



Regular Renaissance Zone Review Board Meeting

Wednesday, December 10, 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 MEETING MINUTES OF THE OCTOBER 23, 2025 REGULAR MEETING
3. RENAISSANCE ZONE APPLICATIONS
 - 3.1. FINAL APPROVAL OF CASE NO. M-101: A REQUEST BY 5TH AVENUE INVESTMENTS, LLC FOR A FIVE YEAR PROPERTY TAX AND INVESTMENT INCOME TAX EXEMPTION BENEFIT FOR A PURCHASE WITH MAJOR IMPROVEMENTS ON A PROPERTY LOCATED AT 215 5TH AVE. NW.
4. FACADE IMPROVEMENT PROGRAM APPLICATIONS
5. OTHER BUSINESS
6. NEXT SCHEDULED MEETING
THURSDAY, JANUARY 22, 2026 @ 9:00 AM
7. ADJOURNMENT

On October 23, 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: Pete Hugret, Pat Bailey, Mark Lyman, Jason Bentley, Tom Alexander, Amy Rogers, Betty Fedorchak

Members Absent: Christine Staley, Tonia Vitko, Jill Ward, Luke Heilman

2. ADOPT MEETING MINUTES

2.1. ADOPT THE MEETING MINUTES OF THE AUGUST 28, 2025 REGULAR MEETING

The motion to approve August 28, 2025 regular meeting minutes was initiated by Renaissance Zone Board Member Hugret seconded by Renaissance Zone Board Member Lyman and carried by the following roll call vote: ayes: Pete Hugret, Pat Bailey, Mark Lyman, Jason Bentley, Tom Alexander, Amy Rogers, Betty Fedorchak; nays: None.

3. RENAISSANCE ZONE APPLICATIONS

3.1. FINAL APPROVAL: M-103 BY BRADLEY SHIMFESSEL FOR A FIVE-YEAR PROPERTY TAX ABATEMENT FOR IMPROVEMENTS ON PROPERTY LOCATED AT 1924 3RD STREET NW

Mr. Billingsley reviewed the project. It is located near the Grand Hotel. This is being brought back to the board for final approval. Minimum number needed to meet was \$49,000 and Mr Shimfessel has put in around \$51,000.

Mr. Shimfessel explained he replaced windows, doors and minor updates such as the bathroom and water heater.

The house was originally built in 1960.

The motion to approve the five year property tax abatement was initiated by Renaissance Zone Board Member Lyman seconded by Renaissance Zone Board Member Alexander and carried by the following roll call vote: ayes: Pete Hugret, Pat Bailey, Mark Lyman, Jason Bentley, Tom Alexander, Amy Rogers, Betty Fedorchak; nays: None.

Mr. Billingsley informed the applicant that this project will be presented in front of City Council on November 17th.

Christine Staley joined the meeting at 9:05am.

4. FACADE IMPROVEMENT PROGRAM APPLICATIONS

4.1. FI-15: A REQUEST BY AKSAL GROUP FOR A TIME EXTENSION TO COMPLETE FACADE IMPROVEMENT WORK BY JUNE 30, 2027.

Mr. Billingsley explained that the mason wouldn't be able to start the work until Spring 2026 and the applicant was concerned they wouldn't have enough time to finish by the deadline with the delayed start. The request was for 1 extra month and the project

being wrapped up by June 30, 2026.

Mark Lyman asked for clarification on how much time they are allowed to extend. Mr. Billingsley informed him that the board is allowed to grant up to a 7-month extension. The motion to approve the extension to June 30, 2026 was initiated by Renaissance Zone Board Member Lyman seconded by Renaissance Zone Board Member Hugret and carried by the following roll call vote: ayes: Pete Hugret, Pat Bailey, Christine Staley, Mark Lyman, Jason Bentley, Tom Alexander, Amy Rogers, Betty Fedorchak; nays: None.

4.2. FI-16: A REQUEST BY FIVE AND TWO VENTURES, LLC FOR A FACADE IMPROVEMENT FORGIVABLE LOAN IN THE AMOUNT OF \$100,000 FOR FACADE IMPROVEMENTS PROPOSED AT 13 1ST STREET SE.

Mr. Billingsley reviewed the application. Paul Kramer, the architect for the project, was present at the meeting.

The apartment building of the application is the final building on the block to use the program.

The apartment building is a grandfathered use and the applicant is planning on updating the outside of the building to mirror a more traditional commercial look. There is a possibility that this building will eventually be converted back to a commercial use building and be a commercial storefront and the updates will start that process.

Paul Kramer, the project architect, informed the board that they had tried to track down pictures of the original building storefront to try and mimic that. The intent is to remove the existing vestibule and extend the storefront across the front. There will be an ADA door installed on the main level.

Historically, the building was a commercial storefront on the main level and at the current time they are planning to leave the main floor as apartments. However, they are making changes to have future use of commercial storefronts in the future.

The cap for this project is \$100,000. However, the applicant will be putting in an additional \$40,000 for improvements.

Amy Rodgers discussed that when this building was originally sold, they were informed of the availability of the Facade Program. Mr. Billingsley explained that this is step one of moving the building back into a commercial storefront.

Mark Lyman questioned when the eventual change from apartments to commercial would there be any change to the Facade? Paul Kramer agreed that, yes, the Facade would not be affected.

Mr. Billingsley informed the board that they are under contract to not touch the Facade for 10 years after the updates without approval.

There is concern about the amount of window space for apartments on the first level.

There is a question about the window dressings and if the board had authority to place in the contract the appropriate window treatments.

The motion to approve the forgivable loan in the amount of \$100,000 with the condition that the applicant brings back window treatment to be approved by the board was initiated by Renaissance Zone Board Member Lyman seconded by Renaissance Zone Board Member Fedorchak and carried by the following roll call vote: ayes: Pete Hugret, Pat Bailey, Christine Staley, Mark Lyman, Jason Bentley, Tom Alexander, Amy Rogers, Betty Fedorchak; nays: None.

4.3. FI-17: A REQUEST BY THE MINOT HOUSING AUTHORITY FOR A FACADE IMPROVEMENT FORGIVABLE LOAN IN THE AMOUNT OF \$105,000 FOR FACADE IMPROVEMENTS PROPOSED AT 108 E. BURDICK

Kerry Candrian gave an explanation of the building. This is an old Century 21 Realtors building. There is a 2-story part to the building. On the 2nd floor there are 1-bedroom apartments. The first floor is a law firm. The rest of it is the Minot Housing Authority offices. They believe the 2-story part was built in the 50s and the remaining single-story part on the south was built in the 70s. The offices on the south side have been remodeled twice. In 2001, it was remodeled from an open space with cubicles to add offices. Around COVID-19 there was an additional remodel to add conference rooms. The exterior was painted when Minot Housing Authority originally purchased it. Otherwise, the exterior hasn't been touched.

Mitch Meier informed the board that the plan is to remove the stucco and add a brick wainscoting on the north and west side, and it will be stained to match the rest of the building. This is to protect the building from winter wear and tear. New efface will be added as well to keep the same look but will give a more classical look. All the cedar wood awning planks will be removed and replaced with metal panels. The original wooden structure of the awnings will remain as long as they are in good shape. The remaining brick will be stained. The 2nd floor windows will also be updated on the street side.

Pat Bailey voiced concern that the wood awning would not be sustainable long term. He recommended replacing that structure with metal as well to avoid future rot.

The motion to approve the forgivable loan in the amount of \$105,000 with the conditions that the awning structure is metal was initiated by Renaissance Zone Board Member Lyman seconded by Renaissance Zone Board Member Hugret and carried by the following roll call vote: ayes: Pete Hugret, Pat Bailey, Christine Staley, Mark Lyman, Jason Bentley, Amy Rogers, Betty Fedorchak; nays: None. Abstain; Tom Alexander

4.4. FY 2026 BUDGET UPDATE

Mr. Billingsley presented the most current budget. The City Council approved \$200,000 for next year's budget to continue this program.

The available funds for 2026 will be about \$415,000.

Mr. Billingsley will bring the changes to the cap and match amount to the City Council during the November 17th meeting.

5. OTHER BUSINESS

5.1. ADOPT 2026 MEETING CALENDAR

The motion to approve the 2026 meeting schedule was initiated by Renaissance Zone Board Member Lyman seconded by Renaissance Zone Board Member Bentley and carried by the following roll call vote: ayes: Pete Hugret, Pat Bailey, Christine Staley, Mark Lyman, Jason Bentley, Tom Alexander, Amy Rogers, Betty Fedorchak; nays: None.

6. NEXT SCHEDULED MEETING

6.1. THURSDAY, NOVEMBER 20, 2025 @ 9:00 AM

7. ADJOURNMENT

The motion to Adjourn was initiated by Renaissance Zone Board Member Fedorchak seconded by Renaissance Zone Board Member Lyman and carried by the following roll call vote: ayes: Pete Hugret, Pat Bailey, Christine Staley, Mark Lyman, Jason Bentley, Tom Alexander, Amy Rogers, Betty Fedorchak; nays: None.
Meeting adjourned at 10:08am

TO: To Whom It May Concern

FROM: Brian Billingsley, Community Development Director

DATE: December 10, 2025

SUBJECT: FINAL APPROVAL OF CASE NO. M-101: A REQUEST BY 5TH AVENUE INVESTMENTS, LLC FOR A FIVE YEAR PROPERTY TAX AND INVESTMENT INCOME TAX EXEMPTION BENEFIT FOR A PURCHASE WITH MAJOR IMPROVEMENTS ON A PROPERTY LOCATED AT 215 5TH AVE. NW.

I. RECOMMENDED ACTION

Recommend approval to the City Council.

II. DEPARTMENT CONTACT PERSONS

Brian Billingsley, Community Development Director, 701-857-4122

III. DESCRIPTION

A. Background

Case No. M-101 was conditionally approved by the State of North Dakota on March 31, 2023. The applicant, 5th Ave. Investments, LLC, owns property located at 215 5th Ave. NW. They acquired the property for the purpose of rehabilitating a dilapidated building.

B. Proposed Project

Rehabilitation improvements include electrical, plumbing, HVAC, insulation, drywall, windows, and exterior paint and stone. The application was required to invest a minimum of \$113,500 in eligible improvements. The applicant submitted invoices and canceled checks totaling \$315,157.

C. Recommendation Detail

The City Assessor has inspected the improvements and has certified that the applicant has completed the work that was requested in the application.

IV. IMPACT

A. Aspirations

Dynamic and Flourishing - The Renaissance Zone program incentivizes property owners to fix up dilapidated properties.

B. Service/Delivery Impact:

State how this project will impact (improve, augment, advance) the City, your Department, our services, quality, delivery, customer experience, etc.

C. Fiscal Impact

Briefly state how this project is being funded. Add written context in the paragraph so the dollar amounts, sources of funding, and expenses are made clear and document whether the project was included in the approved budget

Project Costs

The applicant spent over \$315,000 on improvements to the subject building.

Project Funding

The Renaissance Zone is a tax incentive program. No city funding is given to the applicant.

VI. ALTERNATIVES

The Renaissance Zone Board can table this item and request more information.

City of Minot
Economic Development Division
Renaissance Zone Application

m-101

Office Address: 1025 31st St SE
Mailing Address: PO Box 5006
Minot, ND 58702
Email: jonathan.rosenthal@minotnd.org
(701) 857 - 4122

APPLICANT INFORMATION

5th Ave Investments, LLC

LLC

Applicant(s) Business State Type of Entity

Address

City

State

Zip

Phone

Email

Social Security Number

Federal Tax ID Number

PROJECT LOCATION

NORTH MINOT ADDITION NORTH 250' OF LOT 1

7D

Legal Description
215 5th Ave NW

Renaissance Zone Block
Minot

Address
Vacant

City

Current Use of Property

TYPE OF PROJECT

☒ Commercial ☐ Residential ☐ Utility Infrastructure Project (UIP)

TYPE OF INVESTMENT

☐ Purchase Only
-To include new construction

☐ Lease Only

☒ Purchase with Major Improvements
-Applies to Only Commercial Projects

☐ Rehabilitation Only
-Must be 50% of true and current value

☐ Commercial
-Must be 20% of true and current value

☐ Historical Preservation and Renovation

REQUESTED TAX EXEMPTIONS

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

PROJECT DESCRIPTION: Please write a brief description of the project below

Complete Interior and Exterior Renovation of both structures located on the property. Expected future use of the properties will be a contractor's shop, an event space, and professional office space.

SQUARE FOOTAGE CALCULATIONS:

42,150

5,340

Lot

Building (Total)

Basement

1st Floor

2nd Floor

3rd Floor

4th Floor

5th Floor

6th Floor

7th Floor

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

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

Total Property Tax Benefit for five (5) years \$ 25,000

Total Non-Participation Owner Tax Credit \$ _____

Is the entity subject to the financial institution tax (N.D.C.C.57.35.3)? ☐ Yes ☒ No

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

OFFICE ONLY

Zone Authority and City Documentation

Date of Approval or Conditional Approval _____
(date)

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

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

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

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

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

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

Jonathon
Rued

Digitally signed by
Jonathon Rued
Date: 2023.02.08
13:58:34 -06'00'

2-8-23

Signature

Date

Renaissance Zone Project Checklist:

Office
Use

- | | | | |
|-------------------------------------|----|--------------------------|---|
| ☐ | NA | ☐ | 1) For residential projects, provide evidence that the home purchased is the taxpayer's primary residence. |
| ☐ | NA | ☐ | 2) If the property is currently a vacant lot, provide evidence that it was previously developed. |
| ☐ | NA | ☐ | 3) Provide a "Letter of Clearance" from the State Historical Society if seeking historic tax credits. |
| ☐ | | ☐ | 4) Provide an estimated start and completion date for the project (must follow approval by DCS). |
| ☒ | | ☐ | 5) Include site plans, building plans and colored renderings of the elevation of the building. |
| ☒ | | ☐ | 6) Provide a break out of capital improvements. <i>A #ched</i> |
| ☒ | | ☐ | 7) Provide documentation that the project cost meets the City's minimum criteria. |
| ☒ | | ☐ | 8) Provide the estimated state and local tax benefit to the taxpayer of five (5) years (see your accountant). |
| ☒ | | ☐ | 9) Provide copies of receipts showing proof local real estate taxes have been paid (Ward County Treasurer 701-857-6426) |
| ☒ | | ☐ | 10) Provide evidence that the applicant is current on state taxes – Certificate of Good Standing from the State Tax Commissioner (1-800-638-2901) – May take a few weeks. |
| ☒ | | ☐ | 11) Provide Current True and Full Value (contact City Assessor 701-857-4160) |

Comments:



Parcel Number: MI14.259.050.0012
Deed Holder: 5TH AVE INVESTMENTS, LLC
Property Address: 215 5TH AVE NW
 MINOT, ND 58703-2339 [MAP THIS ADDRESS](#)
Mailing Address: 3624 GRAYSON DR
 BURLINGTON, ND 58722-9541 USA
Zoning: C2/GENERAL COMMERCIAL
Sec-Twp-Rng: 14259--
Lot-Block: 0012-050
Legal Description: NORTH MINOT ADDITION NORTH 250' OF LOT 1 LESS EAST 33' BLOCK 5 PLUS UNPLATTED PORTION (SEE DOC #106419)
Lot Dimensions: 160' +/- X IRR
Land Use: EVAC ZONE 4



Pin MI14.259.050.0012 Photo

1 / 1

Current Value Information

Land Value	Dwelling Value	Improvement Value	Total Value
\$105,000	\$122,000	\$0	\$227,000

[Get Current Year Tax Estimate](#)

[Click here](#) to request information on pending or certified special assessments or call 701-857-4770.

For all other questions, please contact us at assessor@minotnd.org or 701-857-4160

Land Information

Lot Type	Square Feet	Acres
Sq. Ft x Rate	42,150	0.968

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
Single-Family / Rental Unit	1 Story Brick	1975	1,892

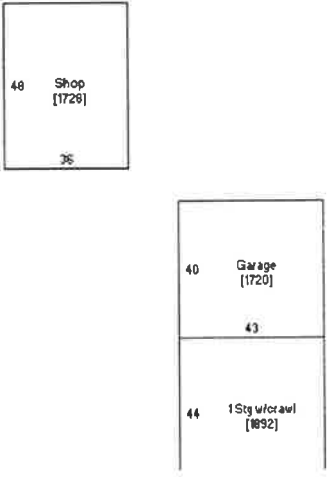
Commercial Building Information

Occupancy	Year Built	Building Area
Warehouse (Storage)	1979	1,728

Sales Information

Sale Date	Amount	Recording
10/06/2022	\$0	3069104
12/30/2010	\$0	2918615
11/01/1999	\$0	2780043
03/13/1979	\$0	576657
03/13/1979	\$0	576658

Sketch



Sketch of Pin MI14.259.050.0012

YELLOW

GRAY

PINK

Tear down

25000

Demo	10000	Demo		
Frame	13000	Frame	4000	
Electric	22000	Electric	12000	
HVAC	20000	HVAC	5000	
Plumb	4000	int. wall cover	8000	
Insulate	8000	ins. ceiling	7000	
Drywall	20000	siding soffit	15000	
Flooring	10000	fence	5000	
Windows	15000	water/sewer	5000	
Doors	8000	bathroom	2500	
Interior Trim	5,000	overhead doors	12000	
Exterior Paint	10,000	roof	16000	
Ext. Stone	5,000	ext misc		
Ext clean	2,000	int. misc.		
tree removal	4,000	general fee		
ext misc.				
int. misc				
bathroom	2000			
steps	5,000			
general fee				
	163000		91500	

254500

25000

279500

Jonathan Rosenthal

From: Jonathon Rued [REDACTED]
Sent: Thursday, February 9, 2023 10:31 AM
To: Jonathan Rosenthal
Subject: Fwd: Purchase Information 23039708520674474

Caution: This message has originated from an **External Source**.
Please use proper judgement and caution when opening attachments, clicking links, or responding to this email.

Receipt of Payment on Property Taxes for 215 5th Ave NW

----- Forwarded message -----

From: <noreply@mpnotify.com>
Date: Wed, Feb 8, 2023 at 6:42 PM
Subject: Purchase Information 23039708520674474
To: [REDACTED]

Hello Jonathon,

Thank you for making a purchase. Here are the details of your purchase:

ACH WEB Transaction Summary

Payment Item	Parcel Number	Amount
MuniciPay*Service Fee Ward County		\$1.50
Property Tax	13346	\$3,561.55
Total:		\$3,563.05

Transaction Number: 23039708520674474
Date Processed: 02/08/2023 18:42:32 GMT-06:00
Transaction Type: ACH WEB
Check Number:
Account Number: *****3292
Cardholder Name: Jonathon Rued
Phone: (701) 720-0800

City of Minot

Assessor's Office

DATE: February 21, 2023

TO: Jonathan Rosenthal, Economic Development Administrator

FROM: Damon Druse, Asst City Assessor

REFERENCE: Renaissance Zone Prospective Project located at 215 5th Ave NW, application by 5th Ave Investments, LLC.

I have been asked to provide some property tax information on the current and estimated future assessment of a building at 215 5th Ave NW. The 2022 True and Full assessment is \$227,000. The building assessment portion is \$122,000 and the estimated taxes on the building amount for 2022 are \$2,200.

If the project were to receive approval under the renaissance zone exemption, the estimated True and Full Value on the building after completion of construction and through the 5 year exemption period would be approximately \$345,000. The estimated taxes on this amount for the building would be about \$6,300 per year. If the renaissance application were approved, approximately \$31,500 would not be collected over 5 years of tax exemption.

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

Please reach out to me if there are any additional questions.



STATE OF NORTH DAKOTA
OFFICE OF STATE TAX COMMISSIONER
BRIAN KROSHUS, COMMISSIONER

February 13, 2023

Ref: L2057520256

5TH AVE INVESTMENTS, LLC
[REDACTED]

RE: Renaissance Zone Certificate Of Good Standing, State Income And Sales Taxes Only

This letter is evidence of good standing as required by the North Dakota Division of Community Services for purposes of obtaining final approval of a renaissance zone project.

As of the date of this letter, the records in the North Dakota Office of State Tax Commissioner do not show probable cause to believe that any income taxes (including income tax withheld from wages) or sales and use taxes are due and owing to the State of North Dakota by the following taxpayer:

Taxpayer's Name: 5TH AVE INVESTMENTS, LLC
SSN or FEIN: [REDACTED]

This letter must be submitted (as part of the zone project application) to the local zone authority for the renaissance zone in which the proposed zone project will be located. Please keep a copy of this letter for your records.

Liliya Montgomery

Liliya Montgomery
Supervisor, Individual Income Tax and Withholding
Phone: 701-328-1296
Email: lmontgomery@nd.gov

LGK Holdings LLC

SA

INVOICE

BILL TO
5th Ave Investments LLC

INVOICE 1071
DATE 01/03/2023
TERMS Net 30
DUE DATE 02/02/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
12/01/2022	General Construction	framing-4k wall coverings 8k	1	12,000.00	12,000.00
PAYMENT					12,000.00
BALANCE DUE					\$0.00
					PAID

LGK Holdings LLC

INVOICE

BILL TO
5th Ave Investments LLC

INVOICE 1067
DATE 12/02/2022
TERMS Net 30
DUE DATE 01/01/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
11/01/2022	demo	demo and general cleanup/landfill fees. prep floor for level	1	7,500.00	7,500.00

PAYMENT	7,500.00
BALANCE DUE	\$0.00
	PAID

LGK Holdings LLC

INVOICE

BILL TO
5th Ave Investments LLC
2281 S [REDACTED]
Durham, NC 27612

INVOICE 1068
DATE 12/02/2022
TERMS Net 30
DUE DATE 01/01/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
11/01/2022	general fee	November paid invoices	1	874.56	874.56
PAYMENT					874.56
BALANCE DUE					\$0.00
					PAID

LGK Holdings LLC

INVOICE

BILL TO
5th Ave Investments LLC

INVOICE 1064
DATE 11/01/2022
TERMS Net 30
DUE DATE 12/01/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/31/2022	Labor	Demo6380-permit375-gen-1040	1	7,795.00	7,795.00

Reimburse Levi for Demo permit-375
Demo on brick building hourly-6,380
Gen fee on invoices paid in oct. @8%-1,040

PAYMENT 7,795.00

BALANCE DUE \$0.00
PAID

Paragon Stairs Account Transaction Results

West Columbia, SC 29172

Status: approved

Response Code: 00

Description: APPROVAL

Transaction Details

Date: 03-30-2023 12:49 EDT

Payment Type: Credit Card

Transaction Type: sale

Amount: \$4850.83

Card Type: MasterCard

Account Number: xxxxxxxx-9107

Name: Levi Kraft

Ticket: P-396199

Authcode: 786092

Deal Number:: P-396199

LGK Holdings LLC

INVOICE

BILL TO
5th Ave Investments LLC

INVOICE 1085
DATE 04/04/2023
TERMS Net 30
DUE DATE 05/04/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
04/04/2023	General Construction	215 floors demo concrete frame	1	52,188.16	52,188.16

BALANCE DUE

\$52,188.16

LGK Holdings LLC

INVOICE

BILL TO
5th Ave Investments LLC

INVOICE 1086
DATE 04/04/2023
TERMS Net 30
DUE DATE 05/04/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
04/04/2023	general fee	100% Tywall-80%welstad- 50%midwest-nwm30,465	1	6,899.60	6,899.60

BALANCE DUE

\$6,899.60

Welstad Heating & Contracting

4/4/2023

551

5th Ave Investments LLC
Minot ND 58701

Forced air system for north side of office space

System includes:
96% efficient 80,000 BTU furnace
3 ton air conditioner
Duct work
Gas piping
Permits and application fees
Total:\$16750

Brick

Unit heater installed in shop

Included:
120,000 BTU hanging unit heater
Venting
Gas piping
Permit and application fees
Total:\$3800

green

80% down for both projects

16,440.00

16,440.00

Please make checks payable to Welstad Heating LLC
Thank you for your business!!

Total

\$16,440.00

NORTHWESTERN ELECTRIC, INC.

Statement

ELECTRICAL SUPPLIES AND CONSTRUCTION

Date

3/24/2023

5th Ave Investments, LLC

		Amount Due	
		\$30,465.00	
Date	Transaction	Amount	Balance
02/06/2023	INV #14187. Orig. Amount \$3,380.00. 215 5th Ave NW - replace faulty service WO#3070	3,380.00	3,380.00
02/06/2023	INV #14188. Orig. Amount \$12,485.00. 215 5th Ave NW App #1 WO#2768	12,485.00	15,865.00
02/06/2023	INV #14189. Orig. Amount \$14,600.00. 215 5th Ave NW west building shop/office WO#2768	14,600.00	30,465.00
TO AVOID ANY FURTHER CHARGES, PAY THE TOTAL AMOUNT DUE			Amount Due
NOTICE: Your account is payable by the 10th of the month following purchase date. It is past due thereafter. If it is not paid by the 25th of the month in which it became due, a FINANCE CHARGE computed by a "periodic rate" of 1 1/2% per month, which is AN ANNUAL PERCENTAGE RATE OF 18%, will be added and charged to your account. (MINIMUM MONTHLY charge of .50). This will continue each month on whatever amount is past due until your account is current.			\$30,465.00

Midwest Glass and Door Inc.



INVOICE

BILL TO
Levi Kraft

INVOICE 23-45
DATE 03/27/2023
TERMS Due on receipt
DUE DATE 03/27/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Materials	Partial Material - Kraft Building	1	30,000.00	30,000.00
SUE TOTAL					30,000.00
TAX					0.00
TOTAL					30,000.00
BALANCE DUE					\$30,000.00

Dakota Plumbing

Invoice



BILL TO
Levi Kraft

INVOICE #
1129

DATE
03/13/2023

TOTAL DUE
\$200.00

DUE DATE
04/12/2023

ENCLOSED

DATE

DESCRIPTION

QTY

RATE

AMOUNT

Broadway building

fix broken water meter and new
valve

Sales

parts & labor

200.00

BALANCE DUE

\$200.00

[REDACTED]
[REDACTED]
[REDACTED]
7677E1089C
[REDACTED]

Invoice



BILL TO
Levi Kraft

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
1132	04/12/2023	\$6,400.00	05/12/2023	

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Broadway office			
	1/2 bathroom and break room sink/ice maker			
	bid includes: 20 gallon electric water heater with water heater pan, Toto elongated toilet and seat, white wall hung bathroom sink			
	owner to supply bathroom faucet, break room sink and faucet			
Sales	labor & materials to completion			6,400.00
	BALANCE DUE			\$6,400.00

LGK Holdings LLC

INVOICE

BILL TO

INVOICE 1077
DATE 02/28/2023
TERMS Net 30
DUE DATE 03/30/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
02/01/2023	demo	floor grinding and demo	1	8,800.00	8,800.00
BALANCE DUE					\$8,800.00

LGK Holdings LLC

INVOICE

BILL TO
5th Ave Investments LLC

INVOICE 1078
DATE 03/02/2023
TERMS Net 30
DUE DATE 04/01/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
02/28/2023	Sales	Levi paid for Tywall-need reimbursed	1	9,300.00	9,300.00
BALANCE DUE					\$9,300.00

LGK Holdings LLC

INVOICE

BILL TO
[REDACTED] hents LLC

INVOICE 1080
DATE 03/26/2023
TERMS Net 30
DUE DATE 04/25/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
03/23/2023	Reimbursement	paid for materials	1	8,488.16	8,488.16
BALANCE DUE					\$8,488.16

LGK Holdings LLC

INVOICE

BILL TO
5th Ave Investments LLC

INVOICE 1081
DATE 03/26/2023
TERMS Net 30
DUE DATE 04/25/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
03/23/2023	General Construction	frame brick office	1	4,000.00	4,000.00
BALANCE DUE					\$4,000.00

LGK Holdings LLC

INVOICE

BILL TO
5th Ave Investments LLC

INVOICE 1083
DATE 04/02/2023
TERMS Net 30
DUE DATE 05/02/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
03/01/2023	General Construction	grinding floors/plumb trenches/framing	1	8,190.00	8,190.00
BALANCE DUE					\$8,190.00

Midwest Glass and Door Inc.



INVOICE

BILL TO
Levi Kraft

INVOICE 23-66
DATE 07/18/2023
TERMS Due on receipt
DUE DATE 07/18/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	LEVI KRAFT CURVES			67,076.00
	Services	DOWN PAYMENT			-30,000.00

Thank you for your business! You can pay via check mailed to Midwest Glass and Door, Inc 7401
County Road 19 South, Minot, ND 58701.

SUBTOTAL	37,076.00
TAX	0.00
TOTAL	37,076.00
BALANCE DUE	\$37,076.00

272212

001043

8/2/2023

1,890.00

Statement

DATE

TERMS

TO

Jet Mmgt.

IN ACCOUNT WITH

Rich Stahl

[REDACTED]

Repair's to
brick in shop
and outside
of building

30 hrs.

\$1,800.00

mortar and brick

\$90.00

\$1,890.00

1,890.00

CURRENT

OVER 30 DAYS

OVER 60 DAYS

TOTAL AMOUNT

adams DC5812

01-11

9
4
9
9
3
6
4
7
6
3
4
5

INVOICE

Selfless Wraps LLC



5th Ave Investments

Bill to
5th Ave Investments

Invoice details

Product or service	Amount
1. Tint 2x Frosted Windows	\$300.00
2. Tint Front Door Tint — Tax included in price	\$130.00

Total **\$430.00**

Payment **-\$430.00**

Balance due **\$0.00**

Paid in Full

Note to customer

Thank you for your business.

NORTHWESTERN ELECTRIC, INC.

Invoice

Date	Invoice #
8/30/2023	14695

5th Ave Investments, LLC

Project/Job	Terms	WO#
215 5th Ave NW	10th of the following month	2768-1

Quantity	Description	Serviced	Rate	Amount
	Service - remodel shop space		3,860.00	3,860.00
	EMT, 12 THHN, fittings, connectors, fasteners, etc. -		1,800.00	1,800.00
	Including sales tax and permit			
	Tax		7.50%	0.00

Thank you for your business! We now accept major credit cards at a 3% credit card processing fee

Total \$5,660.00

SERVICE CHARGE COMPUTED ON UNPAID BALANCE 30 DAYS OLD AT A RATE OF 1 1/2% PER MONTH, WHICH IS 18% PER YEAR. .50 MINIMUM CHARGE

Payments/Credits \$0.00

Balance Due \$5,660.00

Dakota Plumbing

Invoice



BILL TO
Levi Kraft

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
1174	09/06/2023	\$4,200.00	10/06/2023	

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Shop bathroom (sink, toilet, slop sink, outside hydrant, inside spicket)			
Sales	labor and materials for the rough in			4,200.00
	final bill will be for labor to hook up fixtures and any fixtures you want me to supply			
	BALANCE DUE			\$4,200.00

MAGIC CITY HEATING & COOLING LLC

INVOICE

BILL TO

INVOICE

1997

DATE

10/16/2023

TERMS

Due on receipt

DUE DATE

10/31/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
10/09/2023	MODINE HD100K BTU UNIT HEATER	MODINE HD100K BTU UNIT HEATER	1	2,433.18	2,433.18
10/09/2023	Quick Sling	Modine Quick Sling 100k	1	372.67	372.67
10/09/2023	CITY OF MINOT PERMIT	CITY OF MINOT INSPECTION PERMIT	1	150.00	150.00
10/09/2023	GAS PIPING	Gas piping per foot (3/4") and fittings/valve	8	25.00	200.00
10/09/2023	B Vent 4" x 48"	B Vent 4" x 48"	1	64.81	64.81
10/09/2023	B VENT 4x60 ROUND	4x60" B VENT PIPE	1	88.47	88.47
10/09/2023	B VENT 4 90 ADJ ELBOW	4inch ADJUSTABLE 90 BVENT	2	64.73	129.46
10/09/2023	DURAVENT B VENT 4in STORM COLLAR	4" STORM COLLAR	1	6.45	6.45
10/09/2023	DURAVENT HIGH WIND CAP (4)	4" HIGH WIND CAP	1	68.77	68.77
10/09/2023	Duravent B Vent 4" Quick Firestop Firestop / Support UL	Duravent B Vent 4" Quick Firestop Firestop / Support UL	1	51.63	51.63
10/09/2023	ROOF FLASHING (4in)	4" ROOF FLASHING	1	26.66	26.66
10/09/2023	26ga 4x48 Vent pipe	4x48 26ga PIPE	1	24.86	24.86
10/09/2023	26 ga 4in Elbow	4" Elbow 26GA	3	14.17	42.51
10/09/2023	18awg 2wire	18/2 STAT WIRE (per ft)	15	0.75	11.25
10/09/2023	Honeywell Unit Heat Digital Thermostat	HONEYWELL DIGITAL SHOP STAT	1	93.52	93.52
10/09/2023	INSTALL LABOR	LABOR	16	75.00	1,200.00

Thanks for choosing Magic City Heating & Cooling.

the price is a bit higher than estimate

*needed a bit more venting than initially planned for

SUBTOTAL	4,964.24
TAX	0.00
TOTAL	4,964.24
BALANCE DUE	\$4,964.24

001053

11/3/2023

Sink Faucet

95.49

MENARDS

KEEP YOUR RECEIPT
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for
items on this receipt will be in the form
of an in store credit voucher if the
return is done after 01/17/24

If you have questions regarding the
charges on your receipt, please
email us at:

MINOfrontend@menards.com



Sale Transaction

95.49

9736363 95.49

TOTAL	95.49
TAX MINOT-ND 7.5%	7.16
TOTAL SALE	102.65
CERTIFICATE-BARCODED	8.92

Remaining Balance: \$0.00
CERTIFICATE-BARCODED 93.73

Remaining Balance: \$169.37

TOTAL SAVINGS 4.50

TOTAL NUMBER OF ITEMS = 1

THE FOLLOWING REBATE RECEIPTS WERE
PRINTED FOR THIS TRANSACTION:
2324

THANK YOU, YOUR CASHIER, Margaret

76492 01 1034 10/19/23 02:24PM 3113

Dakota Plumbing

Invoice



BILL TO

INVOICE #

1189

DATE

10/24/2023

TOTAL DUE

\$2,300.00

DUE DATE

11/23/2023

ENCLOSED

DATE

DESCRIPTION

QTY

RATE

AMOUNT

white office building shop
bathroom

labor & materials

slop sink and faucet

white wall hung sink

Sales

toilet and seat

2,300.00

BALANCE DUE

\$2,300.00

001790

DATE: 11.13.2023

SOLD TO

Long Creek

SHIP TO

NEW OFFICE BLDG

CUST. ORDER NO.	DATE SHIPPED	SHIPPED VIA	TERMS	SALESMAN	F.O.B.	OUR ORDER NO.
-----------------	--------------	-------------	-------	----------	--------	---------------

QTY. ORDERED

B/O

QTY. SHIPPED

DESCRIPTION

UNIT PRICE

AMOUNT

*REAR STUPEO OVER
OLD FOUNDATION
TOTAL LAB OR + MATERIAL*

\$

*1,900⁰⁰
100*

X [Signature]

DOMINGUEZ CONSTRUCTION LLC

Contractors Invoice

WORK PERFORMED AT

TO

LEVI

MINOT, LA

DATE

10/01/2023

YOUR WORK ORDER NO.

OUR BID NO.

DESCRIPTION OF WORK PERFORMED

TAPING, HAND TEXTURING, PRIMING AND PAINTING THE BATHROOM.

TOTAL AMOUNT DUE FOR THIS INVOICE \$1,600.00

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of _____

Dollars (\$ _____).

This is a ☐ Partial ☐ Full invoice due and payable by: _____in accordance with our ☐ Agreement ☐ Proposal

No. _____

Dated _____

ELECTRICAL SUPPLIES AND CONSTRUCTION

Date _____

12/22/2023

5th Ave Investments, LLC

TO AVOID ANY FURTHER CHARGES, PAY THE TOTAL AMOUNT DUE
 NOTICE: Your account is payable by the 10th of the month following purchase date. It is past due thereafter. If it is not paid by the 25th of the month in which it became due, a FINANCE CHARGE computed by a "periodic rate" of 1 1/2% per month, which is AN ANNUAL PERCENTAGE RATE OF 18%, will be added and charged to your account. (MINIMUM MONTHLY charge of .50). This will continue each month on whatever amount is past due until your account is current.

Amount Due

\$1,818.22

1:55

5G

< Invoices

Edit



SEND



PAYMENTS



SIGN



MORE

Desktop

Mobile

1 of 1

Bill To



LMK Holdings

Pitner Rain Gutters

Payment terms Due upon receipt

Invoice # 1368

Date 07/06/2023

Description

Total

Gutter & Downspouts

\$900.00

Linear Foot

Subtotal

\$900.00

Total

\$900.00

Notes:

Brown Shop

1:55

5G

< Invoices

Edit

SEND

PAYMENTS

SIGN

MORE

Desktop

Mobile

1 of 1



Bill To

LMK Holdings

Pitner Rain Gutters

Payment terms Due upon receipt
Invoice #
Date

Description

Total

Gutter & Downspouts
Linear Foot

\$2,070.00

Subtotal \$2,070.00

Total \$2,070.00

Notes:

Brick Building

INVOICE

48 North Concrete Construction
Inc



5th Ave Investments LLC
Bill to
5th Ave Investments LLC

Invoice details

Invoice no.: 1010
Terms: Net 30

#	Date	Product or service	Description	Qty	Rate	Amount
1.		General construction	C&G-Flatwork-Curb-Stair guardrail-tree trim	1	\$13,500.00	\$13,500.00

Total \$13,500.00

Ways to pay



Pay invoice

Project: Minot ND Bones BBQ Cover

Quote: 5624142MH1

Location: ND Minot

Engineer: Ackerman Estvold - Minot, ND

Owner: Bones BBQ

Sales Contact: [REDACTED]

Bid Date: May 22, 2024 at 9:00 AM

MANHOLE COVER

Item	Description	Qty	Price	Unit	Total
	9.33x9.33x8 Cover w/Hole	1.00	\$3,900.00	EA	\$3,900.00
	Adjusting Ring 27" x 2"	2.00	\$25.02	EA	\$50.04
MANHOLE COVER SUBTOTAL =					\$3,950.04
GRAND TOTAL (estimated)					\$3,950.04

NOTES:

- 1) Includes freight to project site.

Sales Contact: Nathan Kemp [REDACTED]

Prepared By: Dale Schwindt [REDACTED]

TERMS AND CONDITIONS OF SALE: Rinker Materials' offer to sell the products described in this quotation is expressly conditioned upon Buyer's assent to the Rinker Materials' Standard Terms and Conditions ('Rinker Materials STCs') viewable at www.rinkerpipe.com/terms-and-conditions. A valid tax exemption certificate must be issued to Rinker Materials or sales tax will be added.

ACCEPTANCE: I WARRANT AND REPRESENT THAT I HAVE AUTHORITY TO ENTER INTO THIS AGREEMENT ON BEHALF OF THE BUYER. WE HEREBY ORDER THE DESCRIBED MATERIAL SUBJECT TO ALL TERMS AND CONDITIONS OF THIS QUOTATION AND IN THE RINKER MATERIALS STCS VIEWABLE AT www.rinkerpipe.com/terms-and-conditions.

PURCHASER

BY

TITLE

DATE 5-28-24

BY

Region, Sales Manager

Rinker Materials, A Quikrete Company.

TERMS AND CONDITIONS OF SALE

PAYMENT TERMS ARE NET 30. THIS OFFER IS SUBJECT TO CREDIT APPROVAL. PRICES QUOTED APPLY ONLY TO THE REFERENCED PROJECT AND ARE IN EFFECT FOR 30 DAYS FROM THE DATE OF QUOTATION. PRICES ARE BASED ON THE QUANTITIES SHOWN. IF A DIFFERENT QUANTITY IS PURCHASED, RINKER MATERIALS RESERVES THE RIGHT TO ADJUST THE PRICES. THIS QUOTATION CONTAINS THE ENTIRE AGREEMENT WITH RESPECT TO PURCHASE AND SALE OF PRODUCTS DESCRIBED AND SUPERSEDES ALL PREVIOUS COMMUNICATIONS. BUYER'S SIGNATURE BELOW, DIRECTION TO MANUFACTURE, OR ACCEPTANCE OF DELIVERY OF GOODS DESCRIBED ABOVE, SHALL BE DEEMED AN ACCEPTANCE OF THE RINKER MATERIALS STCS. SELLER EXPRESSLY REJECTS ANY OTHER TERMS AND CONDITIONS. PRICES ARE F.O.B. ORIGIN (UNLESS OTHERWISE SPECIFIED IN THE STANDARD NOTES) WITH TRUCK DELIVERY AND UNLOADING NEAR AS POSSIBLE TO JOBSITE UNDER OWN POWER.



DATE: December 2, 2025

TO: Renaissance Zone Review Board

FROM: Ryan Kamrowski, City Assessor

REFERENCE: Renaissance Zone Project located at 215 5th Ave NW, application by 5th Ave Investments, LLC.

I have been asked to confirm the completion of improvements detailed in the Renaissance Zone Application M-101.

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