Regular Renaissance Zone Review Board Meeting
Thursday, March 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 MINUTES FOR THE FEBRUARY 27, 2025 REGULAR MEETING
3. RENAISSANCE ZONE APPLICATIONS
4. FACADE IMPROVEMENT PROGRAM APPLICATIONS
5. OTHER BUSINESS
    5.1. RENAISSANCE ZONE DEVELOPMENT PLAN BLOCK REVIEW
    5.2. FACADE IMPROVEMENT PROGRAM REVIEW
6. NEXT SCHEDULED MEETING
    6.1. NEXT MEETING - APRIL 24, 2025 @ 9:00 AM
7. ADJOURNMENT

On February 27, 2025, a Regular 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 09:00 AM.

1. CALL TO ORDER/ROLL CALL

Members Present: Pat Bailey, Christine Staley, Mark Lyman, Tom Alexander, Amy Rogers, Jill Ward

Members Absent: Pete Hugret, Jason Bentley, Betty Fedorchak, Tonia Vitko

2. ADOPT MEETING MINUTES

2.1. ADOPT THE DECEMBER 20, 2024 MEETING MINUTES

The motion to Adopt the December 20, 2024 Meeting Minutes was initiated by Renaissance Zone Board Member Lyman seconded by Renaissance Zone Board Member Staley and carried by the following roll call vote: ayes: Pat Bailey, Christine Staley, Mark Lyman, Tom Alexander, Amy Rogers, Jill Ward; nays: None.

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.

Mr. Billingsley gave staff report on the project.
The Board Members had a discussion.
The motion to Approve the Final Approval of M-71 was initiated by Renaissance Zone Board Member Lyman seconded by Renaissance Zone Board Member Staley and carried by the following roll call vote: ayes: Pat Bailey, Christine Staley, Mark Lyman, Tom Alexander, Amy Rogers, Jill Ward; nays: None.

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

Mr. Billingsley gave staff report on the project.
The Board Members had a discussion.
The motion to Approve the Final Approval of M-100 was initiated by Renaissance Zone Board Member Lyman seconded by Renaissance Zone Board Member Staley and carried by the following roll call vote: ayes: Pat Bailey, Christine Staley, Mark Lyman, Tom Alexander, Amy Rogers, Jill Ward; nays: None.

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.

Mr. Billingsley discussed the request to add an ADA push button door. This project was approved before the ADA requirement was in place and Mr. Bofenkamp decided to put one in anyways.
Mr. Billingsley recommended approval for the extension to give time for weather delays and the accommodate the amendment for additional funds for the door.
The Board Members had a discussion.
The motion to Approve the Amendment and Extension to FI-12 was initiated by Renaissance Zone Board Member Lyman seconded by Ward and carried by the following roll call vote: ayes: Pat Bailey, Christine Staley, Mark Lyman, Tom Alexander, Amy Rogers, Jill Ward; nays: None.

4.2. FACADE IMPROVEMENT PROGRAM - FEBRUARY 2025 FUND BALANCE

Mr. Billingsley reviewed the fund balance.
FI-11 is finished and the funds have been disbursed.
FI-13 will begin in the spring.
FI-12 is finishing up.
FI-14 is under construction.
Mr. Billingsley informed the board of inquiries that had been made.
The Board Members had a discussion about highlighting finished projects.
Mr. Billingsley and Alderman Pitner agreed to contact the PIO office to assist with a publicity campaign.

5. OTHER BUSINESS

6. NEXT SCHEDULED MEETING

6.1. NEXT MEETING: MARCH 27, 2025 @ 9:00 A.M.

Mr. Billingsley suggested if no applications are turned in that the March meeting will be a working session for The Board Members to review existing Renaissace Zone and Facade Improvement Program policies.

7. ADJOURNMENT

With no further business, Chairman Bailey adjourned the meeting at 9:36am.

Adopted – May 2024

2024

Development Plan

City of Minot

Community Development

Department

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I. INTRODUCTION

As if by Magic:
Changing seasons, westward expansion, and a deep coulee rising out of a meandering river valley -- they all led to Minot's prolific early growth. In the fall of 1886, winter forced construction of the Great Northern Railroad to stop for the season. Their location was a few miles short of a yet-to-be-constructed bridge project over the Gasman Coulee. The end of the line quickly transformed into a logistics and support center for the next year's construction push, and just like that -- as if by magic -- Minot was born.

A Growing Opportunity:
The changes from dirt streets and boardwalks to modern infrastructure and a rising skyline mark Minot's progression from its early years to the middle of the 20th Century. While not immune to the larger economic cycles, Minot's growth in both place and prosperity through this period was the byproduct of new opportunity and the hard work of those realizing it.

The Seasons of Change:
When it started, if it ended, and what caused it are common conversations, but there's no arguing a period of Minot's more recent history is marked by harder times. Interstate highways changed shipping logistics and operations; the railroads followed suit and much of their local operations left Minot's core commercial and industrial district. Auto-centric development patterns and unacknowledged costs made outward investment more attractive than upward. Hard decades for farming didn't help. More recently, many point to the ever-present problem of losing talent and experience to places of better opportunity. Certainly, there are other factors, too, but there's no denying Minot's arc changed dramatically in the second half of its first century.

Shaped by Water:
And of course, there's the river. It's impossible to talk about Minot without framing it around water and the Souris River. The unpredictably irregular rise of the river and the seemingly never-ending efforts to hold it back mark the stories and development of every Minot generation. But even with the memory of our most recent and significant community trauma still fresh, we're working to reimagine our relationship with our river in more positive terms.

The Place:
The City of Minot is the Ward County seat and the fourth largest community in North Dakota. Minot was founded in 1887 as a stop along the Great Northern Railway and early on garnered the nickname "Magic City" due to its rapid growth. The City of Minot today serves as a regional trade center for northwest North Dakota, areas of eastern Montana and some communities in the Canadian Provinces of Manitoba and Saskatchewan.

The City of Minot is served by three US highways, two major freight railroads, passenger rail, bus lines, the largest commercial airport in North Dakota and several smaller freight and charter services. In addition, Minot serves as an agricultural and fossil fuels hub and is home to Minot Air Force Base.
The City of Minot is approximately 27.741 square miles in size and according to City-data.com had a population of 48,377 in the 2020 census, which is up from the 2010 figure of 40,888. Minot's current population allows for up to 42 blocks within our Renaissance Zone.

II. DESCRIPTION OF THE PROPOSED RENAISSANCE ZONE

1. *Provide a map that identifies the boundaries of the proposed zone and provide a narrative explaining why this area was selected. Include a discussion of the conditions to be rectified. Also, number the blocks up to 42; identify vacant lots and/or undeveloped lots proposed to be included; and identify and describe each government tax exempt building if half blocks are to be claimed.*

The Proposed Renaissance Zone consists of the following phases:

- Phase I (2001): Twenty-three (23) blocks (six qualifying as half blocks) generally located in the old downtown commercial and residential area of Minot.
- Phase II (2006): Seven (7) blocks located in areas north and south of the original zone.
- Phase III (2010): Six (6) blocks (two qualifying as half blocks), which include a three block island north of the original zone and an area west of the original zone and two deleted blocks known as #12 & #13.
- Phase IV (2014): Two (2) blocks, one to the north of the downtown district along 3rd St SE, and south of the downtown district, at the corner of Main St and 2nd Ave SE.
- Phase V (2015): Two (2) blocks located north and south of Burdick Expressway West.
- Phase VI (2020): Seventeen (17) blocks (1 qualifying as a half block) generally located along the north side of 4th Ave, both sides of 3rd St NE, the east side of Broadway, and blocks on both sides of Burdick west of Main Street.
- Phase VII (2024): Two (2) blocks located along the west side of North Broadway. This phase constitutes a first island. This plan supports the development of up to two islands.

A total of 19 blocks (1A, 1B, 2B, 2C, 3A, 4B, 5B, 6B, 12, 13, 15, 18, 19, 20, 21, 22, 23, 24 & 40C) have been declared complete and have been removed from the official Minot Renaissance Zone map. The City has an official count of 42 blocks designated in the Renaissance Zone as of 2024. This number can increase as our population grows or whenever the City declares a block complete and removes it from the official map.

The purpose for selecting these blocks is to revitalize the once bustling economic and social activity center of the city, which had generally been deteriorating since commercial relocation began over fifty years ago, and the North Broadway corridor. Much of the area consists of older housing, commercial buildings and some industrial uses. Although, there are still housing that need exterior improvements, there is evidence of new housing construction and investment. There are also indications of investment in retail and office buildings. With the advent of streetscape improvements and new streets within much of the downtown area, more investment in terms of cosmetic exterior façade improvements would help to complete the revitalization of the area. The flood of 2011 affected many of the properties within the Renaissance Zone and for this reason, the Board is looking to the future making revisions.

A description of each government tax-exempt building for the half blocks claimed is included with the attached inventory of properties. The City Council approved the original Renaissance Zone on February

5, 2001. Subsequent hearings to accept new blocks were held on November 6, 2006 and April 12, 2010. The City Council approved these changes to the Renaissance Zone on November 6, 2006 and May 3, 2010.

Meetings were held to make adjustments to the original blocks on January 29, 2014. New blocks were assigned on May 27th, 2015. The previous limit of 23 blocks was raised to 34 blocks due to an increase in population. In September 2015, seven (7) blocks were added and six (6) were relocated. In December 2015, two (2) more blocks were placed and 11 held in reserve. On May 6, 2019, the Minot City Council voted to remove fourteen (14) completed blocks from the zone. On September 7, 2020, the Minot City Council approved adding seventeen (17) blocks to the Minot Renaissance Zone.

On November 7, 2021, the City Council approved a five-year extension of the Renaissance zone along with the addition of 1.5 blocks along North Broadway. On ________, 2024, the Minot City Council approved a ___ year extension to the zone along with the annexation of two additional blocks along North Broadway.

2. *Provide a complete inventory of the properties, by address and block number, within the zone and identify those properties the city intends to consider for projects. Include a description of the current use or status and condition of the potential project properties.*

There are a total of 477 eligible properties within the Minot Renaissance Zone. A complete inventory of properties indicating condition is attached. Initial properties, for example, identified for development or redevelopment include the following:

- Planet Pizza/Bar on Top located at 220 Broadway South in Block 12:
    - Assessed: in 2002 at $234,800; in 2024 at $1,710,000
- Mixed Use Building (Office/Residential) located at 7 3rd St SE in Block 16:
    - Assessed: in 2002 at $43,000; in 2024 at $2,449,000
- Main Street Books (Retail) located at 16 Main Street S. in Block 5:
    - Assessed in 2006 at $87,800; in 2024 at $162,000.
- Mixed Use Building (Commercial/Residential) located at 23 2nd Ave. SE in Block 10:
    - Assessed in 2008 at $56,600; in 2024 at $375,000
- Starving Rooster Mixed Use Building (Restaurant/Residential) located at 30 1st St. NE in Block 3:
    - Assessed in 2013 at $140,100; in 2024 $1,619,000

The proposed development or redevelopment of properties within the Renaissance Zone consisted of, or will consist of, property improvements and rehabilitation, associated with commercial or residential redevelopments. The development or redevelopment of these properties, which include apartment buildings, retail, and office, will consist of rehabilitation and improvements in an effort to increase the overall value and appearance of the area.

3. *Provide a list of the natural and historical assets/sites in the zone, the location of each, and a description of how they will fit into and be enhanced by the zone.*

A historical resource assessment of properties located within the Minot Original Town site was conducted circa 1985 and is attached as part of this Development Plan. The majority of the proposed zone lies within the original town site of the City of Minot and subsequently contains many older buildings with unique construction and design characteristics. Much of the area lends itself to redevelopment as it relates to the historical characteristics contained therein. It is the intent of the City of Minot to preserve those historical characteristics to the best of its ability. Where applicable and practical, the City of Minot, in cooperation with respective developers, may consult with the State Historical Society of North Dakota, the Ward County Historical Society and/or area architects for guidance in preserving the historical assets within the proposed zone.

4. *Provide a description of any local regulatory burdens that may affect renovation of historic properties and the incorporation of mixed-use development, and how these burdens will be eased for developers and investors.*

The local regulatory burden which may affect renovation of historic properties and the incorporation of mixed-use development is zoning. A new downtown zoning district has been adopted that will invite more innovation and mixed uses and further changes are being contemplated. It will encourage renovation that is consistent with architectural preservation where practicable. Another potential burden will be the advent of new flood maps in 2025 which may contain the downtown area within 100-500 year flood areas, but will also be mitigated by flood control improvements.

III. MANAGEMENT OF THE RENAISSANCE ZONE

1. *Describe how the jurisdiction will administer all zone activities, to include a description of the promotion, development and management strategies to maximize investment in the zone; how it will monitor all activities and projects; and how it will gather and maintain all reportable information.*

The City of Minot will administer all zone activities through the City Manager Department and Community Development Department. Both departments will conduct a visual survey periodically to monitor the physical conditions of buildings within the Zone and will work with the local Downtown Business Association to survey customers about their perception of the businesses located within the Zone. The Economic Development Administrator, under the general supervision of the City Manager and Community and Economic Development Director, administers the day-to-day activities of the zone.

Individual files will be kept for each project/activity taking place in the zone and will include, but not limited to: applicant information; project proposals and costs; financial assistance provided; tax incentives, exemptions and credits requested and/or received; and an analysis of potential impact on state and local taxes.

The City of Minot Economic Development Administrator will be responsible for:

- Verification of primary residence through auto licensing and utility bills such as Cable TV, and notification of application to County tax department (including the property tax abatement period) by letter after final approval.
- Collecting a copy of the city council minutes to document project approval.
- Maintaining the physical and digital records for the program.
- Providing annual reporting and other requirements to North Dakota Department of Commerce.
- Website development and mailing activities to market and promote the program.

Information dissemination, application and eligibility determination will be the responsibility of the Economic Development Administrator. The Administrator will market the Zone through its website, the Downtown Business Association, the Minot Area Chamber EDC, and through the city's Public Information Officer. Promotional, development and management strategies to maximize investment in the zone will include the following:

- Direct mailings to owners of property in the zone.
- Direct mailings to the Minot Area Board of Realtors.
- Direct mailings to the Minot Area Builders Association.
- Public Information Notices in the City's official newspaper.
- Posting on the City's social media sites.
- Weekly City updates (Newsletters).

The City of Minot contracts with Minot Area Chamber EDC (MACEDC) to market the region for business and economic growth. An approved Renaissance Zone will provide MACEDC with additional incentives to offer businesses expanding or relocating in the Zone.

A Renaissance Zone Review Board is instituted to develop and review all applications and/or proposals. The Board shall be composed of eleven (11) members nominated by the Mayor and appointed by the Minot City Council for a term of three (3) years. Board appointments shall be selected from the following areas of interest:

- Three at-large representatives from the private sector.
- Two representatives from the financial sector.
- One representative from the Minot Housing Authority.
- One representative from the Minot Area Council of the Arts.
- One representative from the Minot Board of Realtors.
- One representative from the Downtown Business & Professional Association.
- One representative from the Minot Association of Builders.
- One representative from the Minot Area Chamber EDC.

The Renaissance Zone Review Board will review all applications and provide a recommendation to the Minot City Council for final authorization. The Renaissance Zone Review Board will set regularly scheduled meetings, which will be open to the public. City staff shall post meeting agendas in accordance with the City's public notification policies.

2. *Describe what measures the city will take to assure that it does not actively recruit businesses for its zone from other North Dakota cities.*

While promotion, development and recruiting efforts will include many strategies yet to be determined, they will not actively recruit businesses for the approved zone from other North Dakota cities. In an effort to provide some level of assurance this does not occur, the Economic Development Administrator will be responsible for the completion of a review of each application for zone incentives, including due diligence, to determine project feasibility and, where applicable, a historical overview of a particular business. The Renaissance Zone Review Board and the Minot City Council will adopt a policy that will not include active recruitment of businesses to be located in the zone from other North Dakota cities.

3. *Describe how the jurisdiction will assure that all construction, renovation, and remodeling will comply with the State Building Code, Energy Code, and ADAAG.*

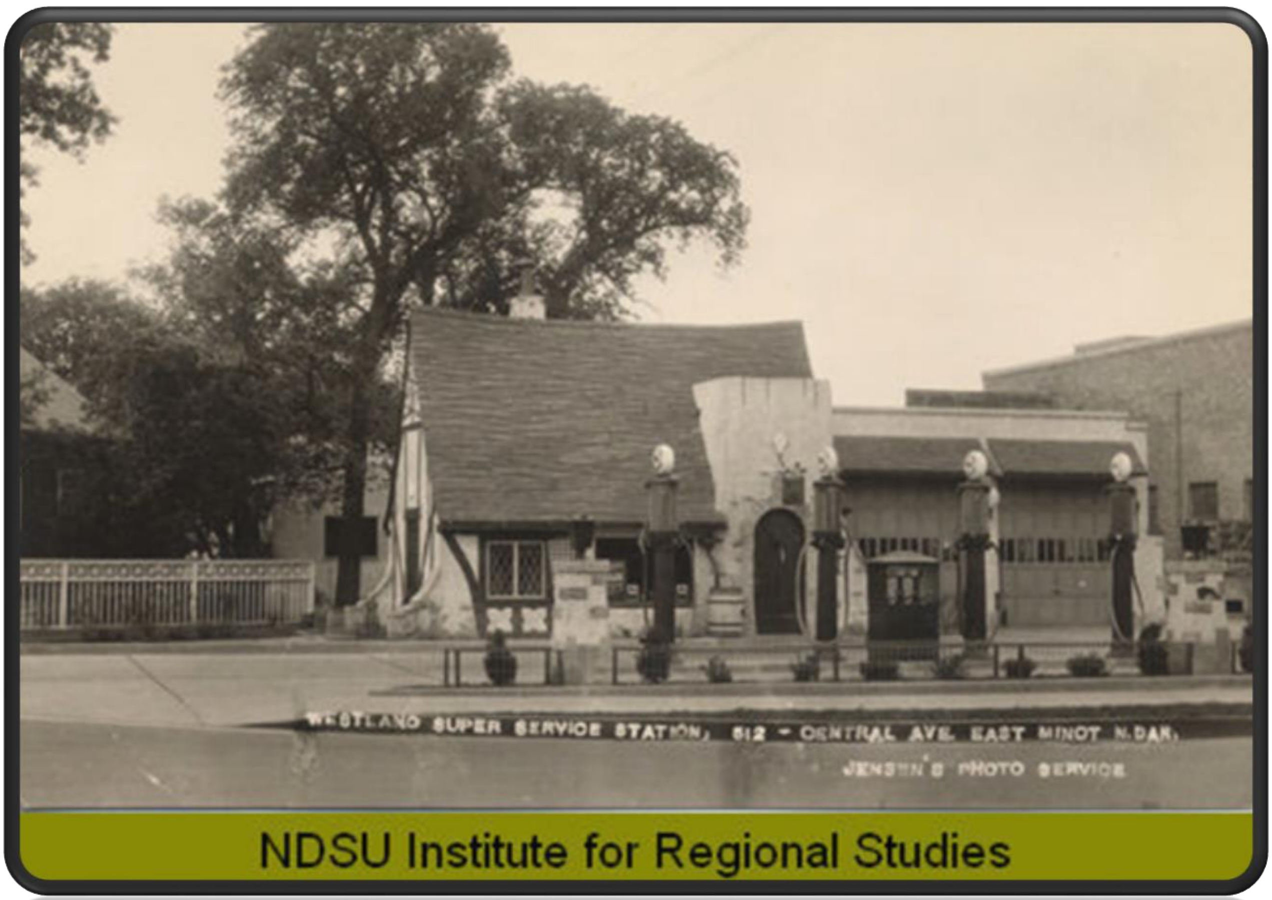
The City of Minot will assure that all construction, renovation and remodeling projects receiving zone incentives will comply with the State and Locally Adopted Building Codes, State Energy Code, and the Americans with Disabilities Act Accessibility Guidelines (ADAAG) through their existing building permitting and inspection office. Construction, renovation and remodeling projects receiving zone assistance will, where applicable, require a certification from the project architect that construction, renovation and/or remodeling taking place will conform to ADAAG.

4. *Describe how the jurisdiction will assure that approved projects don't involve the restructuring of ownership of existing zone buildings, simply to make a taxpayer eligible for tax exemptions and/or credits, without real benefit to the jurisdiction.*

The City of Minot makes this assurance through its review and due diligence process outlined. The Economic Development Administrator will offer a critical review of each application to the Renaissance Zone Review Board, who then has the opportunity to research project benefits to the City. Recommendations for approval of Zone projects will then be forwarded to the City Council, where again Council members will have the opportunity to research project benefits to the City. All Renaissance Zone Review Board and City Council meetings are open to the public for project review and public comment. It is not the intent of the City of Minot to generously offer Zone incentives without comparable return on investment from proposed projects.

Project Completion of Blocks 18, 19, 20, 21, 22, and 23:

Due to the proposed flood wall and buyout of properties within blocks 18-23, these blocks are deemed complete. It is the intent that the transfer of these blocks will promote development and redevelopment of other adjacent blocks to increase the overall value and appearance of the area.



IV. VISION, GOALS AND OBJECTIVES OF THE ZONE

1. Describe the jurisdiction's vision, goals and objectives, and proposed outcomes for the zone. Describe the relationship of the goals and objectives to the current overall plans for the jurisdiction. Attach a copy of the jurisdiction's comprehensive plan or strategic plan:

   The vision, goals and objectives established in this Plan are consistent with the City of Minot Comprehensive Plan, last updated in 2023. Chapter 8 of the 2040 Comprehensive Plan lists the goals and objectives for economic development and are consistent with the goals below.

Vision:

The City of Minot's vision for the Zone is that of a transformed district where utilization of commercial, residential and light industrial resources are maximized while maintaining the historic attractiveness of the area and quality of life attributes of the entire City.

Goal and Objectives:

The City of Minot's goal for this Plan is to develop and structure a Renaissance Zone that will:

i. Facilitate development, redevelopment and rehabilitation of the area.
   a. Refine provisions for parking for current and future businesses, employees and visitors by assessing the demand and supply of all parking spaces downtown by the end of 2026.
   b. Encourage all building owners in the Zone to maintain their buildings in a suitable manner bringing a majority of buildings into code compliance by the end of 2029 as part of a purposeful incentive program for rehabilitation.
   c. Encourage the preservation and if necessary, the restoration of at least 10 historic buildings in the CBD by 2029.
   d. Offer financial incentives, various tax exemptions and credits to at least 15 establishments in order to enhance desirable economic, residential and recreational opportunities through capital investment within the Zone by the end of 2029.

ii. Encourage mixed use development.
   a. Encourage a mix of office, retail, services, government and residential uses in the Renaissance Zone through innovative zoning districts by the end of 2029.

iii. Promote the return of economic vitality to the area.
   a. Develop a program that will result in 5 new businesses locating in the CBD by the end of 2029.

iv. Create a thriving city center that will become a commercial, residential and recreational destination for residents and visitors to the City.

a. Integrate findings of the Riverfront and Center Plan, the downtown Brownfields Plan, downtown Placemaking Plan, and the Minot 2040 Comprehensive Plan into a cohesive strategy for downtown by 2040.

2. *Describe the intended duration of the Zone and describe why that amount of time is needed.*

The City of Minot believes that, due to the extensive capital investment necessary to transform the area combined with the stigma of the area by business and residential interests, fifteen years may be necessary to achieve the City's vision for the area. A complete replacement of downtown's century old in-ground infrastructure took three years and was only completed in 2017.

3. *Describe the milestones and benchmarks for managing and monitoring the progress of the zone.*

The City of Minot plans to track activity and progress through building permits issued and their improvement value, the number of projects approved and value of assistance/incentives granted, and the property values of the area. Other outputs include the number of parking spaces supplied, the number of new businesses, the number of customers whose perception of the downtown is good to very good, the number of historic buildings preserved, the number of mixed uses in the downtown, and sales increases exceeding increases in taxes paid in the CBD. Ultimately, the property value assessment may prove to be the best outcome indicator regarding zone progress.

Additionally, planned development/redevelopment of single-family homes and the river corridor area should consist of at least five approved or pending projects by year 2029.

Thereafter, the City aims to approve projects at an average rate of two or three per year.

It is the City's goal that the value of property in the zone will increase at a rate greater than that of the City as a whole and the City will, if practical, periodically conduct an assessment of the zone to determine growth of property values.

4. *Support Multigenerational Value.*

The end products of renovation should support longevity & reuse. Many Renaissance Zone buildings and properties stretch far back into Minot's history. Their structural sturdiness and repurposable design are key elements of their multigenerational usefulness. Extending the useful life of a property and developing buildings and land with the purpose of being repurposable are outcomes that increase ROI to taxpayers.

5. *Act with Transparency & Instill Trust.*

The goals and objectives of the program are more likely to be achieved through the continued influence of program incentives on project development. As such, ongoing support for the program both locally and at the state level are essential to success.

V. SELECTION OF NON-RESIDENTIAL PROJECTS IN THE ZONE

For properties other than single-family primary residences, describe the selection process and criteria the jurisdiction will use to select projects within the zone to qualify for tax exemptions and credits, and describe how the process and criteria support the jurisdiction's goals and objectives for the zone. Project proposals will be submitted to the Planning Department for eligibility screening.

1. Eligibility criteria for all potential projects are established as follows:

a. Consistency with the Renaissance Zone Development Plan.

b. Consistency with the City of Minot 2040 Comprehensive Plan.

c. Conformance with applicable City Ordinances.

d. Properties may not have been the beneficiary of a previous zone project for the same purpose.

e. Not for Non-Conforming Uses. When zoning uses are changed, some uses may not be permitted by right except that they may be "grandfathered" in. Since the city's intent is to eliminate that use, no expansion or improvement to that use is warranted, therefore no Renaissance Zone incentive shall be offered for a non-conforming use.

f. Purchases, leases or improvements may not be made prior to application approval.

2. Additional eligibility criteria for commercial rehabilitation:

a. Rehabilitation of property must be at least fifty percent of the current true and full value to be eligible for a five year property tax exemption. Rehabilitation of property at a rate greater than 150% of the current true and full value is eligible for an eight (8) year property tax exemption. At least eighty percent of the investment made must consist of capital improvements such as structural, weatherization, electrical, plumbing, heating, ventilation, central air conditioning system improvements and exterior improvements to cornices, roof gables, window sills, awnings, entryways, removal of non-historic materials, exterior painting, brick masonry cleaning and the reduction of incompatible signage. Capital improvements do not include cosmetic repairs such as floor coverings, furnishings, and interior painting or cabinetry improvements/replacement. See Rehabilitation Criteria for Commercial Property on page 25 and Renaissance Renovation/Purchasing on page 27.

b. It is the intent of the City of Minot to encourage historic preservation and high-quality development. Preserving the fenestration (door and window openings) of the original architecture is one step that a property owner can take for their existing historic or contributing building to blend harmoniously with other structures in downtown. Therefore, when an applicant is replacing windows and doors, the original window and door openings shall be preserved and appropriately styled and sized replacements shall be installed. This requirement may not apply where there is a functional issue such as an entrance or access. Masonry shall be properly maintained and the introduction of materials inappropriate to the period, such as vinyl siding, is discouraged in areas visible from the street. Like-for-like in appearance such as aluminum clad windows or cellular PVC for wood may be considered. Boarded windows and door openings visible from the street are inappropriate.

c. An applicant's time and labor (sweat equity) towards a Renaissance Zone project is not an eligible expense.

3. Additional eligibility criteria for new commercial construction:

a. An applicant's time and labor (sweat equity) towards a Renaissance Zone project is not an eligible expense.

4. Additional eligibility criteria for newly purchased buildings:

a. See Tax Exemption Chart in Appendix A of Renaissance Zone Application Packet.

Level of Re-investment* as a Percentage of the City's Assessed Building Value	Percentage of Property Tax Exemption
Less than 10%	0%
10% to 24%	40%
25% to 34%	60%
35% to 49%	80%
50% and More**	100%

*Includes ONLY capital improvements cost, not the purchase of the property and must adhere to the criteria listed on page 25
**Projects meeting or exceeding the 50% re-investment level required for commercial investment rehabilitation project will be classified as a purchase with major improvements project and will be eligible for the same incentives as a rehabilitation project as stated on page 26.

5. Additional eligibility criteria for commercial leases:

a. Proposed lease must not be executed prior to application approval.

6. **Property Tax Exemptions for Approved Projects:**
   a. Property tax exemptions may be granted up to 100% of the current true and full value, excluding land, to any property for a business or investment purpose.

   b. Property tax exemptions may be granted up to 100% of the value of newly constructed buildings, less the value of any buildings on the same site demolished after Zone approval.

   c. All property tax exemptions may be granted for a period up to eight (8) years and are exclusive of the land on which buildings are situated.

7. **Renaissance Zone Board and City Council Review**
   a. If the proposal is determined to be eligible, it will be presented at the next regularly scheduled Renaissance Zone Review Board meeting. The Board will further review the application using the following criteria:

      i. Historic significance and aesthetic value of the existing building (or building to be constructed) and the extent to which necessary exterior and surrounding grounds improvements are made to eliminate visibly deteriorated conditions.
      ii. The condition of the property and the extent to which life expectancy is increased. Life expectancy of the property is, within reason, expected to be increased by at least thirty years.
      iii. The project's ability to demonstrate a positive return on investment to the City and State in terms of economic, recreational and/or aesthetic value. Economic value should be determined in real dollars. To establish recreational and/or aesthetic value, the project proposal must demonstrate such value(s) outweigh the investment of credits and/or exemptions requested, either in terms of real dollars or some other measurable criteria.
      iv. Public comments prior to and at the meeting.

   b. The Board, at its option, may recommend denial of the application as submitted, request additional information, recommend approval the application, or recommend approval the application with conditions and forward its recommendation to the Minot City Council. The Minot City Council, at its option, may deny the application as submitted, send the application back to the Renaissance Zone Review Board for additional information or approve the application with or without conditions. Upon approval of an application by the City Council, the application will be forwarded to the North Dakota Commerce Department Division of Community Services for final consideration.

   c. The Board and City Council reserve the right to reject any project in which the benefit to the applicant outweighs its benefit to the community goals of extending the life of the building and improving its usability and livability. Substantial renovations are favored over minimal or cosmetic repairs.

d. Ineligible project proposals include the following:
   i. Proposals determined non-compatible with the City's Comprehensive Plan.
   ii. Businesses whose primary income is derived from selling adult entertainment.
   iii. Businesses whose primary income is derived from leasing space for storage or warehousing.
   iv. Uses that are non-conforming with current zoning even if "grandfathered" in.

8. State Income Tax Exemptions for Approved Commercial Projects:

a. There are two elements to program benefits. One is a local property tax exemption that is administered directly by the City of Minot under the supervision of the North Dakota Commerce Department's Division of Community Services grants zone status and provides general administration of the zones. The other is a state income tax credit. The latter is administered by the North Dakota Office of State Tax Commissioner.

b. Projects that may be eligible for state income tax credits include:
   i. Commercial properties including multifamily residential.
   ii. Historic preservation.

c. All commercial projects may exempt 100% of their income (only income derived from the physical location in the RZ) up to $500,000 annually for each of the 5 years. Applicants may refer to the Renaissance Zone Tax Incentives Guidelines issued by the department.

9. Deadline for Completion of Commercial and Residential Work:

a. Recognizing that the program is intended to incentivize an applicant to promptly complete work and that work in process may be unsightly, all applicants have three years from the date of approval of their application to complete qualified work.

b. A single extension of up to one-year each may be requested in writing from the Renaissance Zone Review Board for sufficient reason such as loss of a tenant, medical hardship, damage to the property by uncontrollable event, etc. along with a reasonable work schedule for completion prior to expiration of the application's approval. A second and final one-year extension may be requested in writing from the City Council prior to expiration of the first extension. The work will be considered complete when a full (not temporary) Certificate of Occupancy is issued or it is established that an unoccupied space has HVAC, access, rough plumbing, etc. and is prepared to go to final fit out for a tenant.

c. Appeals. A rejection of an extension by the Board may be appealed by a written letter summarizing the issues to the City Council within 60 days of the written rejection.

VI. SELECTION OF RESIDENTIAL PROJECTS IN THE ZONE

For purchases and rehabilitation of single-family homes, the selection process needs to describe how potential homeowners will be identified and how the zone authority will verify primary residence. Homeowners and potential homeowners located within the zone will be notified by the Community Development Department as such and available incentives, credits and exemptions that are available. Primary residence determination will be concluded according to North Dakota State Law as contained in the North Dakota Century Code. In order to verify primary residence, the City may review and/or request the following:

- City utility billings.
- Federal and State income tax returns.
- Physical occupancy of the home.
- Deed.
- Documentation from the City of Minot Assessor's Office.

1. Eligibility criteria for all potential projects are established as follows:

a. Consistency with the Renaissance Zone Development Plan.

b. Consistency with the City of Minot 2040 Comprehensive Plan and applicable City Ordinances.

c. Property owner must maintain the property as his/her primary place of residence. Property must be zoned according to its actual use.

d. Taxpayer may not have been the beneficiary of a previous zone project for the same purpose.

e. Purchases, leases or improvements may not be made prior to application approval.

2. Additional eligibility criteria for residential rehabilitation:

a. Rehabilitation of property must be at least twenty percent of the current true and full value of the building for residential use. At least eighty percent of the investment made must consist of capital improvements such as structural, weatherization, electrical, plumbing, heating, ventilation, central air conditioning system improvements, exterior improvements to cornices, roof gables, window sills, doors, porches, stairwells, dormers, removal of non-historic materials and exterior painting. See Rehabilitation Criteria for Residential Property on page 26 and Renaissance Renovation/Purchasing on page 27.

b. Not more than twenty percent of the total investment may consist of capital improvements to detached outbuildings.

c. An applicant's time and labor (sweat equity) towards a Renaissance Zone project is not an eligible expense.

3. Additional eligibility criteria for new residential construction:

a. An applicant's time and labor (sweat equity) towards a Renaissance Zone project is not an eligible expense.

4. Property tax exemptions for approved projects:

a. Property tax exemptions may be granted up to 100% of the current true and full value, excluding land, to any property for a business or investment purpose.

b. Property tax exemptions may be granted up to 100% of the value of newly constructed buildings, less the value of any buildings on the same site demolished after Zone approval.

c. All property tax exemptions are granted for a period up to five years and are exclusive of the land on which buildings are situated.

d. If residential property is not to be used as the applicant's primary residence, the 50% commercial requirement for rehabilitation is required.

5. Renaissance Zone Board and City Council Approval:

a. If the proposal is determined to be eligible, it will be presented at the next regularly scheduled Renaissance Zone Review Board meeting. The Board will further review the application using the following criteria:
   i. Historic significance and aesthetic value of the existing residence (or residence to be constructed) and the extent to which the visible exterior and surrounding grounds are improved.
   ii. The exterior of the property must, at a minimum, have all deteriorated conditions removed and replaced with appropriate materials and architectural features that match existing style.
   iii. The extent to which the life expectancy of the residence is extended. Life expectancy of the residence should reasonably be expected to be increased by thirty years or more as a result of the improvements made.

b. The Board, at its option, may recommend denial of the application as submitted, request additional information, recommend approve the application, or approve the application with conditions and forward its recommendation to the Minot City Council. The Minot City Council, at its option, may deny the application as submitted, send the application back to the Renaissance Zone Review Board for additional information or approve the application. Upon approval of an application by the City Council, the application will be forwarded to the North Dakota Division of Community Services for final consideration.

c. The Board and City Council reserve the right to reject any project in which the benefit to the applicant outweighs its benefit to the community goals of extending the life of the building and improving its usability and livability. Substantial renovations are favored over minimal or cosmetic repairs.

d. Ineligible project proposals include the following:
   i. Proposed determined non-compatible with the City's Comprehensive Plan.
   ii. Businesses whose primary income is derived from selling adult entertainment.
   iii. Businesses whose primary income is derived from leasing space for storage or warehousing.
   iv. Uses that are non-conforming with current zoning even if "grandfathered" in.

VII. LOCAL COMMENT

1. *Provide the results of at least one legal public hearing. If more than one public hearing is held, provide the results of each. Identify how many people attended the hearing.*

   Only one person spoke in support of the development plan. Nobody testified in opposition.

2. *Describe issues raised at the public hearing and how the jurisdiction handled them.*

   No issues were raised.

3. *Describe the efforts to involve the public and results.*

   The plan was discussed at three Ward County Commission meetings, two Minot Public School Board meetings, one Renaissance Zone Board Review meeting, and one City Council meeting. A copy of the plan was made available to the general public in the Community Development Department. A public hearing notices was twice posted in the Minot Daily News inviting the general public to attend and speak at the City Council public hearing.

4. *Provide evidence of community support and commitment from residential and business interests.*

   Local business owner and downtown developer Ryan Ackerman wrote the following email to the City Council:

   Greetings, Mayor and City Council.

   My wife, Jessica, and I own Aksal Group, which is a real estate redevelopment company that operates in downtown Minot. I have some experience with the Renaissance Zone (RZ) Program, and I wanted to share some thoughts about it as you consider the changes proposed by the City of Minot Community Development Department. I can only speak for investments in downtown Minot that are generally commercial in nature. I don't have any experience with the residential components of the program.

   Opponents of the RZ will criticize the program by claiming that its purpose is to 'give tax breaks to wealthy corporations or investors'. This is really misleading. The purpose of the program is to address urban blight. Take the photo below. This was taken from inside the building currently occupied by Don Tapatio Mexican Cuisine. This was the condition of the the second floor of that space, obviously before any improvements were made. The space was illegally occupied, with no legitimate water, sewer, electric or other utility services. Heat was generated through the use of open flame propane torches (see fuel canisters beneath windows). Sanitary sewer service was 'provided' through use of the five gallon bucket at the front of the photo. Don't kid yourselves – this is happening elsewhere within downtown, and it will continue to happen if the blight isn't addressed. It's not a great situation to talk about publicly, but it's real when you get into a number of the older dilapidated buildings downtown. The outside of the buildings may seem benign, but the issues behind the storefronts that face the street can be significant in many instances.

The other critique of the program that can be misleading is which entities actually benefit from the program. If we focus in on the property tax benefits associated with the program, the primary beneficiaries are the small businesses that tend to operate within downtown. For Aksal Group, our leases are structured as a triple net, meaning that property tax expenditures flow through to the tenants. The only instance in which the property owner benefits is the instance where a space is vacant and not producing any revenue. These benefits are critically important to startup businesses during the period in which their capital is limited. From the real estate perspective, they provide some relief during the stabilization period for the real estate when vacancy rates are at their highest.

Opponents of the RZ Program will claim that the granting of RZ benefits creates a burden on the balance of the taxpayers. This is an unfortunately common mischaracterization of properties that are included in the Renaissance Zone (RZ). For downtown RZ properties, they are already paying taxes and they are already receiving government services – utilities, snow removal, police patrols, fire protection, etc. This is unlike development built on the fringe of the community that requires expanded infrastructure and services. During the benefit period, taxes are still paid on the value of the land. It is only the improvements that are exempt, and the City Council has the authority to limit the extent of the exemptions.

As expected, property values have begun to rise in downtown Minot, even those that haven't had a nickel of investment put into them. Aksal Group owns two underdeveloped properties adjacent to one that we redeveloped as a RZ project. The taxable valuation of those properties has increased by approximately 50% in the last five years, with essentially no investment being made in them beyond ordinary maintenance. As a result, Aksal Group is paying more in property taxes on our downtown properties than we paid prior to the City Council's approval of our first RZ application. In other words, Aksal Group is paying more property taxes now than it did prior to any RZ benefits being received. How is that creating a burden?

Interest rates have nearly doubled, which means that any interest buydown available from the Bank of North Dakota is consumed much sooner in the financial life of the investment and this is typically before the building is stabilized, from a rent perspective. Interest rates are also a deterrent to investment by tenants. People can't afford to invest in leasehold improvements because the cost of capital is too high.

And our construction costs are higher in Minot than most of the state. I can cite from my own first-hand experience that we designed a building in Minot and put that building out for bids. The costs of that building totaled $2.8 million. We put the exact same building out for bid in Fargo, and the costs totaled just under $2 million. <u>It cost our client 30% more to build that building in Minot than it did in Fargo.</u> This is an unfortunate result of high pressure on our labor market and competition with a large industry to our west.

You may have read recently about changes to the M Building design. It was originally designed to have a much higher residential unit count, but the design had to change because the costs of development were simply too high. Unfortunately, if that building was in Fargo, the costs would have been in line with the original proposal.

My point of bringing this up is to illustrate that there are challenges to redevelopment – higher real estate costs, higher interest rates, higher capital costs, and low or negative rates of return. I commend the leadership of the council in maintaining and establishing new programs to redevelop our historic core. The progress doesn't happen without the support and foresight of elected officials to see the potential for a better, brighter downtown.

Best,

Ryan Ackerman, PE

5. *Provide a resolution from the city agreeing to provide the tax exemptions and credits provided for in HB 1492 in Sections 4, 5, 6, and 7.*

   See attached Resolution.

VIII. CREDITS, EXEMPTIONS AND BENEFITS EXTENDED TO APPROVED PROJECTS

Approved projects will be extended all income and financial institution tax incentives available under the North Dakota Renaissance Zone Act. Additionally, the following local incentives will be made available:

- Property tax exemptions may be granted up to 100% on the value added to any primary residential or commercial property.
- Property tax exemptions may be granted up to 100% of the value of newly constructed primary residential or commercial property, less the value of any buildings on the same site demolished after Zone approval.
- All property tax exemptions may be granted for a period up to five years and are exclusive of the land upon which buildings are situated.

NDSU Institute for Regional Studies

Property Inventory and Current Use

The proposed Renaissance Zone for the City of Minot was previously constrained to the West by 3rd St. SW, to the north by the Railroad line, to the South by 3rd Avenue and to the East by 8th St. NE. With the 2020 expansion, the Zone now exists of 621 properties and is physically constrained as follows:

- North Boundary: 24th Avenue NW
- South Boundary 7th Avenue SE
- East Boundary 8th Street NE
- West Boundary 5th Street SW

The properties are divided into fourteen (14) zoning categories:

M1 (Light Industrial)	31 properties zoned accordingly, seven of which are single-family homes. Principal use is for heavy commercial establishments and non-nuisance industries.
M2 (Heavy Industrial)	24 properties zoned accordingly. Principal use is for heavy industrial establishments, which may create some nuisance and are neither properly associated with nor compatible with residential, institutional and neighborhood commercial and service establishments. There are several vacant industrial buildings in the Zone.
R1 (Single Family Residential)	80 properties zoned accordingly. Principal use is for single-family dwellings and related residential neighborhood uses.
R2 (Two-Family)	Two (2) properties zoned accordingly. Principal use is for two-family dwellings and related residential neighborhood uses.
R2B (Two-Family)	13 properties zoned accordingly. This is a defunct zone that follow R2 standards.
R3 (Multiple Residence)	One (1) property zoned accordingly. This is a defunct zone that follows RM standards.
R3B (Multiple Residence)	128 properties zoned accordingly. This is a defunct zone that follows RM standards.
R3C (Townhouse Residence)	Two (2) properties zoned accordingly. This is a zone that is restrictive to only townhouse developments and other uses that compliment residential uses.

RM (Med. Density Residential) Three (3) properties zoned accordingly. Principal use is for multi-family dwelling and similar high-density residential development.

C1 (Limited Commercial) 17 properties zoned accordingly. Principal use is for commercial and service uses to serve residential districts.

C2 (General Commercial) 80 properties zoned accordingly. Principal use is established as a heavy commercial district located in close proximity to major thoroughfares or highways in order that highway service types of land use can be provided and is designed to furnish a wide range of retail services and goods.

CBD (Central Business District) 233 properties zoned accordingly. Principal use is for commercial and service uses. Residential uses are permitted on the upper floors of buildings.

P (Public) Five (5) properties zoned accordingly. Principal use is to retain and provide land areas owned by the local government for public use.

AG (Agriculture) Two (2) properties have AG zoning (Bishop Ryan and SRT).

Current Land Use:

Of the 621 properties located within the Renaissance Zone, 223 of them are for residential use, such as single-family and multi-family, including multiplex living and apartments.

The Zone contains 42 vacant parcels most of which are located in industrial and residential areas. Some of the structures have been razed and those with structures are unoccupied.

There are six (6) active blocks and three (3) completed blocks containing government buildings, subsequently counting as half blocks in the proposed Zone, some of which are completed:

Block 5: The block is entirely zoned CBD and contains the Central Parking Garage, which is owned and maintained by the City of Minot.

Block 8: The block is completely zoned CBD with properties consisting of Rehab Services on the West side, law offices and the US Federal Building on the East side.

Block 11: The block is completely zoned CBD and comprises parking with a combination of business uses, the Mouse River Players Theater and the Carnegie Center, owned by the City of Minot.

Block 26B: This block is entirely zoned CBD and contains on the west side the Renaissance Parking ramp, owned by the City of Minot; the east side contains City Hall and its parking lot.

Block 7D: This block is predominantly zoned C2, but the city owns a water pump house in this block.

Block 1E: This block contains the Grand Hotel and North Hill Bowl. Minot State University owns 26 acres of land in the block that contains one building and parking spaces for their athletic complexes.

Block 2B: The block is primarily comprised of Minot State University and the Lutheran Cemetery. *This block is completed.*

Block 5B: The block is entirely comprised of the City of Minot Auditorium & Armory, former City Hall, the Police Station and parking lots. *This block is completed.*

Block 15: The block is comprised predominately by the Ward County Building that holds the county library and various offices. Two of the six parcels are owned by the Minot Daily News and used as a parking lot. *This block is completed.*

Rehabilitation Criteria for Commercial Property

Additional eligibility criteria for rehabilitation of commercial property:

Rehabilitation of property must be at least **fifty percent (50%)** of the current true and full value. At least **eighty percent (80%)** of the investment made must consist of capital improvements such as structural, weatherization, electrical, plumbing, heating, ventilation, central air conditioning system improvements and exterior improvements to cornices, roof gables, window sills, awnings, entryways, removal of non-historic materials, exterior painting, brick masonry cleaning and the reduction of incompatible signage. Capital improvements do not include cosmetic repairs such as floor coverings, furnishings, and interior painting or cabinetry improvements/replacement.

Percentage off

Property Tax*	**Type of Capital Improvement**
75 -100%	Weatherization – siding, windows, insulation, doors & roof, Major structural/foundation – basement wall, exterior cosmetic improvements**
50 - 75%	Major electrical – wiring, new fuse boxes, code compliance Major plumbing – pipes and fittings behind walls**
25 - 50%	Minor electrical – fixtures, GFIC** Minor plumbing – fixtures, exposed lines** Minor structural – drywalls or repair of foundation cracks** Landscaping – additional, miscellaneous***
0 – 25%	Mechanical – Heat, ventilation, central air conditioning**

*** Excludes land value**
**** Plus a combination of items listed below**
***** Miscellaneous includes Driveways, access walkways, retaining walls & privacy fencing**

Before final sign off for submission to City Council and State, applicant must receive Certificate of Occupancy (C of O) for the whole building. Up to 1/3 of a building may remain without a C of O if it is ready with wiring, plumbing and HVAC for a tenant to fit out.

Rehabilitation Criteria for Residential Property

Additional eligibility criteria for rehabilitation of Residential property:

Rehabilitation of property must be at least twenty percent of the current true and full value. At least eighty percent of the investment made must consist of capital improvements such as structural, weatherization, electrical, plumbing, heating, ventilation, central air conditioning system improvements, exterior improvements to cornices, roof gables, window sills, doors, porches, stairwells, dormers, removal of non-historic materials and exterior painting. Capital improvements do not include cosmetic repairs such as floor coverings, furnishings, and interior painting or cabinetry improvements/replacement.

Percentage off Property Tax*	**Type of Capital Improvement**
75 -100%	Weatherization – siding, windows, insulation, doors & roof, major structural/foundation – basement wall, exterior improvements to cornices, roof gables, window sills, doors, porches, stairwells, dormers, removal of non-historic materials and exterior painting. **
50 - 75%	Major electrical – wiring, new fuse boxes, code compliance** Major plumbing – pipes and fittings behind walls**
25 - 50%	Minor electrical – fixtures, GFIC** Minor plumbing – fixtures, exposed lines** Minor structural – drywalls or repair of foundation cracks** Landscaping – additional, miscellaneous***
0 – 25%	Mechanical – Heat, ventilation, central air conditioning**

* **Excludes land value**

** **Plus a combination of items listed below**

*** **Miscellaneous includes driveways, access walkways, retaining walls & privacy fencing**

Before final sign off for submission to the City Council and State, applicant must receive Certificate of Occupancy (C of O) for the whole building.

Renaissance Renovation/Purchasing

Once an applicant submits the documents for the Renaissance five-year exemption, the City Assessor's office has several steps that it needs to perform prior to approval and after the permit completion.

- If the five year or eight year exemption is for renovation, once the documents are submitted, the Assessor's office should appraise the property for its' current true and full value. This value will be the base for giving the percentage of exemption.
- After the five-year or eight year exemption is approved, the building owner will need to notify the Assessor's office to perform a final inspection on the permit. Even though the building is frozen at a reduced value, each year the Assessor's office reports how much exemption are given.
- After the five-year or eight year period expires, the Assessor's office goes back to the building to reappraise the building to the current market conditions.
- If the five-year or eight year exemption is for purchasing a building in the renaissance area, the Assessor's office would need to research if the transfer was an Arms Length[1] transaction. This eliminates sales between relatives, trades, and many other factors. These are not considered Arm's Length transaction.
- If the transaction is Arm's Length, once the documents are submitted, the Assessor's office should appraise the property for its' current and true and full value. This value will be the base for giving the percentage of exemption.
- If during the time period, the new owners would like to renovate the building, the building owner will need to notify the Assessor's office to perform a final inspection on the permit. Even though the building is frozen at a reduced value, each year the Assessor's office reports the amount of the exemption given.

After the five-year or eight year tax exemption period expires, the Assessor's office will go back to the building to reappraise the home to the current market conditions.

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[1] A transaction freely arrived at in the open market, unaffected by abnormal pressure or by the absence of normal competitive negotiation as might be true in the case of transaction between related parties.

*Includes ONLY capital improvements cost, not the purchase of the property and must adhere to the criteria listed on pages 25 and 26.

**Projects meeting or exceeding the 50% re-investment level required for commercial/investment rehabilitation project will be classified as a purchase with major improvements project and will be eligible for the same incentives as a rehabilitation project as stated on page 25.

Fee Schedule

Application fee for single-family residence:	$150
Application fee for all other types of structures:	$500

Map

Inventory

PARCELID	SITEADDRESS	DEEDHOLDER	DEEDEDACRES	ZONING	REN_BLOCK
MI24.312.030.0080	1 BURDICK EXPY W	TRINITY HEALTH	2.066	CBD	18D
MI24.238.200.0160	1 MAIN ST N	CORRIDOR INVESTORS, LLC	0.158	CBD	1
MI24.313.020.0121	10 1/2 3RD ST NE	TRI STATE LAND COMPANY	0.003	M2	4A
MI24.238.200.0210	10 1ST ST NW	CKC PROPERTIES, LLC	0.161	CBD	1
MI24.238.040.0050	10 1ST ST SW	BRADLEY 5 PROPERTIES, LLC	0.321	CBD	4
MI24.238.110.0120	10 3RD AVE SW	CITY OF MINOT	0.964	CBD	26B
MI24.313.020.0131	10 3RD ST NE	BULOW, ALAN	0.25	CBD	4A
MI24.312.020.0042	10 BURDICK EXPY E	NORTH CENTRAL CAPITAL, LLC	0.092	CBD	7A
MI24.238.190.0260	10 MAIN ST N	BAB HOLDINGS, LLC	0.161	CBD	2
MI24.238.050.0060	100 1ST ST SW	UNITED STATES GOVERNMENT	0.517	CBD	8
MI13.340.010.0010	100 6TH AVE NW	SJAASTAD, GARY S & KELLIE R	0.172	R3B	6D
MI24.238.060.0020	100 MAIN ST S	ALBERTSON RENTAL BB, LLC	0.161	CBD	9
MI24.A76.000.0010	101 3RD ST SE	O.K. AUTO PARTS & EQUIPMENT, INC	0.903	M1	16
MI13.D47.000.0010	101 8TH AVE NW	PETERS, JOEY A & SANDRA LOVELACE	0.144	R3C	6D
MI24.288.153.0320	101 E CENTRAL AVE	NIESS, LEONARD & GLORIA	0.069	M2	3
MI24.238.070.0240	101 MAIN ST S	LIMWARDS MANAGEMENT, LLP	0.241	CBD	10
MI13.192.110.0011	101 UNIVERSITY AVE W	THOMAS, CYNTHIA J RESERVE LIFE ESTATE	0.152	R1	5D
MI24.238.060.0030	104 MAIN ST S	FORANNA DESIGNS INC	0.08	CBD	9
MI24.238.010.0121	105 1ST AVE SE	PRICE, VIRGINIA L TRUST UTD	0.012	CBD	7
MI24.E01.000.0030	105 1ST ST SE	BLUE MOON VENTURES, LLC	0.432	CBD	11
MI24.238.080.0122	105 2ND AVE SE	CITY OF MINOT	0.23	CBD	11
MI13.340.010.0020	106 6TH AVE NW	STENVOLD, JOE M II & BETH	0.172	R3B	6D
MI24.G20.000.0020	106 E CENTRAL AVE	AKSAL GROUP, LLC	0.243	CBD	7
MI24.238.060.0040	106 MAIN ST S	GUSS INVESTMENTS, LLC	0.08	CBD	9
MI24.102.230.0064	107 1ST AVE SE	CITY OF MINOT	0.029	CBD	7
MI24.238.070.0210	107 MAIN ST S	107 MAIN STREET SOUTH, LLC	0.08	CBD	10
MI24.E01.000.0020	108 1ST AVE SE	BLUE MOON VENTURES, LLC	0.127	CBD	11
MI24.238.060.0060	108 MAIN ST S	INTEGRITY HOLDINGS, LLC	0.161	CBD	9
MI24.102.230.0063	109 1ST AVE SE	AKSAL GROUP, LLC	0.252	CBD	7
MI24.238.070.0200	109 MAIN ST S	BOLTON, EDWARD T & MARJORIE L	0.08	CBD	10
MI24.238.010.0070	11 1ST ST SE	AKSAL GROUP, LLC	0.175	CBD	7
MI24.238.140.0042	11 3RD AVE SW	TRINITY HEALTH	0.083	CBD	17D
MI24.E69.000.0010	11 3RD ST NE	SM REAL ESTATE	0.642	CBD	25B
MI24.313.030.0072	11 5TH ST NE	CITY OF MINOT	0.086	R1	5A
MI24.238.190.0221	11 E CENTRAL AVE	KAMP COLLECTIVE, LLC	0.069	CBD	2
MI24.238.020.0190	11 MAIN ST S	PIEHL, WALTER J & BECKY & KJELSON, KEITH & BETH	0.161	CBD	6
MI24.238.070.0070	110 1ST ST SE	TALON PROPERTIES, LLC	0.161	CBD	10
MI13.F95.020.0020	110 4TH AVE NW	JENKINS, AMY	0.196	RM	8D
MI13.340.010.0041	110 6TH AVE NW	BREUER, GLYNN E & KIMBERLEE M	0.172	R3B	6D
MI24.G20.000.0030	110 E CENTRAL AVE	AKSAL GROUP, LLC	0.478	CBD	7
MI14.953.010.0440	1107 N BROADWAY	KNUTSON, TIMOTHY & KIMBERLY	0.051	C2	1E
MI24.238.080.0062	111 1ST ST SE	THE MOUSE RIVER PLAYERS, INC	0.069	CBD	11
MI24.238.060.0200	111 1ST ST SW	U S BANK NATIONAL ASSOCIATION	0.161	CBD	9
MI13.338.000.0023	111 8TH AVE NW	THE "O"RIGINAL LLP	0.585	C2	6D
MI24.238.070.0190	111 MAIN ST S	PITNER, JOHN D TRUST & PITNER, IRENE M TRUST	0.08	CBD	10
MI24.238.050.0243	111 S BROADWAY	REHAB SERVICES, INC	0.5	CBD	8
MI13.192.110.0021	111 UNIVERSITY AVE W	ABRAHAMSON, DIANE M	0.152	R1	5D
MI24.238.040.0020	111 W CENTRAL AVE	S-J ONE ELEVEN, LLC	0.161	CBD	4
MI14.288.153.0100	1117 N BROADWAY	KNUTSON, TIMOTHY & KIMBERLY	0.035	C2	1E
MI24.238.070.0052	112 1ST ST SE	CITY OF MINOT	0.115	CBD	10
MI24.238.050.0181	112 2ND AVE SW	REHAB SERVICES, INC	0.52	CBD	8
MI13.339.000.0012	112 6TH AVE NW	HEDGES, JEFFERY & BARBARA	0.138	R3B	6D
MI13.192.110.0032	112 8TH AVE NW	KOLOBAKKEN, MCLEAN	0.149	R1	5D

MI24.238.060.0070	112 MAIN ST S	BOYCE, JEREMY J	0.08	CBD	9
MI14.288.153.0110	1125 N BROADWAY	SIEBERT, PAUL & LEANN	0.233	C2	1E
MI14.288.153.0122	1127 N BROADWAY	TK PROPERTIES, LLC	0.562	C2	1E
MI24.238.060.0181	113 1ST ST SW	U S BANK NA	0.039	CBD	9
MI24.238.070.0180	113 MAIN ST S	LEE, SUNG CHUN & HAN, HYE KYOUNG	0.08	CBD	10
MI13.314.010.0040	114 4TH AVE NW	OCEAN FRONT PROPERTIES, LLC	0.166	R3B	8D
MI13.339.000.0011	114 6TH AVE NW	BREUER, GLYNN E & KIMBERLEE M	0.034	R3B	6D
MI13.202.000.0020	114 8TH AVE NW	BNK, LLC	0.121	C2	5D
MI24.238.060.0080	114 MAIN ST S	THOMAS, ROBERT S	0.08	CBD	9
MI24.288.153.0330	115 1ST AVE NE	GROSCHE, JEFF	0.309	M1	25B
MI24.102.230.0062	115 1ST AVE SE	RMM PROPERTIES LLLP	0.161	CBD	7
MI24.238.080.0080	115 1ST ST SE	THE MOUSE RIVER PLAYERS	0.172	CBD	11
MI24.238.070.0170	115 MAIN ST S	BERG PROPERTIES, LLC	0.161	CBD	10
MI24.238.070.0090	116 1ST ST SE	FOLDEN PROPERTIES, LLP	0.161	CBD	10
MI24.693.000.0010	116 1ST ST SW STE A	SANDFORD HEALTHCARE ACCESSORIES, INC	0	CBD	8
MI24.693.000.0021	116 1ST ST SW STE B	MERCK, CHARLES D	0	CBD	8
MI24.693.000.0030	116 1ST ST SW STE C	FITZMAURICE, VICKI J REVOCABLE TRUST	0	CBD	8
MI24.693.000.0040	116 1ST ST SW STE D	FITZMAURICE, VICKI J REVOCABLE TRUST	0	CBD	8
MI24.693.000.0022	116 1ST ST SW STE E	HIRST FAMILY PROPERTIES, LLLP	0	CBD	8
MI13.569.000.1160	116 8TH AVE NW	BEARMAN, JOHN & TRICIA	0	C2	5D
MI24.238.040.0241	117 W CENTRAL AVE	BOOMTOWN ENTERPRISES, LLC	0.22	CBD	4
MI24.102.240.0011	118 1ST AVE SE	DER BLAUE, LLC	0.025	CBD	11
MI13.569.000.1180	118 8TH AVE NW	RASMUSSON, DAVID DALE	0	C2	5D
MI24.238.060.0170	119 1ST ST SW	BIG M MINOT, LLC	0.192	CBD	9
MI24.238.070.0150	119 MAIN ST S	BERG PROPERTIES, LLC	0.08	CBD	10
MI24.104.000.0020	12 3RD ST SE	ORMA, LLC	0.1	CBD	7
MI13.337.000.0150	12 5TH AVE NE	BURTON, KEVIN J & ANNELIZABETH K	0.096	R3B	10D
MI24.238.030.0070	12 MAIN ST S	ALBERTSON RENTAL 12, LLC	0.161	CBD	5
MI13.569.000.1200	120 8TH AVE NW	FUTURE DREAMS LLC	0	C2	5D
MI14.288.153.0123	1205 N BROADWAY	O'REILLY AUTO ENTERPRISES, LLC	0.654	C2	1E
MI24.238.070.0140	121 MAIN ST S	JK HURT RENTALS, LLC	0.08	CBD	10
MI13.202.000.0010	121 UNIVERSITY AVE W	HINTZ, CLIFFORD E	0.117	R1	5D
MI24.238.040.0242	121 W CENTRAL AVE	NEWMAN SIGNS INC	0.084	CBD	4
MI13.569.000.1220	122 8TH AVE NW	STEVENSON, TONA & TROY	0	C2	5D
MI24.675.000.0000	122 MAIN ST S	CDJ OPPORTUNITIES, LLP	0.321	CBD	9
MI24.675.000.0010	122 MAIN ST S UNIT 1	LINDBO, MARY M	0	CBD	9
MI24.675.000.0020	122 MAIN ST S UNIT 2	COVEY, CRAIG	0	CBD	9
MI24.675.000.0030	122 MAIN ST S UNIT 3	PROBST, JAMES J & EVELYN G	0	CBD	9
MI24.675.000.0040	122 MAIN ST S UNIT 4	LINDBO, MARGARET R	0	CBD	9
MI24.675.000.0050	122 MAIN ST S UNIT 5	TORKILDSON, IRENE	0	CBD	9
MI24.238.060.0150	123 1ST ST SW	BIG M MINOT, LLC	0.251	CBD	9
MI24.238.070.0130	123 MAIN ST S	MAGIC CITY BRANDS, LLC	0.08	CBD	10
MI13.569.000.1240	124 8TH AVE NW	TRIPLETT, THERON F	0	C2	5D
MI24.317.170.0060	125 BURDICK EXPY W	TRINITY HEALTH	0.126	CBD	16D
MI13.953.030.0331	126 4TH AVE NW	SHOMENTO, DAVID A & TARRYLL J	0.132	C2	8D
MI13.314.010.0123	129 5TH AVE NW	LOWE'S PRINTING, INC	0.284	C2	8D
MI24.238.060.0241	13 1ST AVE SW	NORTH CENTRAL CAPITAL, LLC	0.111	CBD	9
MI24.238.010.0082	13 1ST ST SE	FRONTIERS, LLC	0.126	CBD	7
MI24.238.070.0123	13 2ND AVE SE	E & J JUSTINO PROPERTIES, LLC	0.052	CBD	10
MI24.238.140.0181	13 3RD AVE SW	TRINITY HEALTH	0.152	CBD	17D
MI24.238.190.0203	13 E CENTRAL AVE	GANSKE, DALE L	0.115	CBD	2
MI24.238.200.0110	13 MAIN ST N	CORRIDOR INVESTORS, LLC	0.08	CBD	1
MI24.238.040.0203	13 S BROADWAY	EWR MINOT OFFICE BUILDING, LLC	0.142	CBD	4
MI14.667.000.0030	1305 N BROADWAY	LGK HOLDINGS, LLC	0.445	C2	1E
MI14.667.000.0020	1309 N BROADWAY	NELSON, JUDY RESERVE LIFE ESTATE	0.399	C2	1E
MI14.288.153.0125	1310 N BROADWAY	BISHOP RYAN HIGH SCHOOL	0.277	R1	1E
MI14.288.153.0121	1312 N BROADWAY	BISHOP RYAN HIGH SCHOOL	0.056	C2	1E
MI14.667.000.0010	1315 N BROADWAY	GILL CORPORATION	0.805	C2	1E
MI24.238.180.0132	14 1ST ST NE	NORSK BROTHERS, LLC	0.108	M2	3
MI24.238.190.0270	14 MAIN ST N	LARSEN, MIKE	0.064	CBD	2
MI24.238.200.0192	14 W CENTRAL AVE	YELLOW DOG PROPERTIES, LLC	0.043	CBD	1
MI14.288.153.0161	1401 N BROADWAY	SRT COMMUNICATIONS, INC	1.566	AG	1E
MI13.288.153.0141	1425 N BROADWAY	HERZIG, VIOLET	0.0783	C2	1E

MI24.238.190.0151	15 1ST ST SE	GANSKE, DALE L	0.02	CBD	2
MI24.313.020.0061	15 4TH ST NE	WOLSKY, DENNIS & ELIZABETH	0.165	M2	4A
MI24.238.020.0170	15 MAIN ST S	MJD HOLDINGS, LLP	0.08	CBD	6
MI24.238.040.0180	15 S BROADWAY	EWR MINOT OFFICE BUILDING, LLC	0.452	CBD	4
MI24.E01.000.0010	150 2ND ST SE	BLUE MOON VENTURES, LLC	1.011	CBD	11
MI14.288.153.0171	1505 N BROADWAY	MINOT INVESTMENT GROUP LLC	6.195	C2	1E
MI24.238.070.0051	16 1ST AVE SE	CITY OF MINOT	0.115	CBD	10
MI24.238.180.0131	16 1ST ST NE	AUSLANDER, LLC	0.258	M2	3
MI24.313.030.0052	16 4TH ST NE	B.B.L., LLC	0.086	R1	5A
MI24.238.190.0281	16 MAIN ST N	LARSEN, MIKE	0.032	CBD	2
MI24.238.030.0080	16 MAIN ST S	PATTEN, WAYNE L RESERVE LIFE ESTATE	0.08	CBD	5
MI14.228.010.0100	1600 6TH ST NW	DAVIDSON, DONALD & OMA JANE	0.365	R1	1E
MI14.228.010.0090	1606 6TH ST NW	LINDQUIST, KADE	0.228	R1	1E
MI14.228.010.0080	1612 6TH ST NW	FAITH, JACOB M	0.22	R1	1E
MI24.238.020.0121	17 1ST AVE SE	RMM PROPERTIES LLLP	0.121	CBD	6
MI24.238.060.0242	17 1ST AVE SW	U S BANK NATIONAL ASSOCIATION	0.211	CBD	9
MI24.238.070.0121	17 2ND AVE SE	FOLDEN PROPERTIES, LLP	0.103	CBD	10
MI24.102.310.0032	17 3RD ST NE	SM REAL ESTATE	0.115	M2	25B
MI24.313.030.0060	17 5TH ST NE	WOLSKY, DENNIS & ELIZABETH	0.167	M1	5A
MI24.238.190.0202	17 E CENTRAL AVE	CLUTE PROPERTIES, LLC	0.112	CBD	2
MI24.238.020.0160	17 MAIN ST S	E & M CAPITAL, LLC	0.083	CBD	6
MI14.228.010.0070	1700 6TH ST NW	GUSS, CURTIS E	0.22	R1	1E
MI14.228.010.0060	1706 6TH ST NW	HEJDE, DANIEL & ERIN	0.207	R1	1E
MI14.228.010.0050	1712 6TH ST NW	ETIER, JON L	0.22	R1	1E
MI14.288.153.0141	1715 N BROADWAY	BESSETTE, DONALD C	4.546	C2	1E
MI14.228.010.0040	1718 6TH ST NW	JENSEN, WILLIAM R JR & BEVERLY LIFE ESTATE	0.193	R1	1E
MI24.313.020.0141	18 1/2 3RD ST NE	SOO LINE RAILROAD COMPANY	0.004	M2	4A
MI24.238.070.0031	18 1ST AVE SE	CITY OF MINOT	0.172	CBD	10
MI24.238.180.0080	18 1ST ST NE	AUSLANDER, LLC	0.117	M2	3
MI24.102.310.0120	18 2ND ST NE	NORSK BROTHERS, LLC	0.172	CBD	25B
MI24.313.020.0151	18 3RD ST NE	LARSON, ROGER D & ROBERTA A	0.301	M2	4A
MI24.102.300.0100	18 3RD ST SE	ORTORRO LLC	0.753	M1	7
MI24.238.030.0090	18 MAIN ST S	LUCY, MICHAEL B & KMK PROPERTIES, LLC	0.08	CBD	5
MI14.228.010.0030	1800 6TH ST NW	MARAGOS, PETER G & BOELTER, ROXANNE	0.22	R1	1E
MI14.228.010.0020	1806 6TH ST NW	NESS, JOHN C & KAYLA	0.303	R1	1E
MI14.228.010.0010	1812 6TH ST NW	KNUTSON, JOYLEA P	0.22	R1	1E
MI24.238.190.0131	19 1ST ST NE	RAILROAD MUSEUM OF MINOT, INC	0.099	CBD	2
MI24.102.310.0031	19 3RD ST NE	SM REAL ESTATE	0.057	M2	25B
MI24.F10.000.0030	19 3RD ST SE	JJT PROPERTIES, LLC	1.758	M1	16
MI24.313.030.0051	19 5TH ST NE	CITY OF MINOT	0.172	R1	5A
MI24.238.020.0151	19 MAIN ST S	BEACH, TIM & PEGGY	0.078	CBD	6
MI11.244.010.0100	1900 6TH ST NW	LEIDHOLT, COLE D	0.185	R1	1E
MI14.170.010.0020	1901 N BROADWAY	NORTH HILL BOWL INC	2.41	C2	2E
MI14.171.000.0550	1901 SKYLINE DR	BRUNS, LAURA A SCHNIEBER- & BRUNS, CASEY	0.32	R1	1E
MI14.171.000.0130	1904 3RD ST NW	ADCOX, JAMES M & JANE I	0.19	R1	2E
MI11.244.010.0090	1904 6TH ST NW	HEADRICK, WILSON R RESERVE LIFE ESTATE	0.182	R1	1E
MI14.171.000.0120	1908 3RD ST NW	SCHMALZ, DONNA M	0.19	R1	2E
MI11.244.010.0080	1908 6TH ST NW	PURDY, NANCY L	0.182	R1	1E
MI11.006.010.0070	1909 N BROADWAY	NORTH HILL BOWL INC	0.632	C2	2E
MI14.171.000.0560	1909 SKYLINE DR	BERG, JEFF L & LORIE A	0.289	R1	1E
MI14.171.000.0110	1912 3RD ST NW	WILLIAMS, RANDY L & MAMIE I	0.19	R1	2E
MI11.244.010.0070	1912 6TH ST NW	DESROSIER, NICOLE	0.182	R1	1E
MI14.171.000.0570	1913 SKYLINE DR	HOLBACH, RANDOLPH STEVEN	0.289	R1	1E
MI11.006.010.0060	1915 N BROADWAY	SIAN PROPERTIES, LLC	0.619	C2	2E
MI11.171.000.0100	1916 3RD ST NW	GUFFEY, BONNIE G & CLAYTON A	0.19	R1	2E
MI11.244.010.0060	1916 6TH ST NW	AALTO, GREGORY	0.223	R1	1E
MI14.171.000.0580	1917 SKYLINE DR	LUCY, GERALD & BIEL, JESSICA LUCY	0.289	R1	1E
MI11.006.010.0050	1919 N BROADWAY	WEYDAHL PROPERTIES, LLC	0.727	C2	2E
MI11.171.000.0090	1920 3RD ST NW	AHMANN, MARILYN M	0.19	R1	2E
MI11.244.010.0050	1920 6TH ST NW	FISHER, JOSHUA GL & JACOBS, HAYLEY F	0.223	R1	1E
MI14.171.000.0590	1921 SKYLINE DR	BURCKHARD, BYRON B & RYNETTE M	0.289	R1	1E
MI11.171.000.0080	1924 3RD ST NW	SHIMFESSEL, BRADLEY	0.19	R1	2E
MI11.244.010.0040	1924 6TH ST NW	DUNCAN, ANTHONY & GABRIELLE	0.182	R1	1E

MI11.006.010.0040	1925 N BROADWAY	K HAWK VENTURE LLC	0.682	C2	2E
MI11.171.000.0600	1925 SKYLINE DR	PETERSON, EDWARD O AND MARJORIE A IRREVOCABLE TRUST	0.345	R1	1E
MI11.171.000.0070	1928 3RD ST NW	KRAGH, JEFFREY L & JENNIFER E	0.19	R1	2E
MI11.244.010.0030	1928 6TH ST NW	GRESHAM, MITCHELL & LACEY	0.182	R1	1E
MI11.006.010.0032	1929 N BROADWAY	DEE JAY'S QSR OF ND, INC	0.526	C2	2E
MI11.171.000.0610	1929 SKYLINE DR	GODFREY, JAMES W	0.289	R1	1E
MI11.171.000.0060	1932 3RD ST NW	GONZALEZ, ROGELIO G & KATHY J	0.19	R1	2E
MI11.244.010.0020	1932 6TH ST NW	WETMUR, JAMES E & LINDA D	0.182	R1	1E
MI11.171.000.0620	1933 SKYLINE DR	KELLY, STEWART E & JANE B	0.289	R1	1E
MI11.171.000.0050	1936 3RD ST NW	BAUER, FRED L	0.207	R1	2E
MI11.244.010.0010	1936 6TH ST NW	FREY, CLIFFORD L	0.201	R1	1E
MI11.006.010.0031	1937 N BROADWAY	PEKOVICH, GREG & BECKY	1.392	C2	2E
MI11.171.000.0630	1937 SKYLINE DR	ZAHNISER, MONICA	0.289	R1	1E
MI11.171.000.0040	1940 3RD ST NW	LAWSON, GERALD E & JANET I	0.19	R1	2E
MI11.171.000.0640	1941 SKYLINE DR	JOHNSON, VERNA K	0.293	R1	1E
MI11.171.000.0030	1944 3RD ST NW	STEELE, ERIC M & HOUSTON, MARKIE D	0.19	R1	2E
MI11.171.000.0650	1945 SKYLINE DR	MOMERAK, KENNETH & GAIL	0.289	R1	1E
MI11.171.000.0020	1948 3RD ST NW	WILLIAMS, NINA	0.19	R1	2E
MI11.171.000.0660	1949 SKYLINE DR	PARKER, ERIN & TONYA	0.382	R1	1E
MI11.171.000.0010	1952 3RD ST NW	BORUD, LARRY L & KAREN	0.19	R1	2E
MI11.171.000.0670	1953 SKYLINE DR	MARKELL, CLARK & L JOYCE	0.304	R1	1E
MI24.238.190.0222	2 MAIN ST N	LILLIAN AND COLEMAN TAUBE MUSEUM OF ART	0.092	CBD	2
MI24.238.030.0020	2 MAIN ST S	CDJ OPPORTUNITIES, LLP	0.161	CBD	5
MI24.238.180.0071	20 1ST ST NE	SOO LINE RAILROAD COMPANY	0.051	M2	3
MI24.238.040.0120	20 1ST ST SW	EWR MINOT OFFICE BUILDING, LLC	0.402	CBD	4
MI24.313.030.0042	20 4TH ST NE	WARNER, JAMES E & SHEILA M	0.171	M1	5A
MI24.312.020.0041	20 BURDICK EXPY E	DIEHL DUNN REAL ESTATE, LLC	0.23	CBD	7A
MI24.238.140.0140	20 BURDICK EXPY W	TRINITY HEALTH	0.399	CBD	17D
MI24.238.200.0193	20 W CENTRAL AVE	BMA PROPERTIES, LLP	0.112	CBD	1
MI23.021.210.0030	201 3RD AVE SW	BERTSCH PROPERTIES, LLC	0.172	CBD	1C
MI13.192.220.0023	201 5TH AVE NE	ALLAN LEE, LLC	0.115	R3B	4D
MI13.192.210.0050	201 6TH AVE NE	OPPERUDE, ROBBIE A	0.171	R3B	3D
MI24.238.100.0240	201 MAIN ST S	WARD, MICHAEL	0.161	CBD	14
MI13.192.220.0041	202 6TH AVE NE	RADMEYER PROPERTIES, LLC	0.066	R3B	4D
MI24.886.000.0010	202 E CENTRAL AVE	DUNKEL, GLEN RESERVE LIFE ESTATE	0.32	M1	7
MI24.238.110.0240	205 1ST ST SW	CITY OF MINOT	0.964	CBD	26B
MI13.209.000.0011	205 5TH AVE NE	MCCABE, MICHAEL E & JULIE M	0.115	R3B	4D
MI24.238.100.0220	205 MAIN ST S	FIELD, ROBERT	0.08	CBD	14
MI24.042.020.0090	207 3RD ST NE	BURLINGTON NORTHERN & SANTA FE	1.77	M1	25B
MI24.238.100.0210	207 MAIN ST S	FIELD, ROBERT O & JACQUELINE D	0.08	CBD	14
MI13.209.000.0020	209 5TH AVE NE	FIVE STAR HOLDINGS, LLC	0.172	R3B	4D
MI24.238.100.0200	209 MAIN ST S	WALKER PROPERTIES, LLLP	0.08	CBD	14
MI24.654.000.0510	21 1ST AVE SE STE 51	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0570	21 1ST AVE SE STE 57	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0010	21 1ST AVE SE UNIT 1	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0020	21 1ST AVE SE UNIT 2	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0210	21 1ST AVE SE UNIT 21	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0220	21 1ST AVE SE UNIT 22	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0230	21 1ST AVE SE UNIT 23	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0240	21 1ST AVE SE UNIT 24	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0250	21 1ST AVE SE UNIT 25	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0260	21 1ST AVE SE UNIT 26	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0270	21 1ST AVE SE UNIT 27	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0280	21 1ST AVE SE UNIT 28	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0030	21 1ST AVE SE UNIT 3	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0310	21 1ST AVE SE UNIT 31	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0320	21 1ST AVE SE UNIT 32	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0330	21 1ST AVE SE UNIT 33	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0340	21 1ST AVE SE UNIT 34	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0350	21 1ST AVE SE UNIT 35	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0360	21 1ST AVE SE UNIT 36	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0370	21 1ST AVE SE UNIT 37	PARKER PROPERTY GROUP, INC	0	CBD	6

MI24.654.000.0040	21 1ST AVE SE UNIT 4	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0410	21 1ST AVE SE UNIT 41	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0420	21 1ST AVE SE UNIT 42	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0430	21 1ST AVE SE UNIT 43	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0450	21 1ST AVE SE UNIT 45	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0460	21 1ST AVE SE UNIT 46	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0470	21 1ST AVE SE UNIT 47	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0050	21 1ST AVE SE UNIT 5	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0520	21 1ST AVE SE UNIT 52	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0530	21 1ST AVE SE UNIT 53	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0540	21 1ST AVE SE UNIT 54	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0550	21 1ST AVE SE UNIT 55	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0560	21 1ST AVE SE UNIT 56	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0060	21 1ST AVE SE UNIT 6	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0610	21 1ST AVE SE UNIT 61	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0630	21 1ST AVE SE UNIT 63	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0640	21 1ST AVE SE UNIT 64	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0650	21 1ST AVE SE UNIT 65	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0660	21 1ST AVE SE UNIT 66	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0670	21 1ST AVE SE UNIT 67	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0070	21 1ST AVE SE UNIT 7	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0710	21 1ST AVE SE UNIT 71	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0720	21 1ST AVE SE UNIT 72	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0730	21 1ST AVE SE UNIT 73	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0740	21 1ST AVE SE UNIT 74	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0750	21 1ST AVE SE UNIT 75	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0760	21 1ST AVE SE UNIT 76	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0770	21 1ST AVE SE UNIT 77	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0080	21 1ST AVE SE UNIT 8	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0810	21 1ST AVE SE UNIT 81	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0820	21 1ST AVE SE UNIT 82	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0830	21 1ST AVE SE UNIT 83	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0840	21 1ST AVE SE UNIT 84	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0850	21 1ST AVE SE UNIT 85	PARKER PROPERTY GROUP,INC	0	CBD	6
MI24.654.000.0860	21 1ST AVE SE UNIT 86	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0870	21 1ST AVE SE UNIT 87	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0901	21 1ST AVE SE UNIT 9A	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0902	21 1ST AVE SE UNIT 9B	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.1000	21 1ST AVE SE UNIT CM1	MINOT COMMISSION ON AGING, INC	0.115	CBD	6
MI24.E18.000.0010	21 2ND ST NE	JJT PROPERTIES, LLC	1.067	M1	3
MI24.238.140.0182	21 3RD AVE SW	ECKMANN, ENGAN	0.17	CBD	17D
MI24.238.190.0201	21 E CENTRAL AVE	CREEDENCE PROPERTIES III, LLC	0.152	CBD	2
MI24.238.020.0140	21 MAIN ST S	ALBERTSON RENTALS 21, LLC	0.095	CBD	6
MI13.192.210.0112	210 7TH AVE NE	TAYLOR, KASEY & MEGAN	0.153	R3B	3D
MI11.133.010.0060	2105 N BROADWAY	PINKERTON FAMILY LTD PARTNERSHIP	0.631	C2	1F
MI24.238.100.0190	211 MAIN ST S	NIKITENKO, ANDREW	0.08	CBD	14
MI11.133.010.0050	2115 N BROADWAY	HAPPY INVESTMENTS, LLC	0.631	C2	1F
MI24.104.000.0010	212 E CENTRAL AVE	HARMONY HEIGHTS, LLC	0.175	CBD	7
MI11.133.010.0041	2121 N BROADWAY	WATTS, ROOSEVELT W	0.289	C2	1F
MI13.209.000.0030	213 5TH AVE NE	FIVE STAR HOLDINGS, LLC	0.182	R3B	4D
MI14.259.050.0013	213 5TH AVE NW	CITY OF MINOT	0.189	C2	7D
MI13.E86.000.0020	213 6TH AVE NE	OPPERUDE, ROBBIE A	0.115	RM	3D
MI24.238.100.0180	213 MAIN ST S	NIKITENKO, ANDREW	0.161	CBD	14
MI11.133.010.0011	2145 N BROADWAY	CHOU, NIAN CHIU	0.347	C2	1F
MI37.537.240.0120	215 1ST AVE NE	GBOGH DBA SAND SOLUTIONS	0.855	M1	25B
MI24.102.290.0011	215 1ST AVE SE	SOO LINE RAILROAD COMPANY	0.014	M1	7
MI14.259.050.0012	215 5TH AVE NW	5TH AVE INVESTMENTS, LLC	0.968	C2	7D
MI24.E69.000.0030	215 E CENTRAL AVE	SM REAL ESTATE	0.437	CBD	25B
MI24.238.100.0160	217 MAIN ST S	WALKER PROPERTIES, LLLP	0.08	CBD	14
MI24.238.100.0120	218 1ST ST SE	CHURCH OF ST LEO - MINOT TRUSTEE, INC	0.643	CBD	14
MI24.238.100.0150	219 MAIN ST S	WALKER PROPERTIES, LLLP	0.08	CBD	14
MI24.238.190.0302	22 MAIN ST N	FYRHOG, LLC	0.024	M2	2

MI24.238.030.0100	22 MAIN ST S	LIVING GUD, LLC	0.241	CBD	5
MI14.261.000.0020	220 5TH AVE NW	TITA, LLC	0.117	R3B	3B
MI23.021.210.0160	220 BURDICK EXPY W	BERTSCH PROPERTIES	0.239	CBD	1C
MI11.288.253.0014	2205 N BROADWAY	JLV ASSETS ACQUISITION, LLC	1.423	C2	2F
MI11.288.253.0015	2207 N BROADWAY	WALKER PROPERTIES, LLLP	2.374	C2	2F
MI24.238.100.0140	221 MAIN ST S	WALKER PROPERTIES, LLLP	0.161	CBD	14
MI24.102.300.0011	222 E CENTRAL AVE	RORKO HOLDINGS, LLP	0.092	CBD	7
MI14.171.000.0140	224 19TH AVE NW	WOBBEMA, LINDA A	0.183	R1	2E
MI11.133.010.0030	225 22ND AVE NW	AVA75, LLC	1.547	C2	1F
MI24.238.070.0122	23 2ND AVE SE	ROSS, JORDAN & MEGAN	0.086	CBD	10
MI24.744.000.0020	23 3RD ST NE	NORSK BROTHERS, LLC	1.326	M1	25B
MI24.238.020.0131	23 MAIN ST S	CDJ OPPORTUNITIES, LLP	0.066	CBD	6
MI11.288.253.0012	2315 N BROADWAY	PEKOVICH, GREG & BECKY	5.67	C2	2F
MI11.288.253.0013	2325 N BROADWAY	VANGUARD REAL ESTATE HOLDINGS, LLC	0.413	C2	2F
MI24.238.180.0060	24 1ST ST NE	AUSLANDER, LLC	0.172	CBD	3
MI24.238.100.0040	24 2ND AVE SE	SRT COMMUNICATIONS, INC	0.321	CBD	14
MI24.701.000.0010	24 2ND ST NE	CWC OF MINOT, INC	0.239	M1	25B
MI24.238.190.0321	24 MAIN ST N	FYRHOG, LLC	0.161	M2	2
MI24.238.200.0191	24 W CENTRAL AVE	BMA PROPERTIES, LLP	0.086	CBD	1
MI24.313.030.0032	25 5TH ST NE	CITY OF MINOT	0.086	R1	5A
MI24.238.150.0090	25 BURDICK EXPY E	MILLER & HOLMES INC	0.241	CBD	6A
MI24.238.200.0050	25 MAIN ST N	ACKERMAN, ROLLY B	0.344	CBD	1
MI24.238.190.0330	26 MAIN ST N	FRYHOG, LLC	0.08	M2	2
MI24.654.000.0440	27 1ST AVE SE UNIT 44	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.654.000.0620	27 1ST AVE SE UNIT 62	PARKER PROPERTY GROUP, INC	0	CBD	6
MI24.238.190.0391	28 MAIN ST N	TWENTY EIGHT N MAIN, LLC	1.085	CBD	2
MI24.G20.000.0010	3 1ST ST SE	AKSAL GROUP, LLC	0.236	CBD	7
MI24.238.020.0240	3 MAIN ST S	MINOT ARTSPACE LOFTS LIMITED PARTNERSHIP	0.402	CBD	6
MI24.238.180.0041	30 1ST ST NE	NORSK BROTHERS, LLC	0.209	CBD	3
MI23.021.220.0040	300 3RD ST SW	LEIER PROPERTIES LLC	0.284	CBD	12D
MI13.983.000.0010	300 6TH AVE NE	SISCO, ALEX I & JESSICA M	0.106	R1	1D
MI14.259.050.0024	301 1/2 5TH AVE NW	CITY OF MINOT	0.313	R2B	7D
MI14.259.050.0022	301 5TH AVE NW	5TH AVE INVESTMENTS LLC	0.094	R2B	7D
MI23.021.390.0051	301 BURDICK EXPY W	FLOWER BOX HOLDINGS, LLC	0.339	CBD	15D
MI24.313.020.0110	301 E CENTRAL AVE	A&E PROPERTIES, LLC	0.344	M2	4A
MI24.238.150.0180	301 MAIN ST S	ALL SAINTS PARISH	0.241	CBD	6A
MI24.238.150.0020	304 1ST ST SE	ALL SAINTS EPISCOPAL CHURCH	0.161	CBD	6A
MI14.F55.000.0010	304 4TH AVE NW	DAKOTA APPLE PARTNERSHIP	1.24	C2	7D
MI13.983.000.0020	304 6TH AVE NE	BEACH, ASHLEY & TIMOTHY J	0.081	R1	1D
MI24.F10.000.0010	304 E CENTRAL AVE	ARKE RENTALS, LLP	0.511	CBD	16
MI24.238.140.0041	304 MAIN ST S	THOMAS, BRADLEY J & BRYAN D	0.239	CBD	17D
MI14.262.000.0020	305 5TH AVE NW	HANSON LIVING TRUST	0.145	R2B	7D
MI13.474.000.0021	305 RAILWAY AVE	GCM DAKOTA PROPERTIES, LLC	1.156	M1	2A
MI24.238.150.0040	308 1ST ST SE	BOWMAN & ASSOCIATES LLC	0.161	CBD	6A
MI14.262.000.0010	311 5TH AVE NW	BOYUNGS, ALEX	0.146	R2B	7D
MI24.313.020.0081	311 E CENTRAL AVE	TRI STATE LAND COMPANY	0.021	M2	4A
MI23.021.220.0080	312 3RD ST SW	KONGELF, TERRY	0.176	CBD	12D
MI23.021.210.0050	312 S BROADWAY	BERTSCH PROPERTIES, LLC	0.198	CBD	1C
MI13.100.020.0071	313 6TH AVE NE	NYBAKKEN, BRUCE T	0.149	C2	2D
MI24.313.020.0090	313 E CENTRAL AVE	WOLSKY, DENNIS & ELIZABETH	0.172	CBD	4A
MI24.313.020.0181	314 1ST AVE NE	SOO LINE RAILROAD COMPANY	0.007	M2	4A
MI23.021.220.0200	315 3RD AVE SW	INDEPENDENCE, INC	0.459	CBD	12D
MI23.021.390.0200	315 BURDICK EXPY W	HOLMLY'S RENTALS LLC	0.287	CBD	15D
MI24.238.150.0120	315 MAIN ST S	BOWMAN & ASSOCIATES LLC	0.239	CBD	6A
MI14.288.153.0160	316 11TH AVE NW	BISHOP RYAN HIGH SCHOOL	17.23	AG	1E
MI24.313.020.0051	316 1ST AVE NE	SOO LINE RAILROAD COMPANY	0.034	M2	4A
MI13.100.050.0023	316 6TH AVE NE	BURGESS, RODNEY C	0.124	R1	1D
MI24.238.140.0091	316 MAIN ST S	TRINITY HEALTH	0.407	CBD	17D
MI24.313.020.0052	318 1ST AVE NE	PRETTY HOLDINGS, LLC	0.826	M2	4A
MI13.100.050.0021	318 6TH AVE NE	BROWN, ASHLEY	0.112	R1	1D
MI24.313.020.0172	32 1/2 3RD ST NE	SOO LINE RAILROAD COMPANY	0.02	M2	4A
MI24.313.020.0171	32 3RD ST NE	FIRST AVENUE CONCEPTS, LLC	0.446	M2	4A
MI13.100.050.0022	320 6TH AVE NE	GREEN, LAVORA J	0.112	R1	1D

MI14.111.010.0060	332 4TH AVE NW	CITY OF MINOT	0.427	R3B	7D
MI24.238.180.0010	36 1ST ST NE	E2 INVESTMENTS INC	0.122	M1	3
MI24.313.020.0182	36 3RD ST NE	SINEW MANAGEMENT GROUP, LLC	0.165	M2	4A
MI24.238.170.0240	40 1ST ST SE	BURLINGTON NORTHERN & SANTA FE	1.105	M1	25B
MI23.021.380.0060	400 4TH ST SW	CAMERON INDOOR PROPERTIES, LLC	0.317	CBD	14D
MI24.015.000.0021	400 E CENTRAL AVE	BRICK + MORTAR DISTRICT, LLP	0.385	CBD	16
MI24.B92.000.0010	401 MAIN ST S	NORTH CENTRAL CAPITAL, LLC	0.401	CBD	7A
MI24.313.030.0090	405 E CENTRAL AVE	CKJ REAL ESTATE, LLC	0.344	CBD	5A
MI13.474.000.0010	405 RAILWAY AVE	CITY OF MINOT	0.511	M1	2A
MI13.342.000.0040	408 1ST ST NW	LAKE TO PRAIRIE INVESTMENTS, LLC	0.207	R3B	9D
MI24.312.020.0070	408 1ST ST SE	BRODELL, ELIZABETH G	0.241	R3B	7A
MI13.288.253.0020	408 N BROADWAY	TRUE NORTH PROPERTIES, LLC	0.416	C2	8D
MI13.314.010.0060	408 WALDERS ST	LOWE'S PRINTING, INC	0.172	C2	8D
MI13.337.000.0100	409 1ST ST NE	KRAFT, JAMES P	0.158	R3B	10D
MI23.021.370.0170	409 5TH ST SW	PB RENTALS, LLC	0.115	R3B	13D
MI23.021.380.0200	409 BURDICK EXPY W	HAAS, RAYMOND E & CLARICE A	0.432	CBD	14D
MI13.341.000.0050	409 MAIN ST N	BURCKHARD, RANDY J	0.22	R3B	9D
MI24.238.190.0020	41 1ST ST NE	BURLINGTON NORTHERN & SANTA FE	0.172	M2	2
MI13.210.250.0090	410 1ST ST NE	BAEHM, TODD A	0.161	R3B	11D
MI24.317.170.0051	410 1ST ST SW	TRINITY HEALTH	1.469	CBD	16D
MI23.021.390.0061	410 3RD ST SW	MONTANA DAKOTA UTILITIES CO	0.005	CBD	15D
MI13.334.030.0050	410 MAIN ST N	CITY OF MINOT	0.161	R3B	10D
MI13.314.010.0021	411 1ST ST NW	BOUNTING, TRISTA L	0.103	R3B	8D
MI23.021.370.0150	411 5TH ST SW	IRMEN, RITA J	0.115	R3B	13D
MI13.210.250.0100	412 1ST ST NE	JOERN, SCOTT & BONNIE	0.161	R3B	11D
MI23.021.390.0080	412 3RD ST SW	HOLEN, TAMMY	0.115	CBD	15D
MI23.021.380.0080	412 4TH ST SW	LOUSER, BRENT A & BRIAN L	0.115	R3B	14D
MI13.314.010.0070	412 WALDERS ST	FIRST LUTHERAN CHURCH	0.172	R3B	8D
MI13.337.000.0110	413 1ST ST NE	FISHER, TROY L & LORI A	0.158	R3B	10D
MI13.210.250.0040	413 2ND ST NE	GRAFF, SCOTT	0.186	R3B	11D
MI23.021.390.0150	413 4TH ST SW	LOUSER, BRIAN L & BRENT A	0.344	R3B	15D
MI13.342.000.0030	414 1ST ST NW	LER, BONNIE S	0.241	R3B	9D
MI24.312.020.0080	414 1ST ST SE	FUEGMANN, LINDA K LIFE ESTATE	0.134	R3B	7A
MI14.263.000.0040	414 4TH ST NW	URBAN RENEWAL AGENCY OF MINOT	0.193	R2B	7D
MI13.334.030.0040	414 MAIN ST N	CITY OF MINOT	0.161	R3B	10D
MI23.021.370.0101	414 PARK ST	VERRY, STANLEY SPENCER	0.172	C2	13D
MI13.314.010.0160	415 1ST ST NW	MCCORMACK, HELEN A	0.172	R3B	8D
MI13.210.250.0030	415 2ND ST NE	PARISIEN, GREGORY L & ERICKSON, TAMARA L	0.161	R3B	11D
MI13.341.000.0040	415 MAIN ST N	FIELDER, HUNTER	0.184	R3B	9D
MI24.312.020.0180	415 MAIN ST S	PROVIDENCE HOLDINGS MINOT, LLC	0.321	CBD	7A
MI13.210.250.0110	416 1ST ST NE	BRENTRUP, BRADLEY J & KAY M	0.161	R3B	11D
MI14.262.000.0060	416 3RD ST NW	CITY OF MINOT	0.224	R2B	7D
MI23.021.380.0100	416 4TH ST SW	DAKUTAK, DANIEL N., SR.	0.115	R3B	14D
MI13.314.010.0080	416 WALDERS ST	FIRST LUTHERAN CHURCH OF MINOT	0.172	R3B	8D
MI13.314.010.0150	417 1ST ST NW	STONE COLD PROPERTIES, LLC	0.172	R3B	8D
MI24.312.020.0100	418 1ST ST SE	COCHRANE, KEITH M & SHEILA K	0.134	R3B	7A
MI14.262.000.0040	418 3RD ST NW	CITY OF MINOT	0.083	R2B	7D
MI14.263.000.0030	418 4TH ST NW	SUMMERS, HARRIETTA J	0.145	R2B	7D
MI13.334.030.0030	418 MAIN ST N	LIPP, STEVEN N & LAVINIA	0.161	R3B	10D
MI13.314.010.0090	418 WALDERS ST	FIRST LUTHERAN CHURCH OF MINOT	0.172	R3B	8D
MI13.337.000.0120	419 1ST ST NE	DANIELS, PATRICIA A	0.158	R3B	10D
MI13.341.000.0030	419 MAIN ST N	DOUGLAS, ANNA & CHRISTOPHER	0.184	R3B	9D
MI23.021.380.0120	419 PARK ST	BILLEHUS, BRENT & GEFROH, MARLA	0.115	R3B	14D
MI24.313.030.0020	420 1ST AVE NE	CITY OF MINOT	0.344	M1	5A
MI13.342.000.0020	420 1ST ST NW	CARLSON, RAY L & ELAINE D	0.207	R3B	9D
MI14.262.000.0030	420 3RD ST NW	MITZ, DESTIN M	0.083	R2B	7D
MI23.021.390.0100	420 3RD ST SW	REHAB SERVICES, INC	0.115	CBD	15D
MI13.314.010.0100	420 WALDERS ST	FIRST LUTHERAN CHURCH OF MINOT	0.172	R3B	8D
MI13.314.010.0140	421 1ST ST NW	GUILFORD, JASON & MERIDETH	0.172	R3B	8D
MI13.210.250.0020	421 2ND ST NE	ROBERTS, KOREY & RACHEL	0.161	R3B	11D
MI13.341.000.0020	421 MAIN ST N	PIETSCH, DALE L	0.184	R3B	9D
MI14.263.000.0021	422 4TH ST NW	PEREZ- HERNANDEZ, ALEX X & PEREZ, EVELYN A	0.101	R2B	7D
MI13.336.000.0030	422 MAIN ST N	LACKEY, EVAN	0.129	R3B	10D

MI13.337.000.0130	423 1ST ST NE	ROLLINGS, AMY LOU TRUST	0.115	R3B	10D
MI24.312.020.0150	423 MAIN ST S	PROVIDENCE HOLDINGS MINOT, LLC	0.241	C1	7A
MI13.210.250.0130	424 1ST ST NE	VANDYKE, ROBERT K & TAMMI J	0.321	R3B	11D
MI24.312.020.0120	424 1ST ST SE	MERCK, DANIEL F & KATINA A	0.215	R3B	7A
MI13.100.062.0000	424 3RD ST NE	GCM DAKOTA PROPERTIES, LLC	0.63	M1	2A
MI14.263.000.0022	424 3RD ST NW	SHAIA, RANDY; SNYDER, TONY & MORRISON, JAMES	0.044	R2B	7D
MI13.336.000.0020	424 MAIN ST N	SISK, BOUDYNE J	0.121	R3B	10D
MI13.314.010.0111	424 WALDERS ST	CITY OF MINOT	0.061	C2	8D
MI13.314.010.0130	425 1ST ST NW	SKOGEN, DEREK & ELIZABETH	0.172	R3B	8D
MI13.210.250.0010	425 2ND ST NE	CARTER, JOSHUA R	0.161	R3B	11D
MI23.021.370.0070	425 BURDICK EXPY W	VERRY, STEVEN	0.402	CBD	13D
MI13.341.000.0010	425 MAIN ST N	RENNICH, TIMOTHY S & BONNIE J	0.184	R3B	9D
MI24.326.000.0010	425 MAIN ST S	CXL, LLC	0.172	R3B	7A
MI14.079.000.0011	425 N BROADWAY	MIKKELSON, BROCK & TAYLOR	0.207	C2	7D
MI13.342.000.0010	426 1ST ST NW	CORNELIUS, ANGEL & ROBERT	0.207	R3B	9D
MI14.263.000.0011	426 3RD ST NW	BRODELL, LLOYD A	0.062	R2B	7D
MI14.263.000.0012	426 4TH ST NW	ROISE PROPERTIES, LLP	0.083	R2B	7D
MI13.337.000.0140	427 1ST ST NE	KOSSAN, JACOB	0.12	R3B	10D
MI14.079.000.0020	427 N BROADWAY	MIKKELSON, BROCK & TAYLOR	0.118	C2	7D
MI24.326.000.0062	428 1ST ST SE	HARDING, SHIRLEY COLE	0.219	R3B	7A
MI24.326.000.0061	430 1ST ST SE	CITY OF MINOT	0.057	R3B	7A
MI14.E56.000.0020	430 4TH ST NW	VANNATTA, SHEREEN	0.2169	R2	7D
MI23.021.370.0130	430 5TH AVE SW	SANDERS PROPERTIES, LLC	0.172	R3B	13D
MI13.953.030.0332	430 N BROADWAY	CONGREGATIONAL UNITED CHURCH	0.524	C2	8D
MI23.021.370.0190	431 BURDICK EXPY W	MITZ PROPERTIES, LLC	0.156	CBD	13D
MI14.079.000.0030	433 N BROADWAY	MIKKELSON, BROCK W & TAYLOR L	0.118	C2	7D
MI14.E56.000.0010	434 4TH ST NW	MINOT AREA COMMUNITY LAND TRUST	0.2666	R2	7D
MI14.079.000.0040	435 N BROADWAY	5TH AVE INVESTMENTS, LLC	0.134	C2	7D
MI14.079.000.0050	437 N BROADWAY	5TH AVE INVESTMENTS, LLC	0.134	C2	7D
MI13.F95.060.0010	4TH AVE NE	CITY OF MINOT	0.104	P	4D
MI13.F95.030.0010	4TH AVE NE	CITY OF MINOT	0.123	P	9D
MI13.F95.040.0010	4TH AVE NE	CITY OF MINOT	0.113	P	11D
MI13.F95.020.0010	4TH AVE NW	CITY OF MINOT	0.15	P	8D
MI24.E69.000.0020	5 3RD ST NE	FARMERS UNION OIL COMPANY	0.298	M1	25B
MI24.238.030.0240	5 W CENTRAL AVE	CITY OF MINOT	0.964	CBD	5
MI13.100.050.0070	500 3RD ST NE	HIECO PROPERTIES, LLC	0.321	C1	1D
MI24.275.000.0011	500 E CENTRAL AVE	CENTRAL AVENUE PROPERTIES, LLC	1.061	M1	16
MI13.100.050.0050	501 4TH ST NE	ALLEN, PAUL & ALETTA	0.453	M1	1D
MI14.079.000.0070	501 N BROADWAY	KERIAN, JOHN F	0.134	C2	3B
MI24.326.000.0071	502 1ST ST SE	SUDBRINK, ANDREW J	0.152	R3B	7A
MI13.100.050.0080	504 3RD ST NE	HIECO PROPERTIES, LLC	0.161	C1	1D
MI24.853.000.0010	504 E CENTRAL AVE UNIT A	HEIDE PROPERTIES 2 LLP	0	M1	16
MI24.853.000.0020	504 E CENTRAL AVE UNIT B	HEIDE PROPERTIES 2 LLP	0	M1	16
MI13.192.220.0024	505 3RD ST NE	FIVE STAR HOLDINGS, LLC	0.105	C1	4D
MI24.326.000.0030	505 MAIN ST S	BEACH, ALEXANDER J & SEVERSON, NICOLE M	0.344	R3B	7A
MI24.326.000.0081	506 1ST ST SE	BEVANS, LORENE	0.152	R3B	7A
MI13.192.220.0012	507 3RD ST NE	FIVE STAR HOLDINGS, LLC	0.185	C1	4D
MI24.326.000.0040	507 MAIN ST S	WHALEN, FRANK	0.172	R3B	7A
MI14.261.000.0071	508 3RD ST NW	DOVE, GABRIELLE	0.138	R3B	3B
MI24.598.000.0020	508 E CENTRAL AVE	DAVIS PROPERTIES, LLC	0.54	C2	16
MI13.192.220.0022	509 3RD ST NE	FIVE STAR HOLDINGS, LLC	0.19	C1	4D
MI24.327.000.0062	510 1ST ST SE	BURLEY, KEVIN C & DEBRA A	0.152	R1	7A
MI24.327.000.0064	511 MAIN ST S	BLOOM, MICAH & SARA	0.18	R3B	7A
MI13.209.000.0022	512 2ND ST NE	PIFHER, BENJAMIN M	0.115	R3B	4D
MI14.261.000.0080	512 3RD ST NW	HYMEL, RENE E III & AMANDA J	0.147	R3B	3B
MI24.327.000.0063	514 1ST ST SE	WHORLEY, CHRISTOPHER C	0.191	R1	7A
MI13.192.220.0031	514 2ND ST NE	JAMES, WILLIAM	0.17	R3	4D
MI13.192.220.0042	516 2ND ST NE	MODIN, ROLAND	0.133	R3B	4D
MI13.100.050.0090	516 3RD ST NE	VALLEY ST, LLC	0.161	C1	1D
MI24.185.000.0053	516 E CENTRAL AVE	TRANBY, SCOTT & TERRI	0.022	M1	16
MI24.328.000.0010	517 MAIN ST S	WALKER, WENDY K	0.152	R3B	7A

MI24.327.000.0061	518 1ST ST SE	DOUBLE THE BACK PROPERTY GROUP, LLC	0.336	R1	7A
MI24.327.000.0021	520 1ST ST SE	DOUBLE THE BACK PROPERTY GROUP, LLC	0.152	R1	7A
MI13.192.220.0011	521 3RD ST NE	PRAIRIE PROPERTIES	0.151	C1	4D
MI24.185.000.0051	524 E CENTRAL AVE	DAVIS PROPERTIES, LLC	0.179	M1	16
MI24.185.000.0030	526 E CENTRAL AVE	SIMENSEN, KADEE	0.153	R3B	17
MI24.185.000.0021	528 1/2 E CENTRAL AVE	SIMENSEN, KADEE	0.0339	R3B	17
MI24.498.020.0280	528 E CENTRAL AVE	SIMENSEN, KADEE	0.059	R3B	17
MI11.288.253.0070	530 20TH AVE NW	NORTH DAKOTA STATE FOR MSU	5.24	R1	1E
MI24.185.000.0010	530 E CENTRAL AVE	CITY OF MINOT	0.01	R3B	17
MI24.238.040.0030	6 1ST ST SW	BUSETH PROPERTY HOLDINGS, LLC	0.08	CBD	4
MI13.336.000.0010	6 5TH AVE NE	DAY, CHRISTOPHER M	0.072	R3B	10D
MI24.238.190.0240	6 MAIN ST N	LARSEN, MIKE	0.161	CBD	2
MI24.238.030.0030	6 MAIN ST S	HARRIS, DEBBIE S	0.08	CBD	5
MI13.100.020.0090	600 3RD ST NE	PINKS PROPERTIES, LLC	0.321	C2	2D
MI13.338.000.0021	600 N BROADWAY	WESTLIE MOTOR COMPANY	0.845	C2	6D
MI13.192.210.0044	601 3RD ST NE	MAGANDY, MONA	0.114	C1	3D
MI24.328.000.0020	601 MAIN ST S	BLAIR, KYLE D & CHRISTINA M	0.16	R3B	7A
MI14.260.000.0010	602 3RD ST NW	SSW, INC	0.13	C2	3B
MI24.498.020.0260	602 E CENTRAL AVE	WAHLSTROM, PETER J	0.075	R3B	17
MI24.327.000.0040	603 MAIN ST S	NEIGUM, BRANDON	0.123	R3B	7A
MI14.260.000.0020	604 3RD ST NW	LARSON, STUART	0.13	R3B	3B
MI24.498.020.0251	604 E CENTRAL AVE	HOFFMAN, RYAN	0.043	R3B	17
MI13.192.210.0042	605 3RD ST NE	ALSTON, CHRISTIAN A	0.114	C1	3D
MI13.100.020.0072	605 4TH ST NE	DK VENTURES I	0.172	C2	2D
MI24.327.000.0030	605 MAIN ST S	DUCHSHERER, ANDREW B	0.119	R3B	7A
MI14.F54.000.0020	605 N BROADWAY	TITA, LLC	0.724	C2	3B
MI13.192.210.0060	606 2ND ST NE	WARD, JOAN	0.171	R3B	3D
MI14.260.000.0030	606 3RD ST NW	LARSON, C STUART & MARY A	0.13	R3B	3B
MI24.498.020.0252	606 E CENTRAL AVE	OPPERUDE, ROBBIE	0.046	R3B	17
MI24.327.000.0050	607 MAIN ST S	WKG INVESTMENTS, LLC	0.123	R3B	7A
MI24.326.000.0102	608 1ST ST SE	KINNEY, DONALD J	0.109	R1	7A
MI13.192.210.0070	608 2ND ST NE	CONDER, SAMANTHA K	0.171	R3B	3D
MI14.260.000.0040	608 3RD ST NW	NESS, LOREN C & JAN M	0.163	R3B	3B
MI13.E86.000.0010	609 3RD ST NE	CONEJO, ALEJANDRO	0.171	RM	3D
MI24.326.000.0101	609 MAIN ST S	PARDON, EDDIE D	0.133	R1	7A
MI13.630.000.0030	610 3RD ST NE	CABOOSE REAL ESTATE, LLC	0.177	C1	2D
MI24.498.020.0240	610 E CENTRAL AVE	GREENLEE, NATASHA L	0.151	R3B	17
MI24.326.000.0111	612 1ST ST SE	DRECHSEL, KEVIN A	0.109	R1	7A
MI13.192.210.0080	612 2ND ST NE	HAYES, WENDY S	0.171	R3B	3D
MI13.338.000.0025	612 WALDERS ST	WESTLIE MOTOR COMPANY	1.033	C2	6D
MI13.192.210.0032	613 3RD ST NE	CHRISTIANSON, MICHAEL T & ANGELA M	0.171	C1	3D
MI13.100.020.0050	613 4TH ST NE	KOLOBAKKEN, MCLEAN	0.161	R1	2D
MI13.630.000.0020	614 3RD ST NE	CABOOSE REAL ESTATE, LLC	0.206	C1	2D
MI13.340.010.0042	615 1ST ST NW	DALBY, KYLE	0.172	R3B	6D
MI13.100.020.0040	615 4TH ST NE	HALSETH, BETTY J	0.161	R1	2D
MI24.326.000.0112	615 MAIN ST S	DEPRIEST, ISAAC & BURTCH, JESSICA	0.094	R1	7A
MI13.192.210.0090	616 2ND ST NE	RIEGER, THOMAS W	0.171	R3B	3D
MI14.260.000.0061	616 3RD ST NW	NESS, LOREN C & JAN M	0.15	R3B	3B
MI24.498.020.0231	616 E CENTRAL AVE	FLETCHER, CRYSTAL	0.227	R3B	17
MI13.100.020.0030	617 4TH ST NE	STEVENS, KENNETH R & DEANNE A	0.161	R1	2D
MI13.630.000.0010	618 3RD ST NE	HABITAT FOR HUMANITY NORTHERN LIGHTS, INC	0.1	C1	2D
MI13.340.010.0050	619 1ST ST NW	BRANIGIN, MICHAEL & HALVERSON, DAWN & TODD L	0.172	R3B	6D
MI13.192.210.0031	619 3RD ST NE	NYBAKKEN, BRUCE T & BARBARA C	0.171	C1	3D
MI24.326.000.0120	619 MAIN ST S	NESS, JAN M & LOREN C	0.164	R1	7A
MI14.F54.000.0010	619 N BROADWAY	TITA, LLC	0.671	C2	3B
MI24.498.020.0212	620 E CENTRAL AVE	OFSTHUN, DUANE L LIFE ESTATE	0.098	R3B	17
MI13.100.020.0020	621 4TH ST NE	KIRCHOFNER, DARLA & KLEEN, JASON	0.161	R1	2D
MI24.326.000.0130	621 MAIN ST S	WEISHAAR, ROGER & SHARON	0.144	R1	7A
MI13.192.210.0101	622 2ND ST NE	MODIN, ROLAND	0.085	R3B	3D
MI24.498.020.0211	622 E CENTRAL AVE	OFSTHUN, DUANE L LIFE ESTATE	0.097	R3B	17
MI14.079.000.0170	623 N BROADWAY	SSW, INC	0.709	C2	3B
MI13.100.020.0140	624 3RD ST NE	CARSON, THOMAS R	0.321	C1	2D

MI24.498.020.0200	624 E CENTRAL AVE	FARAII LP	0.203	R3B	17
MI13.340.010.0060	625 1ST ST NW	HOLLOWAY, TREVOR	0.172	R3B	6D
MI13.100.020.0010	625 4TH ST NE	THOMAS FAMILY PROPERTIES, LLC	0.161	R1	2D
MI13.192.210.0111	626 2ND ST NE	NIELSEN, BREEIN M	0.104	R3B	3D
MI24.953.010.0320	626 E CENTRAL AVE	WARD COUNTY	0.203	R3B	17
MI13.340.010.0070	627 1ST ST NW	WESTERENG, MARK	0.172	R3B	6D
MI13.192.210.0020	627 3RD ST NE	NYBAKKEN, BRUCE & BARBARA	0.342	C1	3D
MI13.340.010.0080	631 1ST ST NW	MATTSON, KATY A	0.172	R3B	6D
MI24.F10.000.0020	7 3RD ST SE	SCHMIDT, GAYLIN & NADEAN & MELLUM, DEBORAH J LIVING TRUST	0.677	CBD	16
MI14.260.000.0063	700 3RD ST NW	NESS, JAN M & LOREN C	0.163	R3B	3B
MI24.498.020.0190	700 E CENTRAL AVE	SLORBY, TOM P & ROBERT J	0.222	R3B	17
MI13.A36.000.0010	700 N BROADWAY	INVESTORS MANAGEMENT & MARKETING INC	0.598	C2	6D
MI13.A36.000.0020	700 WALDERS ST	J & J PROPERTIES	0.594	C2	6D
MI13.340.010.0090	701 1ST ST NW	KILLAM, FRANKLIN H	0.172	R3B	6D
MI14.260.000.0062	702 3RD ST NW	NESS, LOREN C & JAN M	0.163	R3B	3B
MI13.340.010.0100	705 1ST ST NW	MODIN, ROLAND	0.172	R3B	6D
MI14.E27.000.0020	706 3RD ST NW	ROSENTHAL HOMES, LLC	0.069	R3B	3B
MI24.498.020.0180	706 E CENTRAL AVE	KEAVENY-FAINE, WENDY M	0.24	R3B	17
MI14.E27.000.0010	708 3RD ST NW	ROSENTHAL HOMES, LLC	0.069	R3B	3B
MI24.498.020.0170	708 E CENTRAL AVE	LUCIER, CAROL J	0.228	R3B	17
MI13.340.010.0110	709 1ST ST NW	MUELLER, MATTHEW	0.172	R3B	6D
MI24.498.020.0160	712 E CENTRAL AVE	HAGER, JEROME J & KAREN A	0.126	R3B	17
MI13.338.000.0022	712 N BROADWAY	BARTSCH PROPERTIES, LLP	0.485	C2	6D
MI14.259.010.0063	714 3RD ST NW	BINNING, VANNA K & JEREMIAH	0.276	R3B	3B
MI13.340.010.0131	715 1ST ST NW	DOWNES, JUDY KAYE LIFE ESTATE	0.337	R3B	6D
MI14.288.253.0250	715 N BROADWAY	BARTSCH, ROBERT & LINDA L	0.062	C2	3B
MI14.259.010.0061	718 3RD ST NW	LARSON, BETTY J	0.138	R3B	3B
MI13.193.010.0021	720 N BROADWAY	THE "O"RIGINAL, LLP	0.534	C2	6D
MI13.D47.000.0020	721 1ST ST NW	KLEIN PROPERTIES, LLC	0.12	R3C	6D
MI14.259.010.0052	721 N BROADWAY	BARTSCH, ROBERT & LINDA L	0.498	C2	3B
MI14.288.253.0320	733 N BROADWAY	BARTSCH, ROBERT & LINDA L	0.122	C2	3B
MI24.313.030.0071	8 4TH ST NE	RYAN, JAMES T & STEVENS, ARDETH K	0.086	C2	5A
MI24.238.030.0050	8 MAIN ST S	STADICK, VALERIE A	0.161	CBD	5
MI14.259.010.0065	800 3RD ST NW	DK VENTURES I	0.143	R3B	3B
MI13.192.110.0031	801 1ST ST NW	MCCULLOUGH, TYLER J	0.135	R1	5D
MI13.192.110.0022	805 1ST ST NW	DEVINE, JOHN MICHAEL	0.165	R1	5D
MI14.259.010.0031	806 3RD ST NW	WEBER, ARNO F & SHARON K	0.22	R3B	3B
MI14.259.010.0040	809 N BROADWAY	INTEGRATED PROPEPRTIES, LLC	0.243	C2	3B
MI13.202.000.0060	810 N BROADWAY	MINI MART, INC	0.413	C2	5D
MI14.259.010.0022	812 3RD ST NW	COLVERT, LYLE T & JANICE D LIFE ESTATE	0.138	R3B	3B
MI14.259.010.0010	815 N BROADWAY	INTEGRATED PROPERTIES, LLC	0.238	C2	3B
MI14.259.010.0021	816 3RD ST NW	FIVE STAR HOLDINGS, LLC	0.138	R3B	3B
MI24.238.200.0140	9 MAIN ST N	CORRIDOR INVESTORS, LLC	0.163	CBD	1
MI24.238.200.0120		CORRIDOR HOLDINGS, INC	0.08	CBD	1
MI24.238.200.0081		SOO LINE RAILROAD COMPANY	0.191	M1	1
MI23.021.210.0180		BERTSCH PROPERTIES, LLC	0.115	CBD	1C
MI23.021.210.0200		BERTSCH PROPERTIES, LLC	0.115	CBD	1C
MI14.288.153.0290		MINOT INVESTMENT GROUP, LLC	4.2	C2	1E
MI14.288.153.0211		MINOT STATE COLLEGE	26	R1	1E
MI13.288.153.0300		MINOT INVESTMENT GROUP LLC	1.06	C2	1E
MI11.133.010.0042		AVA75, LLC	0.343	C2	1F
MI24.102.220.0071		SOO LINE RAILROAD COMPANY	0.044	M1	3
MI24.E18.000.0020		SM REAL ESTATE	0.344	M1	3
MI24.238.040.0202		CITY OF MINOT	0.005	CBD	4
MI24.313.020.0082		WOLSKY, DENNIS & ELIZABETH	0.344	M2	4A
MI24.238.150.0150		BOWMAN & ASSOCIATES LLC	0.241	CBD	6A
MI13.193.010.0010		THE "O"RIGINAL, LLP	0.358	C2	6D
MI24.102.300.0070		SOO LINE RAILROAD COMPANY	0.172	M1	7
MI37.540.000.0040		CITY OF MINOT	0.367	CBD	7
MI24.327.000.0022		PARDON, EDDIE D	0.096	R1	7A
MI14.288.253.0040		ND STATE HIGHWAY DEPARTMENT	0.114	C2	7D
MI14.288.253.0051		ND STATE HIGHWAY DEPARTMENT	0.103	C2	7D

MI14.288.253.0052		ND STATE HIGHWAY DEPARTMENT	0.205	C2	7D
MI14.288.253.0011		CITY OF MINOT	0.365	P	7D
MI14.259.050.0011		CITY OF MINOT	0.176	C2	7D
MI13.314.010.0050		SHOMENTO, DAVID A & TARRYLL J	0.172	R3B	8D
MI24.963.000.0020		BRICK + MORTAR DISTRICT, LLP	0.46	C2	16
MI24.015.000.0023		TRI STATE LAND COMPANY	0.704	M1	16
MI24.042.010.0091		BURLINGTON NORTHERN & SANTA FE	1.148	M1	25B

Letter of Support – Ward County

April 16th, 2024

City of Minot Community Development Department
Attn: Brian Billingsley
P.O. Box 5006
Minot, ND 58702

Mr. Billingsley,

Please accept this letter of continued support for the City of Minot Renaissance Zone program.

At our meetings on March 19, 2024 and April 2, 2024, the Ward County Board of Commissioners voted to approve the following amendments to the Minot Renaissance Zone:

1) The creation of an eight (8) year property tax abatement benefit with a minimum investment of 150% of a property's true and full value.
2) The allowance for a second island.
3) A five-year time extension to the Minot Renaissance Zone program.
4) Declare blocks 2C and 40C as completed blocks and annex Blocks 1F and 2F on North Broadway into the Minot Renaissance Zone.

The approval of additional Renaissance Zone blocks will not only revitalize deteriorating areas within the Renaissance Zone, but also help the City expand economic activities in these areas to meet the demands of an expanding community.

As part of the continuing growth within the City of Minot, the Ward County Commissioners encourage the Division of Community Services to extend the City of Minot Renaissance Zone program for another five years with the amendments listed above.

Sincerely,

John Fjeldahl

John Fjeldahl
Commission Chairman

Ward County * P.O. Box 5005 * Minot, ND 58702-5005

LETTER OF SUPPORT – MINOT PUBLIC SCHOOLS

Minot PUBLIC SCHOOLS
"Empower all learners to succeed in a changing world."

Dr. Mark Vollmer, Superintendent
mark.vollmer@minot.k12.nd.us

215 2nd St. SE • Minot, ND 58701
Phone 701-857-4422 • Fax 701-857-4432

April 12, 2024

City of Minot Community Development Department
Attn: Brian Billingsley
P.O. Box 5006
Minot, ND 58702

Mr. Billingsley,

Please accept this letter of continued support for the City of Minot Renaissance Zone program.

At our meeting on April 11, 2024, the Minot Public School Board voted to approve the following amendments to the Minot Renaissance Zone:

1) The creation of an eight (8) year property tax abatement benefit with a minimum investment of 150% of a property's true and full value.
2) The allowance for a second island.
3) A five-year time extension to the Minot Renaissance Zone program.
4) Declare blocks 2C and 40C as completed blocks and annex Blocks 1F and 2F on North Broadway into the Minot Renaissance Zone.

The approval of additional Renaissance Zone blocks will not only revitalize deteriorating areas within the Renaissance Zone, but also help the City expand economic activities in these areas to meet the demands of an expanding community.

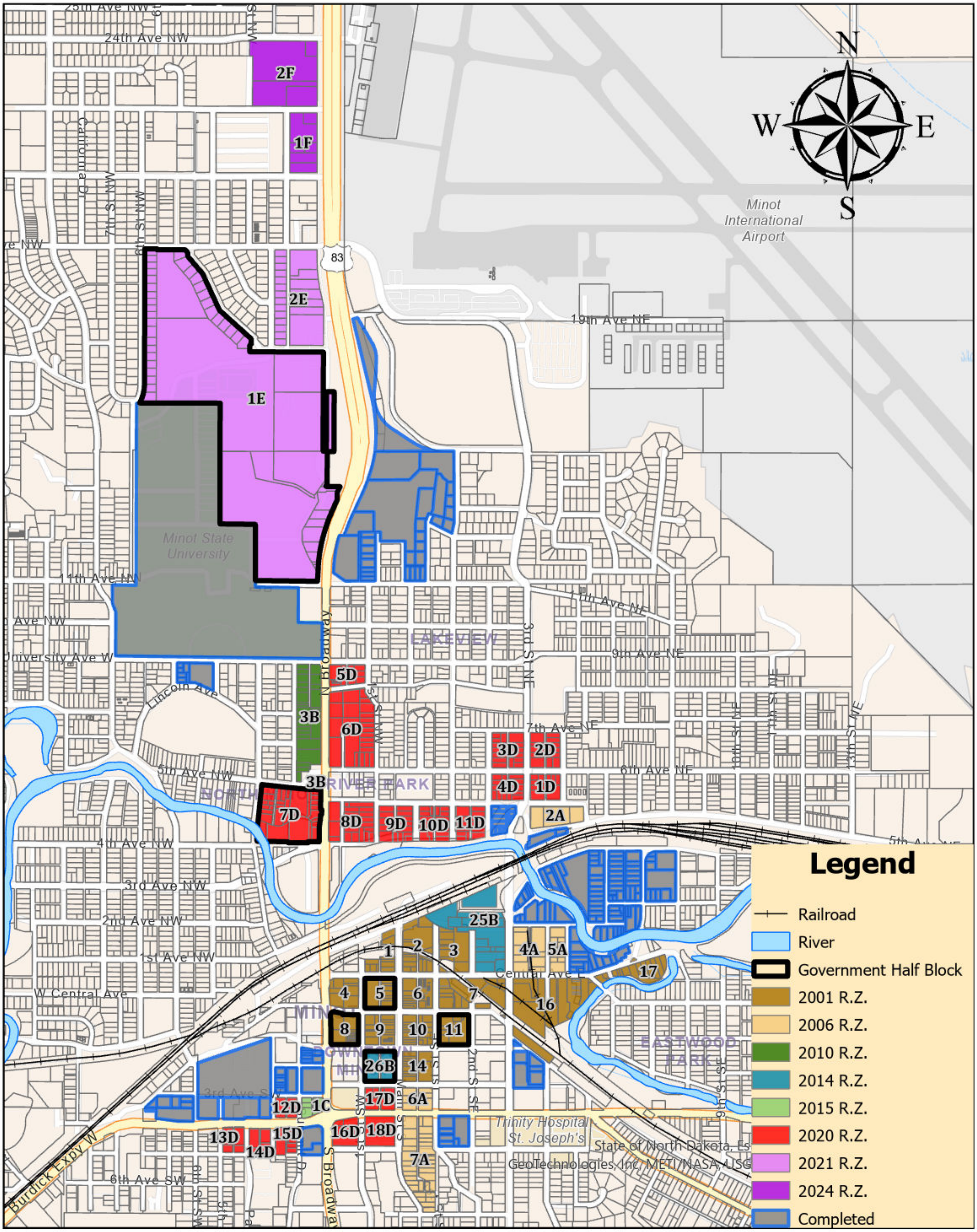
As part of the continuing growth within the City of Minot, the Minot Public School Board encourages the Division of Community Services to extend the City of Minot Renaissance Zone program for another five years with the amendments listed above.

Sincerely,

Mark Vollmer

Dr. Mark Vollmer
Superintendent

City of Minot Renaissance Zone Map



Map created April 16, 2024

FACADE IMPROVEMENT PROGRAM
Program Guidelines
Adopted by City Council: July 6, 2021
Last Revised: February 22, 2023

PROGRAM PURPOSE:
The City of Minot (hereinafter "City") is undertaking a Façade Improvement Program (hereinafter "Program") to provide public funds as an incentive to encourage private investment for exterior façade improvements to properties located in the City's Central Business District zoning district. The Program is intended to encourage property owners in downtown to initiate transformational building projects; this Program is not intended to fund general building maintenance or encourage partial repairs.

Specific information regarding properties included in the Central Business District is available on the City's website (https://city-of-minot-open-data-minotnd.hub.arcgis.com/) and in the Community Development Department.

PROGRAM GOALS:
The goals of the Program include:
- Promote private redevelopment and investment in downtown properties (exterior and interior);
- Inspire local commercial development to address market failures;
- Encourage beautification in Minot, generally, and in the Central Business District, specifically;
- Revitalize downtown as a unique cultural and retail hub of Minot;
- Support aesthetic improvements to the Central Business District;
- Increase community support for downtown;
- Reduce vacancies in the downtown;
- Provide a unique experience that draws visitors and residents, and supports other economic development efforts; and
- Improve conditions for the renovation of upper stories for residential and/or commercial uses.

PROGRAM ELIGIBILITY:
Minimum requirements exist for Program eligibility, as follows:
- Applicant must own the property to be improved;
- Property to be improved must be located in the Central Business District;
- Government properties are ineligible for financial assistance;
- Applicant must be willing to fully comply with the requirements of the Program, including, among other things, a renovation to the property's facade that visually improves the exterior aesthetic of the building and returns the building to its original design, the mandatory financial commitment, compliance with all zoning and building code requirements with regard to the façade improvements, and willingness to allow the City to walk through the entire building to

evaluate and recommend potential renovations that would promote additional commercial and residential activities in the downtown;
- Property to be improved must have no outstanding nuisance, dangerous building, public health, or building/zoning code violations; and
- Payment on all property taxes and/or special assessments relating to property to be improved must be current.

ELIGIBLE IMPROVEMENTS:
For purposes of this Program, a facade is generally considered to be the vertical face or faces of a building.

In order to qualify for funding under this Program, an applicant must submit a design and construction plan that represents a return to the original design of the facade, or reflects a similar style to the original design (hereinafter referred to as "true-to-period design"). Funding priority will be given to applications that seek to improve facades located along street and sidewalk frontage. In order to qualify for funding to improve a façade that is not located along street and sidewalk frontage, the City must find the proposed façade improvement will have a strong visual impact from the closest street and sidewalk and the Applicant must 1) have all façades located along street and sidewalk frontage compliant with the latest versions of the City's Façade Improvement Program's Guidelines and Design Standards or 2) be undertaking a full façade renewal that includes bringing their façade(s) located along street and sidewalk frontage into compliance with the latest versions of the City's Façade Improvement Guidelines and Design Standards. Applicants should refer to the Program Design Standards for further guidance, which are located on the City's website (https://www.minotnd.org/680/Economic-Development) and in the Community Development Department.

Complete façade renovations or replacements are required; partial improvements to facades are not eligible for funding under this Program. Funding under this Program is only available one time per eligible facade.

Eligible Reimbursements
The following list contains improvements that would be considered a component of façade improvements eligible for funding under this Program, so long as the improvements are completed to the exterior of the building, comply with all applicable state and local building codes, and restore the building's original aesthetic:

1. Window repairs and window replacements ("like for like" appearance requires sign-off by the department). Doors in windows are generally to be treated as windows.
2. Historic fenestration of the building shall be respected (install the right window for the opening);

3. Display windows;
4. Doors (secure, “like for like” wherever possible);
5. Ornamentation (corbels, cornices, mouldings, etc.);
6. Masonry replacement and repair including but not limited to repointing, tuckpointing, stucco, brick, block, ceramic, and tile;
7. Americans with Disability Act (ADA) accessibility (ramps, lifts, powered doors, etc.);
8. Awnings (retractable/roll out and fixed) that mirror window and door openings and marquees;
9. Permanent sign lighting (not located within sign) such as gooseneck lighting;
10. Painting, caulking, and surface preparation of renovated or replaced facade;
11. Restoration and recreation of ghost signs (an old hand-painted advertising sign preserved on a building, often for a business, product, or service that no longer exists);
12. Sealing of stone and brick;
13. Façade lighting;
14. Concealed electrical wiring directly associated with other uses herein;
15. Accommodation for seasonal/holiday LED lighting;
16. Demolition of historically inappropriate materials;
17. Fire escapes;
18. Repair and construction of entryways and vestibules;
19. Gutters, scuppers, and downspouts; and
20. Architectural services and design reimbursement or matching of fees paid, however, in no circumstance may those fees exceed 10% of the reimbursable project costs; if an application is approved for funding, architectural services, and design reimbursement may also include fees accrued by the applicant during the application process.

Ineligible Reimbursements

The following list contains costs NOT eligible for reimbursement:

1. Destructive sandblasting of masonry;
2. Routine and periodic maintenance of the property;
3. Signs and billboards;
4. Demolition of historically appropriate materials;
5. Vinyl replacement windows;
6. Replacement of windows that don’t fill the original opening (fenestration);
7. Opaque, mirrored, or heavily tinted windows (pedestrians should be able to see in);
8. Use of EFIS, plywood, or faux stone;
9. Roofing;
10. New construction except for handicapped accessibility, vestibules, and fire exits;
11. Mechanical and HVAC repairs and improvements;
12. Security systems, including roll-down bars and gates, and alarm systems;
13. Refinancing of existing debt; and
14. Previously completed projects or projects in which construction has been initiated prior to final approval of any application (as determined by the City).

Improvements that are not listed as eligible or ineligible are subject to review by the Renaissance Zone Review Board (hereinafter “Board”). The Board will make a recommendation to the City Council as to whether or not the improvement would be compatible with the overall goals and purpose of the Program.

FUNDING:

Availability of Funds

Submission of an application is not a guarantee of funding from the Program. All applications are subject to the availability of funds in the Program budget. Applications will be reviewed and routed in accordance with the Program until Program funds are depleted. In the event there are partial but insufficient funds for the requested project’s completion, the City may approve a loan amount less than requested.

The City, in its sole and exclusive discretion, reserves the right to discontinue funding the ~~p~~Program or to cancel the Program at any time, prior to final approval of any application, without notice to applicants, if sufficient funds for the Program are not available or the City Council, in its sole discretion, determines there is a better, more appropriate use for the allocated funds.

Forgivable Loan

Funding under this Program for single facades less than 55 feet wide is generally available in a 75/25 (City/Applicant) split for the total project costs, with a maximum City contribution of $100,000. The City’s funding contribution for this type of project under this Program shall not exceed 75% of the total project costs, or $100,000, whichever is less.

Funding under this Program for properties with corner buildings (two facades) or single facades that are at least 55 feet wide is generally available in a 75/25 (City/Applicant) split for the total project costs, with a maximum City contribution of $180,000. The City’s funding contribution for either of these types of projects under this Program shall not exceed 75% of the total project costs, or $180,000, whichever is less.

The funding shall be in the form of a ten (10) year, no-interest, forgivable loan. Conditions of loan forgiveness shall include, at a minimum, maintaining the façade for the term of the loan; securing and keeping in force insurance for the replacement value of the structure; complying with daily lighting requirements from dusk to 10:00 PM; and agreeing to maintain occupancy of first floors of structure or, in the event of a vacancy, active marketing to attempt to maintain occupancy of first floors of structures. Failure to comply with the conditions or other requirements of the loan shall result in the applicant repaying all approved loan funds.

The City may require the loan to be secured by real estate mortgages, liens, company and/or personal guarantees, or any other security instrument the City determines is appropriate. At a minimum, personal guarantees from principals will be required. In the event the applicant is a non-profit organization, the City will require the same to produce a form of unencumbered collateral in an amount at least equitable to the funds requested from the façade improvement program.

APPLICATION PROCESS:
Interested applicants shall submit application materials and a $500.00 non-refundable application fee to the Economic Development Administrator made payable to the City of Minot.

Application materials are as follows:
1. Complete the application form;
2. Property address and complete legal description;
3. Proof of ownership;
4. Photos of the original façade of the structure and/or original blueprints (when available);
5. Photos of the current façade;
6. Design drawings produced by a licensed architect or drafting professional showing a true-to-period complete façade renovation;
7. Three bids and/or cost estimates (the City will only fund a project using the lowest responsible qualified bidder/quotation);
8. Written verification by a roofing contractor, licensed architect, or licensed engineer that the roof has an estimated lifespan of 10 or more years from the date of application;
9. Proof of the City's completion of an interior walk through of upper floors and basements to determine necessary renovations to allow for occupiable commercial and/or residential uses; and
10. Any additional information the Economic Development Administrator determines is necessary to determine conformance with the Program.

REVIEW AND APPROVAL PROCESS:
Staff Review and Recommendation
Upon submission of all necessary application materials and the application fee, the Economic Development Administrator will review the application for compliance with the Program, on a first-come, first-served basis, and will forward a recommendation to the Board at their next regularly scheduled meeting.

Renaissance Zone Review Board
A hearing will be held before the Board on each application. While reviewing and considering the application, the Board can approve in full, modify or add/remove conditions, or deny the application.

If the Board recommends approval of the application, the recommendation shall be sent to the City Council for final review and contract approval.

~~If the Board denies the application, the Board must note the reason for denial. The applicant may appeal the Board's decision to the City Council by filing a written notice of appeal, which states the grounds upon which the appeal is based, with the Economic Development Administrator within ten (10) business days of the Board's decision.~~

The applicant is encouraged to attend the Board meeting where the project will be reviewed and considered, but their attendance is not mandatory.

City Council

The City Council shall consider all recommendations to approve an application for Program funding from the Board. The City Council has the authority to approve the recommendation, reject the recommendation, or modify or add/remove conditions from the Board's recommendation. The City Council reserves the right to reject any application for any reason.

~~In the event of an appeal from the Board, the City Council has the authority to affirm the decision, reverse the decision (with modifications to the applicant's original request or added/removed conditions), or refer the application to the Board for further consideration.~~

The applicant is encouraged to attend the City Council meeting where the project will be reviewed and considered, but their attendance is not mandatory.

POST-APPROVAL PROCESS:

Approval of Agreement

After approval of the application and prior to initiation of the project, the City and applicant shall enter into an agreement establishing the terms and conditions. City Council approval of an agreement can occur at the same meeting as the approval of the application.

The applicant may only begin work on the project after the final approval of the application and agreement. With the exception of eligible architectural or design fees accrued during the application process, any work performed or materials purchased prior to the approval of the agreement will not be eligible for reimbursement under this Program.

Preconstruction/Kickoff Meeting

Before beginning work, the approved applicant shall schedule an on-site meeting with their contractor and the Economic Development Administrator or their representative. Following the on-site meeting, the Economic Development Administrator will forward the applicant a letter summarizing the meeting, and a copy of the letter will also be sent~~d~~ to the applicant's contractor and architect.

Amendments

In order to speed approval of modifications in design that arise from the judgment of on-site conditions during construction, applicants applying for an amendment to their approved project shall submit application materials and a $200.00 non-refundable application fee to the Economic Development Administrator made payable to the City of Minot.

Minor changes can be approved administratively by the Community Development Director or their designee. The decision of the Community Development Director or their designee may be appealed to the Renaissance Zone Review Board. Major changes must be reviewed by the Renaissance Zone Review Board, which will make a recommendation to the City Council on how to proceed with the amendment. The Renaissance Zone Review Board's recommendation shall be placed on the next available City Council agenda, which will make the ultimate decision on whether to approve or deny the modification.

Minor changes are defined as a change of location of a window or door within the approved initial design, a change in building material, or a change that meets the City's Façade Improvement Design Standards. All other changes are considered to be major changes, and must follow the approval process outlined in the preceding paragraph.

Completion of Project

All work shall be completed within one year of the City Council's approval of the agreement unless a different completion deadline is approved by the City Council and incorporated into the agreement. The Renaissance Zone Review Board, in its reasonable discretion, may allow up to a seven-month extension due to inclement weather or difficulty in obtaining building materials. Other extensions will be sent by the Board with a recommendation to the city council. Failure to complete the project within the time required will result in the agreement being terminated and reimbursement funding will not be provided. Legal agreements may acknowledge the limits of the building season and may start the clock effective no later than the following April 1. Actual work may commence prior to April 1.

City Inspection

After completion of the project, the applicant shall immediately notify the Economic Development Administrator and schedule a time for an inspection. If the project is deemed complete and in compliance with the approved application, the Economic Development Administrator shall inform the applicant of that, in writing. In the event that the Economic Development Administrator identifies inconsistencies in the approved plans and actual work completed, the Economic Development Administrator shall notify the applicant, in writing, and provide a timeframe for correction of the required work.

Reimbursement Process

After the Economic Development Administrator verifies the completion of the project in accordance with the approved application, the applicant may submit a request~~s~~ for reimbursement. Prior to the disbursement of any funds, the applicant shall submit invoices, receipts, bank statements, credit card receipts, or other allowable written proof of project costs. After review and written approval by the Economic Development Administrator and the Finance Department, the City shall distribute the eligible reimbursements to the applicant, up to the amount approved by the City Council.

Compliance Monitoring

Throughout the ten (10) year term of the agreement, the applicant shall allow and the Economic Development Administrator shall complete annual inspections of the ~~facade~~façade during the month of October. The Economic Development Administrator shall also take whatever steps are necessary to verify compliance with any additional conditions of the forgivable loan and any other term of the agreement. The applicant must comply with any requests from the Economic Development Administrator that will aid in conducting compliance checks with the agreement. In the event the applicant fails to meet the requirements of the agreement at any time during the term of the agreement, repayment of the loan funds will be required after a reasonable cure period.

Facade Maintenance

Throughout the ten (10) year term of the agreement, the applicant shall maintain the facade in a manner that is consistent with the approved application and design and in accordance with any applicable laws or regulations. In the event that the applicant intends to modify the facade for any reason, including for general maintenance, and the modification will produce visible differences in the approved application and design, the modification must be first reviewed and approved, in writing, by the Economic Development Administrator. In addition, the applicant shall maintain the façade in appearance and, in addition to any other negotiated general appearance maintenance requirements, shall agree to remove graffiti within 48 (forty-eight) hours. Failure to maintain the façade as described above will result in the termination of the agreement between the City and the applicant. In the event the City terminates the agreement under this provision, the applicant shall be required to repay the loan funds.

Sale or Transfer of Real Property

In the event the applicant sells the underlying real property at any time during the ten (10) year term of the agreement, the seller shall either repay the loan funds to the City or assign, with prior written approval from the City Council, all of the obligations to the buyer of the real property. If necessary, the City may also require appropriate security from the new buyer.

Default

In addition to mandatory conditions described previously which will result in the termination of the agreement and an obligation for the applicant to repay the loan, the City may include additional events of default will result in the termination of the agreement, depending on the specific project. Those events may include, but are not necessarily limited to, default on other agreements with the City; misrepresentation of fact in a verbal or written statement(s) or false or inaccurate financial information; and use of the property for illegal activities. Termination of the agreement may also result in the applicant being barred from future participation in the Program.

Annual Report

The Economic Development Administrator shall provide the City Council with ~~Program information~~an annual report highlighting the results of the annual inspections, the status of each project, the fund balance for the program and other miscellaneous individual project information by December~~September~~ 15th of each year that the Program is~~has an~~ active~~ project or budget~~.

City of Minot
Façade Improvement Forgivable Loan Program Design Standards
Adopted by City Council: July 6, 2021
Revised: February 22, 2023

INTRODUCTION:
These criteria are applicable to program guidelines adopted by the Minot City Council (hereinafter "City") for the Minot Façade Improvement Program.

Façade improvements are meant to address the attractiveness of multiple downtown properties in order to renovate old or decaying building stock. It may also assist designated historic districts to complete the renovation, restoration or adaptive reuse of a class of buildings found principally along Main Street and other downtown facades.

The City's approach is to provide incentives to completely renovate the entire façade so that it doesn't require more work in the near future. The City is avoiding a band-aid approach.

GENERAL DESIGN CRITERIA:

1. To return buildings close to their original design. True-to-period design and materials are important.
2. Make certain the façade is repaired with durable materials for the long term (10 years and beyond).
3. Allow for adaptive reuse and ADA accessibility.
4. Return windows to original sizes (fenestration), mounted and fitted close to the opening size. This may include display windows. This is a key principle: After partial demolition, improvements may involve increasing the number or size of windows and alteration of the interior space to accommodate windows. An exception may be granted when the original drawings or photos from the year constructed clearly show that no window was intended for the opening or when structural indications of joists or floor height indicate that windows cannot be functional. Drop ceilings are not a consideration. Later photos are not applicable.
5. Consider interior storm windows and repairing and restoring some windows if cost savings are possible over replacements. This is especially important for historic buildings. Replacing windows should be the last element to be calculated. Inexpensive vinyl

replacements, mirrored, tinted, smoked or glass block windows are not permitted unless historic.

6. Provide energy-efficient windows and plate glass display windows.
7. Light all display windows with energy-efficient LEDs. It is advised to place the electrical circuits for display windows and sign lighting on a timer.
8. Locate signs in sign bands where feasible. We recommend perpendicular/blade signs that pedestrians use over vehicular use.
9. Use historically appropriate signs where appropriate to the architecture. Externally lit signs are encouraged.
10. Improve/restore street access to upper floors whose reuse must be accommodated.
11. Use of durable materials is important. PVC Lumber is preferable to real wood due to its durability. Smooth surfaces resemble real wood more than faux raised grain.
~~11.~~12. Use of sills constructed in a single piece with proper caulking and sloped to drain is encouraged.

ELIGIBLE AND INELIGIBLE IMPROVEMENTS:
See Program Guidelines.

PERMITTING AND CODE REQUIREMENTS:
Applicants or their contractor(s) must secure required building permits and complete the project in accordance with all applicable codes, ordinances, and standard engineering practices. Contractors must be licensed with the City of Minot Inspections Department. Applicants and contractors shall follow all federal, state, and local codes.

DESIGN STANDARDS:
Downtown Main Street and the design of its buildings developed organically, grown from within the fabric of what was there at the time from 1889 until about 1920. Renovation efforts should follow the original intent and avoid making statements at the expense of the original work. At the same time, reasonable accommodations for ADA access and more functional materials can be given without abandoning period-appropriate design. Applicants should refer to Section 4.2-7 of the Minot Land Development Ordinance as adopted April 5, 2021 (subject to revision). Applicants will have to follow the design standards listed below to be eligible for a forgivable loan:

Building Materials

1. Should be compatible with and complement existing and adjacent buildings.
2. Should be appropriate for the size and architectural style of the façade.
3. Use of too many materials on a single building should be avoided.
4. Inappropriate building materials, damaged or inferior materials that have been added over time should be removed.
5. For historic buildings, building materials and elements from an earlier time or different architectural style should not be added to create a false historical appearance.

6. Use of durable materials is required. We encourage lasting repairs so that fewer repairs are required in the future.
7. Use of PVC lumber is encouraged if replacing wood and mouldings, and properly replicating historic mouldings.
8. EFIS (Exterior Foam Insulation System) cannot be used on the front façade.
9. No use of plywood as an exterior surface or faux stone except as needed for restoration.
10. Respect the original materials.

Durability and Maintenance

1. Building materials should be aesthetically and structurally durable.
2. Where appropriate, substances which resist graffiti should be applied to reduce maintenance requirements.
3. Building textures and their combinations should add continuity.
4. Texture should be appropriate for the size, proportion, and architectural style of the building.
5. Reflectivity, durability, and color of the texture should be considered.

Building Colors

1. The selection and use of colors should be coordinated and compatible with each other and with adjacent buildings.
2. The use of multiple colors may be appropriate on a building elevation. However, no more than three different colors should be used on one plane.
3. The color choice should be appropriate for the building material. Bright, vibrant colors are usually more appropriate as building accents or as accent colors on signs.
4. Preserve and restore "ghost signs" wherever possible.

Architectural Details

1. Architectural details include cornices, roof overhangs, lintels, sills, molding, brick patterns (soldier course, sailor course, shiner course, rowlock course, etc.), shutters, entrance decoration, chimneys, and any other decorative indentations, projections, or additions.
2. These details add materials, textures, and colors to the architecture, create shadows or highlight building focal points, and divide or define structural masses.

Windows

1. Respect the original window openings (fenestration) to determine window and door locations and sizes. These openings may only be fully determined after partial demolition.
2. The number, size, style, and type of windows should be appropriate for the architecture of the building.
3. The rhythm, patterns, and ratio of walls to windows should be proportional to the building and its surroundings. Masonry openings are usually the guide to window size.

4. Too many different window variations on a building should be avoided.
5. Window design should be compatible with details such as sills, sashes, lintels, depth of reveal, decorative caps, and shutters.
6. If shutters are proposed they should fit the window opening.
7. The color of the glass and its reflective quality should be carefully considered for its overall effect on the design. Highly reflective glass or darkly tinted glass is not appropriate at street level or most other street façade applications.
8. Specifications of windows and doors must be provided to board and staff including brand and model. No substitutions. The approved quality of window or door must be installed although the board may approve windows of identical specifications.
9. It is a façade program goal to balance design that engages the street and provides natural lighting with the restoration of historic display windows. Some of the area above the first-floor façade windows may occasionally be needed to provide a sign band for modern era wall signs. Display windows that respect the original, period-appropriate fenestration may include suitably designed trim and panels above and below the glazing constructed from durable, period-appropriate materials or like-for-like replacements. All display windows should be installed at a suitable viewing and display height that would have existed on the building or other same-period structures in the vicinity. Photographs and architectural drawings from the period of construction may be used for guidance.

Display Windows

The large array of display windows inset from the sidewalk most often were not part of the original design, they were added in the late 1940s. They allowed shoppers to come in out of the rain and snow but do take up lots of space. Reducing the size of the cut-in saves energy, increases interior space, allows for reconfiguring entrances to the upstairs, and saves money that can be directed to other restoration.

Street Level Windows

“Abundant” windows are considered to engage the street and connect interior and exteriors and the persons both inside and out.

Wooden Windows

Frequently, their repair and renovation are not only more cost-effective but also reasonably energy efficient when either glazing is replaced with double pane/low-E glazing or exterior or interior (preferred) storms are added. Counterweights are usually replaced by more energy-efficient mechanisms at the same time.

Accessibility Ramps

1. Where possible, ramps should be located so that they are sensitive to primary building elevations.
2. The design of ramps should relate to building architecture and exterior building materials.

3. A ramp's base and its railings should be of appropriate materials and finish to complement the building.
4. Unpainted or unstained wooden ramps are discouraged.
5. Landscaping may be used for screening.
6. A preference is given to grade modifications that allow for access through the building's primary entrance, as opposed to separate ramp facilities.
7. All ramps must meet the requirements of the Americans with Disabilities Act (ADA).

Signs

1. Hanging/blade/flag signs are desirable because they minimize long-term damage to the building as users change and update signs. They are better for customers looking for a shop on foot. External lighting such as goosenecks allow for sign changes with placard signs and with minimal damage to surfaces. External lighting is an allowed expense.
2. Box signs are not appropriate. No vinyl banner, backlit banner or translucent box signs to be included in the design or execution.
3. Opaque or see-through window vinyls, covering more than 10% of any window on a primary façade are not allowed.

FAÇADE IMPROVEMENT PROGRAM – CAP ADJUSTMENT PROPOSAL

Proposal A – Symmetrical cap reductions broken down into three height classifications.

Stories	Single Façade (currently $100,000)	Double Façade (currently $180,000)
1 Story	$60,000	$100,000
2 Stories	$75,000	$130,000
3+ Stories	$90,000	$160,000

Proposal B – Slight reduction in funding for shorter buildings. Adds an additional height classification.

Stories	Single Façade (currently $100,000)	Double Façade (currently $180,000)
1 Story	$50,000	$80,000
2 Stories	$70,000	$120,000
3 Stories	$90,000	$160,000
4+ Stories	$100,000	$180,000

No.	Name	Frontage	Stories	Bid Amount	City Cost	Proposal A	Proposal B
FI-1	Auslander	Double	2	$258,445	$180,000	$130,000	$120,000
FI-2	Whiskey Nine	Double	2	$194,650	$145,987	$130,000	$120,000
FI-3	Mouse River Players	Single	1	$85,330	$63,998	$60,000	$50,000
FI-4	Margie's Art Glass	Single	3	$112,750	$84,563	$90,000 ($84,563)	$90,000 ($84,563)
FI-6	Century Eyewear	Single	3	$134,360	$100,000	$90,000	$90,000
FI-7	Chaos Games	Single	3	$124,736	$100,000	$90,000	$90,000
FI-8	Big M Building	Double	8	$349,000	$180,000	$160,000	$180,000
FI-9	Pitner Trust	Single	2	$149,800	$100,000	$75,000	$70,000
FI-10	Boomtown Ent.	Double	2	$400,585	$180,000	$130,000	$120,000
FI-11	2D Ink	Double	2	$179,325	$134,498	$130,000	$120,000
FI-12	Union Annex	Double	3	$174,073	$130,255	$160,000	$160,000
FI-13	Walker Properties	Double	3	$251,458	$180,000	$160,000	$160,000
FI-14	Ebeneezer's	Double	3	$299,300	$180,000	$160,000	$160,000
				$2,713,812	$1,759,301	$1,559,563	$1,524,563

Properties East of Broadway

Address	Use	Frontage	Stories	Max. Funding	Proposal A	Proposal B
10 1st Street NW	Original Comics & Collectables	Single	1	$100,000	$60,000	$50,000
24 W Central Avenue	Brady Martz & Associates	Double	2	$180,000	$130,000	$120,000
14 W Central Avenue	Nickel & Dodge	Single	1	$100,000	$60,000	$50,000
1 N Main Street	First National Bank	Double	4	$180,000	$160,000	$180,000
2 N Main Street	Taube Museum of Art	Double	3	$180,000	$160,000	$160,000
6 N Main Street	Photography Studios	Single	2	$100,000	$75,000	$70,000
10 N Main Street	Restaurant	Double	2	$180,000	$130,000	$120,000
24 N Main Street	Sand Law	Double	2	$180,000	$130,000	$120,000
28 N Main Street	DDI	Double	2	$180,000	$130,000	$120,000
13 E Central Avenue	Central Avenue Variety	Single	1	$100,000	$60,000	$50,000
17 E Central Avenue	Clute Office Equipment	Single	2	$100,000	$75,000	$70,000
21 E Central Avenue	Ironhorse/Creedence	Double	3	$180,000	$160,000	$160,000
19 1st Street NE	The Railroad Museum of Minot	Double	2	$180,000	$130,000	$120,000
2 2nd Street NE	The Spot	Double	2	$180,000	$130,000	$120,000
10 3rd Street NE	Minot Assembly of Believers	Single	1	$100,000	$60,000	$50,000
313 E Central Avenue	Vacant Building	Double	1	$180,000	$100,000	$80,000
405 E Central Avenue	Flower Central	Double	1	$180,000	$100,000	$80,000
507 E Central Avenue	Commercial or Residential?	Single	2	$100,000	$75,000	$70,000
400 E Central Avenue	Bricks Building	Double	3	$180,000	$160,000	$160,000
7 3rd Street SE	Renaissance Center	Double	2	$180,000	$130,000	$120,000
222 E Central Avenue	Val's Cyclery	Double	1	$180,000	$100,000	$80,000
212 E Central Avenue	Vacant Building	Double	2	$180,000	$130,000	$120,000
12 3rd Street SE	Arny's 2.0	Double	1	$180,000	$100,000	$80,000
18 3rd Street SE	Former Houston Engineering	Double	1	$180,000	$100,000	$80,000
110 E Central Avenue	Citizen's Alley	Double	2	$180,000	$130,000	$120,000
11 1st Street SE	Citizen's Garage	Single	1	$100,000	$60,000	$50,000
13 1st Street SE	11 Apartments	Double	2	$180,000	$130,000	$120,000
109 1st Avenue SE	Rau Garage	Double	1	$180,000	$100,000	$80,000
115 1st Avenue SE	RMM Downtown Garage	Double	1	$180,000	$100,000	$80,000
21 1st Avenue SE	The Parker Suites	Double	9	$180,000	$160,000	$180,000
17 1st Avenue SE	Olson Burns Lee Law	Single	3	$100,000	$90,000	$90,000
23 S Main Street	Rick's Jewelry/Tap Room/Apartments	Double	2	$180,000	$130,000	$120,000

21 S Main Street	Multi-tenant Office Building	Double	2	$180,000	$130,000	$120,000
19 S Main Street	Peggy's Gift Shop	Double	2	$180,000	$130,000	$120,000
17 S Main Street	Putt District	Single	2	$100,000	$75,000	$120,000
15 S Main Street	Off the Vine	Single	2	$100,000	$75,000	$120,000
13 S Main Street	Budget Music Studio/Artmain	Single	3	$100,000	$90,000	$90,000
3 S Main Street	Minot Art Space Lofts	Double	4	$180,000	$160,000	$180,000
2 S Main Street	Mainstream Boutique	Double	2	$180,000	$130,000	$120,000
6 S Main Street	Fiancee	Single	2	$100,000	$75,000	$70,000
8 S Main Street	Main Street Books	Single	2	$100,000	$75,000	$70,000
12 S Main Street	Multi-tenant Office Building	Single	2	$100,000	$75,000	$70,000
16 S Main Street	Lillian's	Single	2	$100,000	$75,000	$70,000
18 S Main Street	Salon 18	Single	2	$100,000	$75,000	$70,000
22 S Main Street	Skyward Building	Double	4	$180,000	$160,000	$180,000
20 1st Street SW	Bremer Bank	Double	2	$180,000	$130,000	$120,000
17 1st Avenue SW	U.S. Bank	Double	2	$180,000	$130,000	$120,000
13 1st Avenue SW	First Avenue Building	Single	5	$100,000	$90,000	$100,000
100 S Main Street	Fountain Plaza Office Complex	Double	1	$180,000	$100,000	$80,000
104 S Main Street	Benina Plus	Single	2	$100,000	$75,000	$70,000
106 S Main Street	Grow With Me	Single	2	$100,000	$75,000	$70,000
108 S Main Street	Ascend Wellness	Single	3	$100,000	$90,000	$90,000
112 S Main Street	Vacant Building/Apartments	Single	3	$100,000	$90,000	$90,000
114 S Main Street	Thomas Law Firm	Single	3	$100,000	$90,000	$90,000
122 S Main Street	Gourmet Chef/The Fair	Double	3	$180,000	$160,000	$160,000
123 S Main Street	Magic City Hoagies	Double	1	$180,000	$100,000	$80,000
119 S Main Street	Retail 4/Apartments	Single	4	$100,000	$90,000	$10,000
115 S Main Street	Cookies for You	Single	2	$100,000	$75,000	$70,000
113 S Main Street	Charlie's	Single	3	$100,000	$90,000	$90,000
107 S Main Street	Lien's Jewerly	Single	3	$100,000	$90,000	$90,000
101 S Main Street	The Drop Zone	Double	1	$180,000	$100,000	$80,000
110 1st Street SE	Eagle's Lodge	Double	3	$180,000	$160,000	$160,000
116 1st Street SE	Park Place Indoor Garage	Single	1	$100,000	$60,000	$50,000
17 2nd Avenue SE	Traveling Axt	Single	2	$100,000	$75,000	$70,000
13 2nd Avenue SE	Look Aesthetic	Single	3	$100,000	$90,000	$90,000
111 1st Street SE	Mouse River Players Side Building	Single	2	$100,000	$75,000	$70,000

105 1st Street SE	Cypress Office Complex/Event Center	Double	4	$180,000	$160,000	$180,000
108 1st Avenue SE	Cypress Apartments	Single	4	$100,000	$90,000	$10,000
118 1st Avenue SE	Blue Rider	Double	1	$180,000	$100,000	$80,000
215 3rd Avenue SE	Bethany Lutheran Church	Double	2	$180,000	$130,000	$120,000
205 3rd Avenue SE	Project Bee Shelter	Double	2	$180,000	$130,000	$120,000
218 1st Street SE	St. Leo's Catholic Church	Double	1	$180,000	$100,000	$80,000
24 2nd Avenue SE	SRT Downtown Office	Double	2	$180,000	$130,000	$120,000
219 S Main Street	Coldwell Banker	Single	2	$100,000	$75,000	$70,000
217 S Main Street	Nodak Insurance	Single	2	$100,000	$75,000	$70,000
213 S Main Street	Bray's Saddlery	Double	2	$180,000	$130,000	$120,000
209 S Main Street	Day Spa	Double	2	$180,000	$130,000	$120,000
207 S Main Street	Former Century Eyewear	Single	2	$100,000	$75,000	$70,000
205 S Main Street	Oliver's Attick	Single	2	$100,000	$75,000	$70,000
201 S Main Street	Heritage Place	Double	2	$180,000	$130,000	$120,000
101 3rd Avenue SW	Trinity Health West	Double	2	$180,000	$130,000	$120,000
21 3rd Avenue SW	Thompson Larson Funeral Home	Double	2	$180,000	$130,000	$120,000
13 3rd Avenue SW	Thompson Apartments	Single	4	$100,000	$90,000	$100,000
304 S Main Street	Thomas Funeral Home	Double	2	$180,000	$130,000	$120,000
20 W Burdick Expy	Trinity Health Center East	Double	6	$180,000	$160,000	$180,000
318 S Main Street	Main Medical Building	Double	3	$180,000	$160,000	$160,000
301 S Main Street	All Saints Parish	Double	1	$180,000	$100,000	$80,000
25 E Burdick Expy	M&H Store	Single	1	$100,000	$60,000	$50,000
305 1st Street SE	St. Leo's Church Rectory	Double	2	$180,000	$130,000	$120,000
400 E Burdick Expy	Trinity Medical Arts Building	Double	3	$180,000	$160,000	$160,000
407 3rd Street SE	Trinity St. Joseph's Hospital	Double	4	$180,000	$160,000	$180,000
410 3rd Street SE	Trinity Office Building	Double	1	$180,000	$100,000	$80,000
200 E Burdick Expy	St. Paul's Lutheran Church	Double	2	$180,000	$130,000	$120,000
108 E Burdick Expy	Minot Housing Authority	Double	2	$180,000	$130,000	$120,000
20 E Burdick Expy	Dunn Diehl Dentistry	Double	1	$180,000	$100,000	$80,000
401 S. Main Street	Apartment Complex	Double	2	$180,000	$130,000	$120,000
415 S Main Street	Providence Holdings	Single	2	$100,000	$75,000	$70,000
1 W Burdick Expy	Trinity Health Legacy Hospital	Double	6	$180,000	$160,000	$180,000
				$14,520,000	**$10,670,000**	**$10,030,000**

Properties West of Broadway

Address	Use	Frontage	Stories			
10 S Broadway	I Keating Furniture	Double	2	$180,000	$130,000	$120,000
302 1st Avenue SW	I Keating Furniture Repair Shop	Double	1	$180,000	$100,000	$80,000
100 S Broadway	Wells Fargo Bank	Double	1	$180,000	$100,000	$80,000
308 2nd Avenue SW	Office Complex	Single	2	$100,000	$75,000	$70,000
200 S Broadway	Papa John's	Double	1	$180,000	$100,000	$80,000
212 S Broadway	Midtown Office Complex	Double	2	$180,000	$130,000	$120,000
216 S Broadway	Midtown Office Complex	Double	2	$180,000	$130,000	$120,000
200 3rd Street SW	First Baptist Church	Double	1	$180,000	$100,000	$80,000
315 Western Avenue	Salvation Army Church	Double	1	$180,000	$100,000	$80,000
300 3rd Avenue SW	Civic Center Plaza	Double	1	$180,000	$100,000	$80,000
220 S Broadway	Planet Pizza/Sports on Tap	Double	2	$180,000	$130,000	$120,000
220 W Burdick Expy	Vacant Building	Double	1	$180,000	$100,000	$80,000
312 3rd Street SW	The Stereo Shop	Double	1	$180,000	$100,000	$80,000
300 3rd Street SW	Word of Mouth Window Tinting	Double	1	$180,000	$100,000	$80,000
315 3rd Avenue SW	Independence, Inc.	Double	1	$180,000	$100,000	$80,000
604 W Burdick Expy	Metro Square Apartments	Double	1	$180,000	$100,000	$80,000
529 W Burdick Expy	Sinclair Gas Station	Double	1	$180,000	$100,000	$80,000
425 W Burdick Expy	Car Quest Auto Parts	Double	1	$180,000	$100,000	$80,000
409 W Burdick Expy	Pawn Shop/Payday Loans	Double	1	$180,000	$100,000	$80,000
400 4th Street SW	Prudential Realtors Office	Double	1	$180,000	$100,000	$80,000
315 W Burdick Expy	General Trading Company	Double	1	$180,000	$100,000	$80,000
301 W Burdick Expy	Flower Box	Double	1	$180,000	$100,000	$80,000
400 S Broadway	Multi-Tenant Building/Mattress Firm	Double	1	$180,000	$100,000	$80,000
500 S Broadway	Westlie Motor Company	Single	1	$100,000	$60,000	$50,000
				$4,160,000	**$2,455,000**	**$2,040,000**
			GRAND TOTAL	***$18,680,000***	***$13,125,000***	***$12,070,000***
					30% Reduction	35% Reduction

GOVERNMENT PROPERTIES

Address	Use	Frontage	Stories			
315 3rd Street SE	Ward County Courthouse	Double	3	$180,000	$90,000	$80,000

225 3rd Street SE	Ward County Administrative Building	Single	4	$100,000	$90,000	$100,000
205 3rd Street SE	Fire Station #2	Double	1	$180,000	$100,000	$80,000
120 Burdick Expy E	CTE	Double	2	$180,000	$130,000	$120,000
215 2nd Street SE	Minot Public Schools Armory	Double	2	$180,000	$130,000	$120,000
105 2nd Ave SE	Carnegie Center	Double	2	$180,000	$130,000	$120,000
5 W Central Ave.	Central Parking Ramp	Double	1	$180,000	$100,000	$80,000
100 1st Street SW	Federal Courthouse	Double	3	$180,000	$160,000	$160,000
10 3rd Avenue SW	City Hall	Double	3	$180,000	$160,000	$160,000
205 1st Street SW	Renaissance Zone Ramp	Double	1	$180,000	$100,000	$80,000
310 2nd St SE	Milton Young Towers	Double	14	$180,000	$160,000	$180,000
				$1,900,000	**$1,350,000**	**$1,280,000**
			GRAND TOTAL	***$20,580,000***	***$14,475,000***	***$13,350,000***
					30% Reduction	35% Reduction