6 BLK 1 S11-155-83 *** SEE ASSESSOR FOR COMPLETE LEGAL ***					
TOTAL:					\$8,851.93	\$0.00	\$0.00	\$0.00	\$442.60	\$8,409.33

Payment Type	Doc#	Description	Amount
CHECK	0190768038/	RACHELLE SIAN	8,409.33
TOTAL:			8,409.33

Sian Properties LLC

	<u>1915 N Broadway</u>
Current Assessed Value 2021	\$ 528,000.00
Estimated Improvement Cost	\$ 600,000.00
Property Value After Improvements	\$ 1,128,000.00
2021 Effective Tax Rate	1.68%
Annual Tax Estimate	18,950.40
	<u>5</u>
5 Year Estimated Savings	\$ 94,752.00

Erin Berg
Dakota Tax

Mike Mueller

From: [REDACTED]
Sent: Tuesday, July 18, 2023 11:00 AM
To: Mike Mueller
Subject: New payment request from FOSSCO LLC - invoice 1013
Attachments: schedule of vlaues.xlsx

CAUTION: The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

INVOICE 1013 DETAILS

FOSSCO LLC

DUE 07/10/2023

\$70,000.00

Review and pay

Powered by QuickBooks

Hi Mike,

Attached is a schedule of values which should match up with original estimate and shows where this draw comes from.

Please let me know you recieved and if that works I will use for all draws going forward.

Thanks
Paul
[REDACTED]

Bill to

Spectrum Fitness

Terms

Due on receipt

Draw

\$70,000.00

Construction Draw

General Costs

Concrete slab to date

Materials for shell and framing labor

1 X \$70,000.00

Balance due

\$70,000.00

Contact FOSSCO LLC to pay.

Review and pay

FOSSCO LLC

If you receive an email that seems fraudulent, please check with the business owner before paying.





United Community Bank

925 20th Ave. SW
Minot ND 58701

RETURN SERVICE REQUESTED

FOSSCO LLC
1615 12TH ST SW
MINOT ND 58701-6113

Statement Ending 07/31/2023

Page 1 of 6

Managing Your Accounts

	Phone	(701) 839-3500
	Telebanking	(701) 839-6000
	Online	www.ucbnd.com
	Mailing Address	925 20th Ave. SW Minot, ND 58701

Summary of Accounts

Account Type	Account Number	Ending Balance
BUS SELECT	[REDACTED]	[REDACTED]

BUS SELECT-5210001122

Account Summary

Date	Description	Amount	Description	Amount
07/01/2023	Beginning Balance	[REDACTED]	Minimum Balance	[REDACTED]
	5 Credit(s) This Period	\$112,198.32		
	42 Debit(s) This Period	\$134,390.49		
07/31/2023	Ending Balance	[REDACTED]		

Deposits

Date	Description	Amount
07/18/2023	Deposit	\$3,235.00
07/18/2023	Deposit	\$70,000.00
07/25/2023	Deposit	\$38,963.32

Electronic Debits

Date	Description	Amount
07/06/2023	I BANKING XFER DR INTERNET XFR TO BUS SELECT XXXXXX3452	\$1,000.00
07/07/2023	ACH Payment PAYROLL PAYROLL	\$83.12
07/07/2023	ACH Payment PAYROLL PAYROLL	\$989.04
07/07/2023	ACH Payment PAYROLL PAYROLL	\$1,007.50
07/12/2023	ACH Payment FARMERSMUTUALNE WEB PAYMNT	\$298.00
07/12/2023	I BANKING XFER DR INTERNET XFR TO BUS SELECT XXXXXX3452	\$100.00
07/13/2023	I BANKING XFER DR INTERNET XFR TO BUS SELECT XXXXXX3452	\$800.00
07/17/2023	ACH Payment IRS USATAXPYMT	\$890.88
07/19/2023	ACH Payment AMEX EPAYMENT ACH PMT	\$1,000.00

Member
FDIC





United Community Bank

DEPOSIT SLIP		DEPOSITOR	DATE
United Community Bank		Sign Properties	07/18/23
ACCOUNT NUMBER			
FOR FORTS LLC			
DATE 07-18-23			
DEPOSIT TYPE			
TOTAL DEPOSIT		\$ 70,000.00	
MICR LINE			

#0000 07/18/2023 \$70,000.00

Mike Mueller

From: FOSSCO LLC [REDACTED]
Sent: Monday, July 31, 2023 9:46 PM
To: Mike Mueller
Cc: [REDACTED]
Subject: New payment request from FOSSCO LLC - invoice 1025
Attachments: draw 2.xlsx

CAUTION: The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

INVOICE 1025 DETAILS

FOSSCO LLC

DUE 07/30/2023

\$40,000.00

Review and pay

Powered by QuickBooks

Hi Mike,

Disregard the other email. i was looking at original estimated and I sent that last one from my old account. I converted to LLC so this one is correct.

Thanks
Paul

Bill to

Spectrum Fitness

Terms

Net 30

Services

Exterior walls framed and sheeted,
roof sheeted,
dried in and loaded with roofing
Interior walls in progress
materials on site

1 X \$40,000.00

\$40,000.00

✓ Funds transferred
Aug 17, 2023

OK PDR RACHELLE
FROM LOC 131060
TO FOSSCO LLC CHECKING
5210001122

Balance due \$40,000.00

Contact FOSSCO LLC to pay.

Review and pay

FOSSCO LLC

1615 12th ST SW Minot, ND 58701 US

officefossco@gmail.com

If you receive an email that seems fraudulent, please check with the business owner before paying.



© Intuit, Inc. All rights reserved.

[Privacy](#) | [Security](#) | [Terms of Service](#)



United Community Bank

925 20th Ave. SW
Minot ND 58701

RETURN SERVICE REQUESTED

FOSSCO LLC
1615 12TH ST SW
MINOT ND 58701-6113

Statement Ending 08/31/2023

Page 1 of 8

Managing Your Accounts

	Phone	(701) 839-3500
	Telebanking	(701) 839-6000
	Online	www.ucbnd.com
	Mailing Address	925 20th Ave. SW Minot, ND 58701

Summary of Accounts

Account Type	Account Number	Ending Balance
BUS SELECT	[REDACTED]	\$7,273.41

BUS SELECT-5210001122

Account Summary

Date	Description	Amount	Description	Amount
08/01/2023	Beginning Balance		Minimum Balance	-\$26,557.96
	8 Credit(s) This Period	\$180,590.52		
	48 Debit(s) This Period	\$177,333.06		
08/31/2023	Ending Balance	\$7,273.41		

Deposits

Date	Description	Amount
08/03/2023	Deposit	\$25,000.00
08/04/2023	Deposit	\$16,725.00
08/11/2023	Deposit	\$4,594.25
08/11/2023	Deposit	\$18,449.25
08/17/2023	Deposit	\$40,000.00
08/22/2023	Deposit	\$40,000.00
08/24/2023	Deposit	\$10,822.02
08/25/2023	Deposit	\$25,000.00

Electronic Debits

Date	Description	Amount
08/01/2023	ACH Payment NDTAX TAX PYMT	\$167.00
08/01/2023	ACH Payment SBA EIDL LOAN PAYMENT	\$234.00
08/01/2023	ACH Payment SBA EIDL LOAN PAYMENT	\$936.00
08/02/2023	ACH Payment AMEX EPAYMENT ACH PMT	\$2,500.00
08/02/2023	I BANKING XFER DR INTERNET XFR TO BUS SELECT XXXXXX3452	\$700.00
08/04/2023	ACH Payment PAYROLL PAYROLL	\$49.86
08/04/2023	ACH Payment PAYROLL PAYROLL	\$1,007.50

Member
FDIC



FOSSCO LLC

[REDACTED]

[REDACTED]

INVOICE

BILL TO
Spectrum Fitness

INVOICE 1026
DATE 08/21/2023
TERMS Due on receipt
DUE DATE 08/21/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Services	shell packagedraw framing completed, windows installed EIFS started	1	25,000.00	25,000.00

Contact FOSSCO LLC to pay.

BALANCE DUE

\$25,000.00

Funds transferred

Aug 25, 2023

KAW

8/25/23
FROM SIM-LOC 131060
TO FOSSCO CHECK# 5210001122

United Community Bank

DDA CREDIT TRANSACTIONS

ACCOUNT TITLE

DATE Aug 17, 2023 Fund From Star Paper TRANS CODE 012

DRAWN BY Star Paper SIGNATURE Star Paper ACCOUNT NUMBER [REDACTED]

NAME FOSSCO LLC SIGNATURE [REDACTED] AMOUNT \$ 40,000.00

SIGNATURE

10 Opening Deposit	27 Checking Check Payment
03 Force Check Deposit	30 Overdraft Charge Reversal
12 Deposit	41 Checking Deposit Transfer
19 Closing Deposit	

#5555-0150#

#0000 08/17/2023 \$40,000.00

United Community Bank

DDA CREDIT TRANSACTIONS

ACCOUNT TITLE

DATE Aug 17, 2023 Fund From Star Paper TRANS CODE 012

DRAWN BY Star Paper SIGNATURE Star Paper ACCOUNT NUMBER [REDACTED]

NAME FOSSCO LLC SIGNATURE [REDACTED] AMOUNT \$ 2,500.00

SIGNATURE

10 Opening Deposit	27 Checking Check Payment
03 Force Check Deposit	30 Overdraft Charge Reversal
12 Deposit	41 Checking Deposit Transfer
19 Closing Deposit	

#5555-0150#



BRAVERA
BANK

PO Box 2197
Bismarck, ND 58502

Access your statements anytime,
anywhere with eStatements.
Get enrolled: bravera.bank/estatemnts

CONVENIENCE

Date 10/31/2023

Page 1 of 5

Enclosures

15

8355276

Fossco LLC
1615 12th St SW
Minot ND 58701

Text message scams are circulating and posing as Bravera. If you receive a text message that asks you to click on a link, do not click and delete the message immediately.

CHECKING ACCOUNT

Account Title: Fossco LLC

BUSINESS BASICS

Account Number XXXXXXXXXXXX1122
Previous Balance 9,840.13
6 Deposits/Credits 270,710.00
33 Checks/Debits 101,670.49
Service Charge .00
Interest Paid .00
Ending Balance 129,079.64

Number of Enclosures 15
Statement Dates 10/10/23 thru 10/31/23
Days in the statement period 22
Average Ledger 81,286.98
Average Collected 68,886.98

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$.00	\$345.00
Total Returned Item Fees	\$.00	\$.00

Deposits and Additions

Date	Description	Amount	Refe
10/13	Transfer from x3452 to x1122	30,000.00	
10/16	Transfer from x3452 to x1122	36,000.00	
10/20	DEPOSIT	72,000.00	
10/23	DEPOSIT	70,000.00	
10/25	Inv #1029	62,500.00	
	Spectrum fitness to Fossco LLC		
10/27	REFUND UNITED FIN CAS	210.00	
	PPD FOSSCO LLC		

SEE REVERSE SIDE FOR IMPORTANT INFORMATION



INVOICE

BILL TO
Spectrum Fitness

INVOICE
DATE 10/16/2023
TERMS Due on receipt
DUE DATE 10/16/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Draw	building shell exterior shell stucco complete and soffit partially installed, material on site. Interior shell, framing complete, drywall installed on ceiling, insulation is on delivery for this week and drywall delivery to follow	1	62,500.00	62,500.00

Contact FOSSCO LLC to pay

BALANCE DUE

\$62,500.00

FROM LOC 131060
Saw for.
TO CRACKING
5210061122
FOSSCO, LLC

**BRAVERA**

BANK

PO Box 2197
Bismarck, ND 58502Access your statements anytime,
anywhere with eStatements.
Get enrolled: bravera.bank/estatement**CONVENIENCE**

Date 12/29/2023

Page 1 of 6

Enclosures

21

8493308

Fossco LLC
1615 12th St SW
Minot ND 58701**CHECKING ACCOUNT**

Account Title: Fossco LLC

BUSINESS BASICS

9 Deposits/Credits	259,510.79
46 Checks/Debits	216,975.51
Service Charge	.00
Interest Paid	.00

Number of Enclosures	21
Statement Dates	12/01/23 thru 12/31/23
Days in the statement period	31
Average Ledger	43,127.61
Average Collected	41,529.75

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$30.00	\$375.00
Total Returned Item Fees	\$1.00	\$1.00

Deposits and Additions

Date	Description	Amount	Refe
12/08	Transfer from x6544 to x1122	500.00	
12/11	DEPOSIT	18,175.02	
12/12	Reverse Paid Item Fee	30.00	
12/12	Reverse Paid Item Fee	30.00	
12/12	MANUAL CREDIT	68,333.08	
12/19	DEPOSIT	5,970.00	
12/19	DEPOSIT	30,000.00	
12/22	LOC adv 131060 to Fossco per MTM	134,514.00	
12/28	DEPOSIT	1,958.69	

SEE REVERSE SIDE FOR IMPORTANT INFORMATION



8

Mike Mueller

From: FOSSCO LLC
Sent: Friday, February 2, 2024 4:47 PM
To: Mike Mueller
Subject: Invoice - Reminder: Your payment to FOSSCO LLC is due
Attachments: draw7.xlsx

CAUTION: The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

INVOICE 1042 DETAILS

FOSSCO LLC

DUE 01/30/2024

\$90,000.00

Review and pay

Powered by QuickBooks

Dear Spectrum Fitness,

We're sending a reminder to let you know that invoice 1042 has not been paid. If you already paid this invoice or have any questions, let us know!

Have a great day!
FOSSCO LLC

Bill to

Spectrum Fitness

FROM SIM PRO LLC 131060 Done 2.6.24
TO FOSSCO CHECKING 803345Z

Terms

Due on receipt

Services

\$90,000.00

Draw to date,
flooring complete, ceiling in progress, doors installed, trim outs started

1 X \$90,000.00

Balance due \$90,000.00

Contact FOSSCO LLC to pay.

Review and pay

FOSSCO LLC

[Redacted]
[Redacted]

If you receive an email that seems fraudulent, please check with the business owner before paying.



© Intuit, Inc. All rights reserved.

[Privacy](#) | [Security](#) | [Terms of Service](#)



BRAVERA
BANK

PO Box 2197
Bismarck, ND 58502

Access your statements anytime,
anywhere with eStatements.
Get enrolled: bravera.bank/estatements

CONVENIENCE

Date 2/29/2024

Page 1 of 2

Enclosures

8721137

Paul Foss
DBA Fossco
1615 12th St SW
Minot ND 58701

CHECKING ACCOUNT

Account Title: Paul Foss
DBA Fossco

BUSINESS BASICS

Account Number [REDACTED]
Previous Balance [REDACTED]
5 Deposits/Credits 104,630.00
16 Checks/Debits 104,274.23
Service Charge .00
Interest Paid .00
Ending Balance [REDACTED]

Number of Enclosures 0
Statement Dates 2/01/24 thru 2/29/24
Days in the statement period 29
Average Ledger 3,335.40
Average Collected 3,335.40

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$60.00
Total Returned Item Fees	\$0.00	\$0.00

Deposits and Additions

Date	Description	Amount	Ref
2/01	Transfer from x1122 to x3452	100.00	
2/06	Reverse Paid Item Fee	30.00	
2/06	Per Rachelle, per MTM	90,000.00	
2/13	Transfer from x1122 to x3452	14,000.00	
2/20	Transfer from x1122 to x3452	500.00	

Checks and Withdrawals

Date	Description	Amount	Ref
------	-------------	--------	-----

SEE REVERSE SIDE FOR IMPORTANT INFORMATION



9

FOSSCO LLC



INVOICE

BILL TO
Spectrum Fitness

INVOICE 1051
DATE 04/02/2024
TERMS Due on receipt
DUE DATE 04/02/2024

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Draw	Building interior and exterior inspected and passed, completion of all contract items	1	54,487.00	54,487.00

Contact FOSSCO LLC to pay.

BALANCE DUE

\$54,487.00

4/18/24
Funds from LOC Sian
to FOSSCO DDA
KRW



DATE: January 24, 2025

TO: Renaissance Zone Review Board

FROM: Ryan Kamrowski, City Assessor

REFERENCE: Renaissance Zone Project located at 1915 N. Broadway, application by Sian Properties, LLC.

I have been asked to confirm the completion of improvements detailed in the Renaissance Zone Application M-100.

It is in my opinion that the improvements have been substantially completed and cost of said improvements exceed the minimum requirements for approval of the Renaissance Property Tax Exemption.

June 27, 2021

Jonathan Rosenthal
City of Minot
PO Box 5006
Minot, ND 58702-5006

Dear Mr. Rosenthal:

The purpose of this letter is to give approval to the following Minot Renaissance Zone project:

Project 100-M – Purchase (new construction) by Spectrum Fitness at 1915 N. Broadway. This property is located in Block 1E of the City of Minot's Renaissance Zone. Once the city has verified that the work has been completed, the date must be communicated to the Division of Community Services for final approval and designation of the five-year business or investment income exemption period.

Note: Prior to final approval, an estimate of state income tax and local property tax benefits must be provided and a signed Business Incentive Agreement must be submitted. The Business Incentive Agreement can be found at <http://www.commerce.nd.gov/uploads/4/sfn59686businessincentiveagreementsaveable.pdf>.

Sincerely,



Rikki Roehrich
Deputy Director
Division of Community Services



DATE: April 22, 2022

TO: Jonathan Rosenthal, Economic Development Administrator

FROM: Ryan Kamrowski, City Assessor

REFERENCE: Renaissance Zone Prospective Project located at 1915 N. Broadway, application by Michael & Rachelle Sian d.b.a. SIAN PROPERTIES, LLC.

I have been asked to provide some property tax information on the current and estimated future assessment of a building at 1915 N. Broadway. The 2022 True and Full assessment is \$560,000. The building assessment portion is \$371,000 and the estimated taxes on the building amount for 2022 are \$6,300.

If the project were to receive approval under the renaissance zone exemption, the estimated True and Full Value on the building after completion of construction and through the 5 year exemption period would be approximately \$761,000. The estimated taxes on this amount for the building would be about \$12,800 per year. If the renaissance application were approved, approximately \$64,000 would not be collected over 5 years of tax exemption.

Please remember it is difficult to project values and tax rates into the future and if the completed building becomes different than proposed, estimates could change

Please reach out to my office for any further questions.

TO: To Whom It May Concern

FROM: Brian Billingsley, Community Development Director

DATE: February 27, 2025

SUBJECT: REQUEST BY AARON BOFENKAMP AND MIRANDA NICHOLS FOR A CONTRACT AMENDMENT TO ADD AN ADA-PUSH BUTTON DOOR FOR UP TO \$3,750.00 AND APPROVE A THREE-MONTH TIME EXTENSION FOR CASE NO. FI-12 LOCATED AT 11 E. CENTRAL AVE.

I. RECOMMENDED ACTION

Recommend approval of an amendment of up to \$3,750 of additional funding to the contract dated March 19, 2024; and approve a three-month time extension to complete the work specified in the contract.

II. DEPARTMENT CONTACT PERSONS

Brian Billingsley, Community Development Director, 701-857-4022

III. DESCRIPTION

A. Background

The contract for this facade improvement forgivable loan was executed on March 19, 2024. The contract is set to expire on April 30, 2025.

B. Proposed Project

The applicant was approved for a double facade improvement in the amount of \$130,554.00. The upper floor windows have since been replaced. The Central Avenue storefront is scheduled to be completed in the spring.

C. Recommendation Detail

The applicant's project was approved prior to the City Council requiring the installation of an ADA push-button door, with a cost estimate of \$5,000.00. The applicant is requesting a contract amendment that would reimburse 75% of the push-button door's expense. The applicant is also asking the Renaissance Zone Review Board to grant a three-month time extension to complete the storefront and push-button door improvements, which would expire on July 31, 2025.

IV. IMPACT

VI. ALTERNATIVES

Table this item and request more information from staff or the applicant.

City of Minot

Economic Development Division

Application for City of Minot Façade Improvement Program

Office Address: 1025 31st St SE

Mailing Address: PO Box 5006

Minot, ND 58702

Email: jonathan.rosenthal@minotnd.org

(701) 420-4524

APPLICANT INFORMATION

<u>AARON BOFFENKAMP</u> Building Owner	<u>14 W CENTRAL AVE. MINOT</u> Address	<u>Y</u> Primary Contact?
<u>[REDACTED]</u> Phone	<u>[REDACTED]</u> Email	
<u>MIRANDA NICHOLS</u> Applicant (if different)	<u>14 W CENTRAL AVE MINOT</u> Address	<u>N</u> Primary Contact?
<u>[REDACTED]</u> Phone	<u>[REDACTED]</u> Email	
Is the applicant a subsidiary or direct/indirect affiliate of any other organization? Yes ☐ No ☒		

GENERAL INFORMATION

<u>11 E CENTAL AVE</u> Building Address	<u>CBD</u> Property Zoning
Year building was built and (approximate) dates of any exterior changes? <u>1926 - UNSURE OF ANY CHANGES THEREAFTER</u>	
Is the property currently occupied? ☒ Yes ☐ No	
If no, what is the current use of the property?	

Please list each occupant of the facility in question, together with a description of the business use, their percentage of occupancy of the facility to be financed, and include a copy of their lease.

<u>INSURANCE</u>	<u>33</u>	<u>6 mo.</u>		
Occupant 1 Business Type	%Occupancy	Lease Term	Current Jobs	Proposed Jobs
<u>THERAPY</u>	<u>25</u>	<u>6 mo.</u>		
Occupant 2 Business Type	%Occupancy	Lease Term	Current Jobs	Proposed Jobs
<u>HEALING</u>	<u>25</u>	<u>6 mo.</u>		
Occupant 3 Business Type	%Occupancy	Lease Term	Current Jobs	Proposed Jobs

ADDITIONAL PROPERTY OWNER INFORMATION: list all additional property owners below

Additional Property Owner 1	Address
Phone	% Ownership
Additional Property Owner 2	Address
Phone	% Ownership
Does any individual person or organization not listed above hold any interest in the property, directly or indirectly? Yes ☐ No ☒	

REQUIRED SUBMISSION MATERIALS

Letter from licensed roofing contractor, architect, or engineer of 10-year roof life (with Photos)

Proof of ownership and legal description

Submit clear 5 X 7 inch photo(s) or digital images by email (preferred) of the entire façade, including separate photos of any details to be repaired, removed, etc.

Submit/attach a copy of Minot Assessors Property Card

Submit copies of any historic photos or blueprints of the property (electronic preferred or 5 X 7 or larger)

Drawings of existing façade, if available. Walk through examination with the staff

Drawings of proposed façade changes. (Conceptual Drawings or Plans of Proposed Work)

CUST# 3883 INV# 17529

City of Minot

Economic Development Division

Office Address: 1025 31st St SE

Mailing Address: PO Box 5006

Minot, ND 58702

Email: jonathan.rosenthal@minotnd.org

(701) 420-4524

Application for City of Minot Façade Improvement Program

APPLICANT INFORMATION

Building Owner	Address	Primary Contact?
Phone	Email	
Applicant (if different)	Address	Primary Contact?
Phone	Email	
Is the applicant a subsidiary or direct/indirect affiliate of any other organization? Yes No		

GENERAL INFORMATION

Building Address	Property Zoning
Year building was built and (approximate) dates of any exterior changes?	
Is the property currently occupied? Yes No	
If no, what is the current use of the property?	
Please list each occupant of the facility in question, together with a description of the business use, their percentage of occupancy of the facility to be financed, and include a copy of their lease.	
LAW	25% 6 mo.
Occupant 1 Business Type	%Occupancy Lease Term Current Jobs Proposed Jobs
LILY FOUNDATION	25% 6 mo
Occupant 2 Business Type	%Occupancy Lease Term Current Jobs Proposed Jobs
PHOTOGRAPHY	50% 6 mo
Occupant 3 Business Type	%Occupancy Lease Term Current Jobs Proposed Jobs
ART	50% 6 mo

ADDITIONAL PROPERTY OWNER INFORMATION: list all additional property owners below

Additional Property Owner 1	Address
Phone	% Ownership
Additional Property Owner 2	Address
Phone	% Ownership
Does any individual person or organization not listed above hold any interest in the property, directly or indirectly? Yes No	

REQUIRED SUBMISSION MATERIALS

Letter from licensed roofing contractor, architect, or engineer of 10-year roof life (with Photos)

Proof of ownership and legal description

Submit clear 5 X 7 inch photo(s) or digital images by email (preferred) of the entire façade, including separate photos of any details to be repaired, removed, etc.

Submit/attach a copy of Minot Assessors Property Card

Submit copies of any historic photos or blueprints of the property (electronic preferred or 5 X 7 or larger)

Drawings of existing façade, if available. Walk through examination with the staff

Drawings of proposed façade changes. (Conceptual Drawings or Plans of Proposed Work)

PROVIDE DESCRIPTION OF THE ORIGINAL FAÇADE (Materials, width and height, windows, year, style, design)

BRICK W/LIMESTONE DETAIL.
 ALUMINUM WINDOWS - DOUBLE HUNG
 STEEL AWNING

(Please ask your designer staff for some help if you need any advice)

PROVIDE DESCRIPTION OF RENOVATED FAÇADE (Materials, width and height, windows, year, design)

REMOVE AWNING
 INSTALL SAME SIZE WINDOWS - ALUMINUM W/MUTTONS IN GLASS
 INSTALL NEW STOREFRONT GLASS + DOORS. DOORS WILL BE 8'.

(Please ask your designer staff for some help if you need any advice) (You may wish to consult an architect or design professional)

WORK TO BE PERFORMED (May submit on a separate sheet)

Estimated Cost

Design work

\$12,000

Removal of inappropriate materials and other demos

\$13,157

Repair or Replacement of display windows with

Repair or Replacement of 2nd Floor and above façade windows (please talk to staff about this in advance)

Installation of interior/exterior storm windows

Repair or Replacement of doors with

Cleaning of masonry (NO Sand or abrasive blasting)

Repoint, Tuck Point Masonry

Replacement of Masonry (if necessary)

Repair or replacement of cornices or other decorative elements)

Improvement of **INTERIOR** display windows (must include lighting, consider timer)

Installation/repair of retractable or fixed awnings

Building, planning, and encroachment fees (if required)

Installation of sign lighting

Installation of exterior lighting

Repair of ornamental elements

Other (list or attach)

Contingency for demolition/hidden changes not to exceed 7%

Total Cost 174,073

AMOUNT AND SOURCE OF OTHER FUNDS INVOLVED IN PROJECT

Applicant Amount 35,000

Bank Amount 140,000 TOWN AND COUNTRY CO

Equity/Investors Amount —

Other Amount —

Expected City Contribution 130,555

BID INFORMATION ON SEPARATE PAGES

DO NOT OBTAIN OR SUBMIT BID PAGES TO CITY STAFF WITHOUT A FINAL DESIGN APPROVED BY STAFF AND THE RENAISSANCE ZONE REVIEW BOARD

List of three contractors bids for complete bid (Attach bids or written requests for bids)

LOW	1	<u>174,073</u>	<u>FARGO GLASS</u>
MID	2	<u>182,272</u>	<u>MIDWEST DOOR + GLASS</u>
HIGH	3	_____	_____

PUBLIC INFORMATION DISCLOSURE

Written permission from the property owner to apply and perform work (Name) _____

Attach written permission to this application (corporate authorization if needed)

I attest that the information that I provide herein is true, complete and accurate and that I am authorized to submit an application as, or on behalf of, the owner. I have read, I understand, and I agree to comply with all requirements of the Façade Improvement Program and the Design Standards.


Signed

2/8/24
Date

The applicant affirms that there are no taxes owed on the property or other properties in the City of Minot, and that there are no outstanding fees, judgments, or liens.


Signed

2/8/24
Date

The undersigned understands and agrees that all information furnished in connection with their application for the Façade Improvement Grant involves the use of public funds and as such may be made public pursuant to the statutes of the United States of America and the State of North Dakota


Applicant's Signature

2/8/24
Date

The undersigned attests that they have read and understood the Façade Program application, guidelines, policies, and all related materials and agrees that facing unknown structural and cosmetic repairs are inherent in the renovation process and that amendments for costs up to the maximum notwithstanding, that the applicant(s) will be responsible to complete work according to all guidelines and for overages that occur above that committed by contract to the project as estimated at the time of approval. Before work can begin, the applicant will schedule an on-site meeting with the general contractor and the Economic Development Administrator or the city's representative.


Applicant's Signature

2/8/24
Date

Review/Approval by Renaissance Zone Review Committee	Yes	No	Date:
On-Site: ALL Floors	Date:		
Design Review	Date:		
On-Site: Upper Story Evaluation	Date:		



Fargo Glass & Paint Co.

MINOT BRANCH

GLASS, STORE FRONTS, ALUMINUM ENTRANCES, ALUMINUM WINDOWS, SUSPENDED CEILINGS,
SUNROOMS, AUTOMATIC DOORS, STEEL DOORS AND ARCHITECTURAL HARDWARE, FOLDING PARTITIONS

P.O. BOX 1287 – PHONE (701) 852-3576 – FAX (701) 852-0209

1811 20TH AVE SE

MINOT, NORTH DAKOTA 58701

GENERAL OFFICE:
FARGO, NORTH DAKOTA

2/2/23

WAREHOUSES:
MINOT, NORTH DAKOTA
BISMARCK, NORTH DAKOTA
SIOUX FALLS, SOUTH DAKOTA

ATTN: Aaron Bofenkamp

All agreements Are Contingent Upon Strikes, Accidents, Delays of Carriers and Other Delays Unavoidable or Beyond Our Control.
All Orders and Contracts are subject to the approval of our office in Fargo.

We propose to furnish and install the following described material for

Union Annex Façade Improvements building to be erected or
remodeled at Minot, North Dakota according to plans and
specifications by Craftwell architect
For Seventy-Eight Thousand One Hundred & Eighteen DOLLARS, \$78,118.00

Includes:

08 4113 Aluminum Framed Storefront – Thermal Exterior Storefront Framing with 8' Standard Medium Stile Aluminum Entrances with continuous geared hinges. 48" Pulls with Panic Devices, MS Lock with Thumbturn, LCN 4040 XP Closer, Weatherstripping, Threshold, Sweep. 10" Bottom Rail. Dark Bronze Finish.
08 8000 Glazing - 1" High Performance Clear Tempered Glazing with Low E.

Add: Aluminum Wood Clad Windows – Awning Style

For Eighty-Two Thousand Seven Hundred & Ninety-Eight DOLLARS, \$82,798.00

22 thus Awning Style Sierra Pacific Aluminum Wood Clad Windows with grids – Sized per plan. Bronze Finish with Natural Pine Interior, with screens.

FURNISHED AND INSTALLED, USE TAX INCLUDED.

DEMO INCLUDED

PREPARATION OF OPENINGS, WOOD BLOCKING AND FLASHING EXCLUDED.

FINAL CLEANING BY OTHERS.

Spring/Summer 2023 Install

Based on Approved Shop Drawings per plans and takeoffs

*** QUOTE VALID FOR 45 DAYS, SUBJECT TO 5% INCREASE PER QUARTER. ***

TERMS: 50% of value of quote due at material order. Balance in full within 30 days after completion of our contract. Where a sales tax is levied, said tax will be added to the amount of contract when final invoice is sent.
Should you accept this estimate yet use your own contract form, it is understood that we will incorporate and make a part thereof a true copy of this estimate and all of its conditions.
REPLACEMENT of all breakage resulting from causes beyond our control shall be charged as extra.
All estimates are tendered subject to prompt acceptance and are subject to change without notice.

Respectfully Submitted,

Accepted _____ 20____

FARGO GLASS AND PAINT COMPANY

Ryan Whitted

Owner-Contractor-Authorized Agent

Ryan Whitted – ryanw@fargoglass.com

Mailing Address:
PO Box 458
Minot, ND 58702
Fax: (701)839-1094

ND Office:
21 2nd St NE
Minot, ND 58703
Ph: (701)839-5819

AZ Office:
2929 N Power Road
Mesa, AZ 85215
Ph: (480)640-2310

Tax ID: 45-0460658
ND Contractor's License: 28529 Class A
AZCC Entity ID: 23317392
AZ ROC License: 339135

February 8, 2024

Aaron Bofenkamp
11 E. Central Ave
Minot, ND 58701

RE: Remove canopy on East Central Ave.

Thank you very much for allowing us to submit a proposal for this project. We do appreciate the opportunity. The proposal includes all labor, equipment, and supervision necessary to complete the removal of the 60-foot x 9-foot canopy on front of building side of E. Central Ave and demo interior soffit for store front removal.

Please read this proposal carefully to determine whether it agrees with your understanding of the project requirements. All work will be completed according to all applicable State of North Dakota and City of Minot codes and regulations. Hight Construction LLC is an equal-opportunity employer.

Project Documents:
Addendum - None

Scope of work included in this Proposal:

- All general requirements commonly associated with construction including worksite supervision, office administration, vehicles/transportation/maintenance, construction tools/equipment, fuel, insurances, layout, scaffolding/staging, daily cleanup, one final cleaning, jobsite safety requirements including MSDS documentation/OSHA compliance. A performance/payment bond is not included. Builders Risk Insurance is not included.

SCOPE OF WORK:

- Demo/remove (D/R) red canopy suspended from E. Central Ave side of 11 E. Central Ave.
- D/R two old sign suspension rods on the 2nd and 3rd floor.
- D/R interior soffit on backside of store front windows (3 units).
- Furnish/install (F/I) caulking to weather seal the anchors points for canopy.
- F/I caulking to weather seal the upper holes from sign supports.

Base Bid: Time and material not to exceed \$ 13,157.00 – Valid for 15 Calendar Days

Included standard insurance package which is:

▪ Employers' liability (per accident)	\$1,000,000
▪ Bodily injury by disease (policy limit)	\$1,000,000
▪ Bodily injury by disease (each employee)	\$1,000,000
▪ Business automobile liability (per accident)	\$1,000,000
▪ Commercial general liability (per occurrence)	\$1,000,000
▪ Commercial general liability (general aggregate)	\$5,000,000
▪ Commercial general liability (products/completed op's)	\$2,000,000
▪ Commercial general liability (personal/advertising injury)	\$1,000,000

Change Order Rates:

(Overhead and profit is included in the hourly rates)

- Project Management, Design services and Estimating hours required for change orders are a direct billable expense to the change order and not part of Original Contract Overhead expense.
- Labor only change orders are not subject to retainage.

Estimator	\$ 75.00/hr.
Superintendent/Lead Carpenter	\$ 69.00/hr.
Carpenter	\$ 60.00/hr.
Laborer	\$ 39.00/hr.

For overtime hours a multiplier rate of 1.34 will be calculated.

Equipment

1. No overhead expenses or contractor fees are charged for equipment.
2. All fuel for the project will be a direct charge to the project.
3. A small tools charge of 4% of labor for change orders will be charged to the project.

Materials:

1. Cost of materials plus 10% markup. All material tickets will be furnished.

Subcontractors:

1. Subcontractor Markup 5%.

Respectfully Submitted,
Hight Construction LLC.

Titus Clouse

Titus Clouse
Project Manager



7401 County Road 19 South
Minot, ND 58701
(701) 818-9336
midwest.glass.door@gmail.com

PROPOSAL

DATE: 1/3/2024

BID TO: Aaron Bofenkamp

BID FOR: Union Annex

AMOUNT

We purpose to furnish and install;

3 exterior storefronts with single doors
1 exterior door with transom (alley)
1 exterior storefront (alley)
3 aluminum windows (alley)
(38 Desco windows inset to storefront openings)

18 W1 aluminum windows
4 W2 aluminum windows

We include demo of all openings and awning.

We include labor, exterior caulking, and tax.

Add on for Stanley Automatic Operator \$ 4000 per door

\$ 182272

PAYMENT TERMS

PAYMENT DUE WITHIN 30 DAYS OF INVOICE DATE.

INVOICES NOT PAID WITHIN 30 DAYS ARE SUBJECT TO A 2.5% FEE

AUTHORIZED SIGNATURE, MIDWEST GLASS & DOOR, INC

ACCEPTANCE

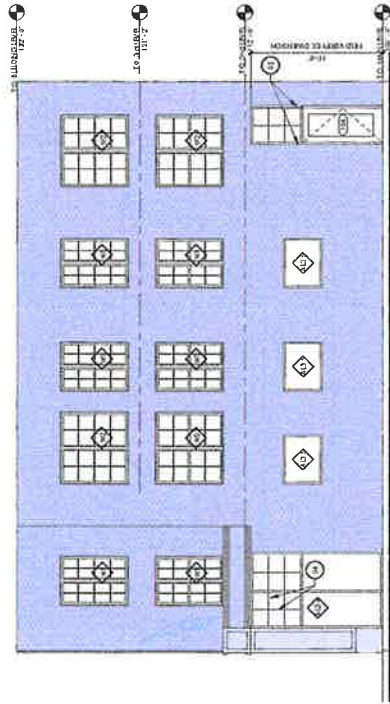
SIGNATURE OF
ACCEPTANCE

DATE:

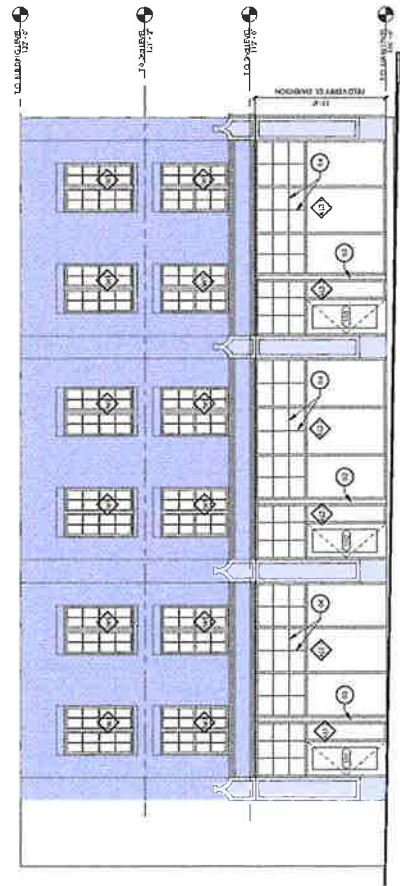
[illegible][illegible]

GENERAL NOTES / SPECIFICATIONS

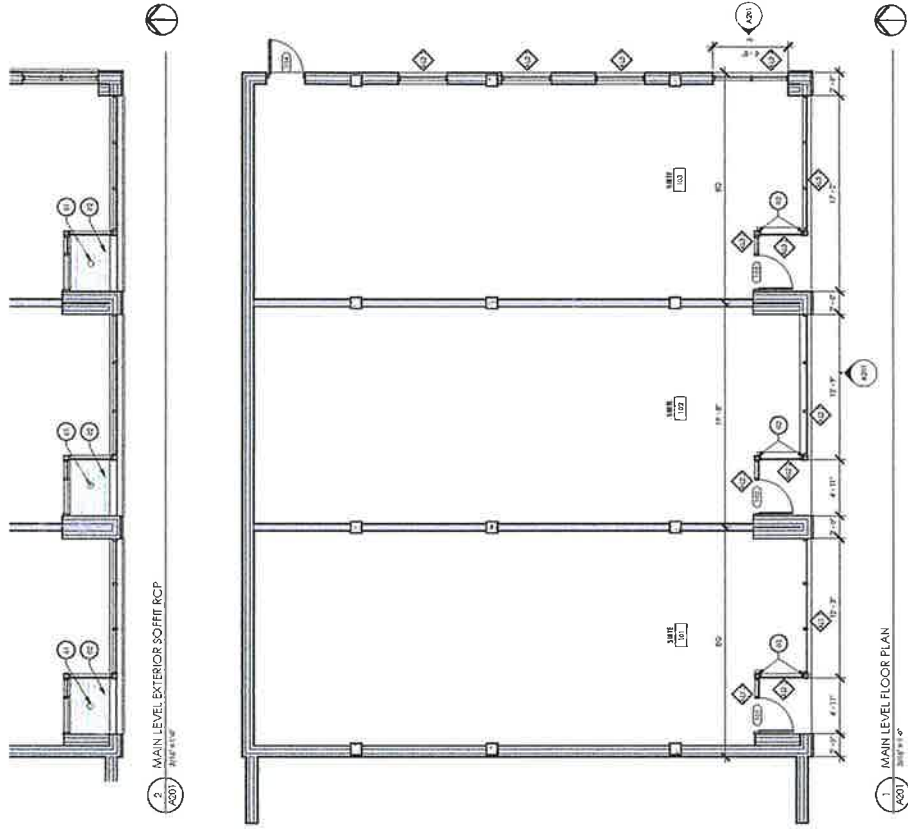
- [illegible]



3 EAST ELEVATION
A201
DATE: 1-17



4 SOUTH ELEVATION
A201 3/16" = 1'-0"



1 MAIN LEVEL FLOOR PLAN
A201
20' x 10'

11 E CENTRAL AVE, MINOT

Deed: KAMP COLLECTIVE, LLC
Contract:Map Area: Central Business Dis
Route: 000-000-000Checks/Tags:
Lister/Date:

CID#:

Tax Dist: Minot Public

Review/Date: RK, 01/08/2024

DBA:

MULTI TENANT BUILDING/Farmer's Insurance

Entry Status: Inspected

MLS:

Plat Page: 24-238 MINOT ORIGINAL
Subdiv:

Urban / Commercial

Legal: ORIGINAL MINOT ADDITION.....

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth / Unit	EFF / Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$ Adj	Land Total (Rnd to \$1000)
Sq. Ft x Rate						3,000.00	0.069			C-700	\$7.00						
Sub Total						3,000.00	0.07					\$21,000	0%	0%	0%		\$21,000
Grand Total						3,000.00	0.069					\$21,000					\$21,000

Land Site Items

Sq. Ft x Rate	Street: Paved	Utilities: City	Zoning: C3/Central Business
---------------	---------------	-----------------	-----------------------------

Building Permits

Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Prior Yr: 2023
8/2/2023	\$395,000	D000	3075892	9/10/2018	18-2015	C	\$3,000	Commercial	Land	\$21,000			\$18,000
12/6/2021	\$231,000	D000	3059867						Dwlg				
									Impr	\$339,000			\$103,000
									Total	\$360,000			\$121,000

Item	Count	Descriptions	Adjustments	Size / Dim	Additional Comments	Grade	Cond	Year	Mult	Phys%	Fobs%	Eobs%	Other%	Depr. Total	Map	Appr. Value (Rnd to \$1000)
Pc		Main Floor is Multi-Tenant over Basement 0213-Store - Retail Small/Office Uppers P213-Store - Retail Small/Office Uppers		3,000 3000 6,000 Sq. Feet 0	RCN: \$952,416 Obs: Ba, La Style: Brick / Blk - Wood	5 Fair		1926	0.960	64	20			\$274,296	0.950	\$261,000
V		(+) Basement (+) Uppers (3.00 stories) 1st Flr Inset Adj (+) Flg & Fdtn														
V		Concrete w/ Bsmt (+) Exterior Wall Solid Brick - 12"		8"												
V		(+) Interior Wall Drywall on Masonry		0												
V		(+) Windows Steel		3												
V		(+) Fronts/Doors Good Cost Front														
H		(+) Basement Incl. w/ Base														
H		(+) Roof														

Prior Year	Comments	Value	Loc	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2014		Appr	Urban	Comm	\$21,000	\$0	\$106,000	\$0	\$127,000

50	Main Floor is Multi-Tenant over Basement [3000]
60	2nd and 3rd Floor offices [3000]

Sketch 1 of 1

3075892

08/04/2023 09:55:56 AM Page: 1 of 4 \$20.00
DEED MINOT GUARANTY & ESCROW COMPANY
Kristin Kowalczyk, County Recorder Ward, ND



Recorder's Office, Ward, ND 08/04/2023 09:55:56 AM
I certify that this instrument was filed for record this date.
Kristin Kowalczyk, County Recorder

by

3075892



WARRANTY DEED

^{U223-1373}
THIS INDENTURE Made this 2nd day of August, 2023,
between **Aksal Group, LLC, a North Dakota limited liability company,**
Grantor, whether one or more, to **Kamp Collective LLC, a North Dakota**
limited liability company, Grantee, whose post office address is
14 Central Ave W Minot ND 58703.

WITNESSETH for and in consideration of the sum of \$10.00 and more
consideration, Grantor does hereby GRANT to the Grantee all of the
following real property lying and being in the County of Ward, State of
North Dakota, and described as follows, to-wit:

✓ **East 60 feet of Lots 21 and 22, Block 19, Original Townsite of the City
of Minot, Ward County, North Dakota**

Subject to easements, rights of way, restrictions and mineral severances
and reservations of record.

I certify that the full consideration paid for the property described in this
deed is \$395,000.00.

Date: 8-2-23 (Sgd.)
Grantee or Agent

IN TESTIMONY WHEREOF, the said Grantor has caused these presents to be executed in its name by its Managing Members.

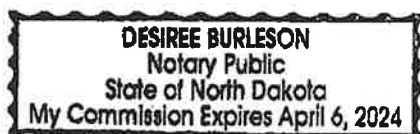
Aksal Group, LLC

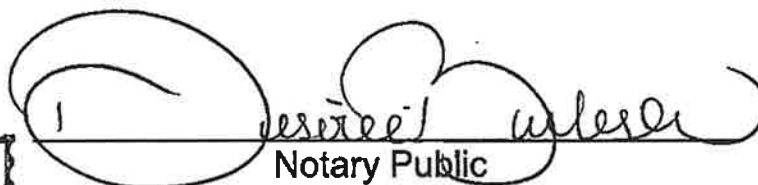
BY: 
Jessica Ackerman
Managing Member

State of North Dakota)
County of Ward) ss

On this 18th day of August, 2023 before me, personally appeared Jessica Ackerman, known to me to be the Managing Member of Aksal Group, LLC, a North Dakota limited liability company, that is described in, and that executed the foregoing instrument, and acknowledged to me that it executed the same.

My Commission expires:




Notary Public



PO Box 2279
Minot, ND 58702-2279
701-838-2687

January 10, 2023

RE: 11 E. Central Ave.
Minot, ND 58701

To Whom it May Concern

In our professional opinion, this roof system has approximately 10 to 12 years of life expectancy.

If you have any further questions or concerns, please call Doni at 701-833-4758.

Sincerely,

Donald S. Jessen

cc: Aaron Bofenkamp



7401 County Road 19 South, Minot, ND 58701
(701) 818-9336
midwest.glass.door@gmail.com
midwestminot.com

PROPOSAL

DATE:

TO:

FOR:

AMOUNT

**PAYMENT
TERMS**

Payment due within 30 days of invoice date. A late fee of 1.5% fee will be assessed monthly if payment is not received within 30 days of the invoice date.

AUTHORIZED SIGNATURE, MIDWEST GLASS & DOOR, INC

ACCEPTANCE

SIGNATURE OF ACCEPTANCE

DATE



MINOT RENAISSANCE ZONE REVIEW BOARD

OFFICIAL 2025 MEETING SCHEDULE

Regular meetings usually take place on the fourth Thursday of the month at **9:00 a.m.** in the Finance Department Conference Room at City Hall except as noted below.

Renaissance Zone and Façade Improvement Program applications must be complete and include payment of all fees by the deadline to secure placement on the next available Renaissance Zone Review Board meeting agenda. Applications must be filed with the Community Development Department located at the Minot Public Works building.

<u>Application Deadline (3:00 pm)</u>	<u>Ren. Zone Board Meeting Date</u>	<u>City Council Meeting Date</u>
Thursday, January 9	Thursday, January 23	Monday, February 3
Thursday, February 13	Thursday, February 27	Monday, March 17
Thursday, March 13	Thursday, March 27	Monday, April 21
Thursday, April 10	Thursday, April 24	Monday, May 5
Thursday, May 8	Thursday, May 22	Monday, June 2
Thursday, June 12	Thursday, June 26	Monday, July 7
Thursday, July 10	Thursday, July 24	Monday, August 4
Thursday, August 14	Thursday, August 28	Monday, September 15
Thursday, September 11	Thursday, September 25	Monday, October 6
Thursday, October 9	Thursday, October 23	Monday, November 3
Thursday, November 6	Thursday, November 20*	Monday, December 1
Thursday, December 4	Thursday, December 18*	Monday, January 5, 2026

* Meeting will be held on the third Thursday of the month to avoid a conflict with a holiday.