

2016

Development Plan



City of Minot

Planning Department

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INTRODUCTION

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 47,997 in 2014 which is up from the 2010 figure of 40,888.



I 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 34; 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: Phase I; (2001), twenty-three blocks (six qualifying as half blocks) generally located in the old downtown commercial and residential area of Minot, Phase II; (2006), seven blocks located in areas north and south of the original zone, and Phase III; (2010), six 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; two 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. The property is fully outlined on the map within this plan and is specifically identified by parcel number and address. Phase V; (2015), two blocks located north and south of Burdick Expressway West.

The purpose for selecting the proposed area is to revitalize the once bustling economic and social activity center of the city, which had generally been deteriorating since commercial relocation began over thirty years ago. 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.

The determination of the Zone Boundary was given to the Renaissance Zone Advisory Committee, which was appointed by Mayor Carroll Erickson. The Committee held meetings from July, 2000 through January, 2001 and held a public hearing on December 5, 2000 to receive citizen input regarding the proposed zone. A final proposed zone was determined by the Committee after considering comments made at the public hearing and recommended to the Minot City Council. The City Council approved the recommendation at its regularly scheduled meeting on February 5, 2001.

A description of each government tax-exempt building for the half blocks claimed is included with the attached inventory of properties. 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, and close out. New blocks were assigned on May 27th, 2015. The former 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.

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 407 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:

- A former bread factory located at 200 Broadway South in block 12- **Complete**
 - **Now Restaurant and Bar**
 - **Tax exempt 2003 – 2007**
 - **Assessed: in 2003 at \$234,800; in 2016 \$1,464,000**
- A former warehouse located at 7 3rd St SE in block 16 - **Complete**
 - **Now mixed use office and multi family**
 - **Tax Exempt 2003 – 2008**
 - **Assessed: in 2002 at \$43,000; in 2016 \$2,032,000**
- Former AJ Automotive building site located at 120 11th Ave NW in block 1B - **Complete**
 - **Now Beaver Ridge Mixed Use, first floor is retail above is student housing.**
 - **Tax Exempt: in 2011 at \$129,000; in 2016 \$1,466,000**
- A former warehouse and commercial building located at 30 1st St. NE in block 3 - **Complete**
 - **Now The Starving Rooster Restaurant and Bar with apartments above.**
 - **Tax Exempt 2014 - 2018**
- Former Midwest Federal Building located at 123 1st St SW in block 9 - **In Progress**
- City owned parking lots for parking ramp expansion - **In Progress**
- Development or redevelopment of blocks 1C and 2C - **Near Completion**
 - **Block 2C is currently under construction for use as a retail mattress store.**
- Minot Family YMCA building located at 105 1st St. SE in block 11 - **In Progress**

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. New downtown zoning districts are contemplated that will invite more innovation and mixed uses. New districts will encourage renovation that is consistent with architectural preservation where practicable. Another potential burden will be the advent of new flood maps in 2018 which may contain the downtown area within 100-500 year flood areas.



II 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's Planning Department. The Planning Department 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.

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.

Information dissemination, application and eligibility determination will be the responsibility of the Planning Department. The Planning Department will market the Zone through its website, the Downtown Business Association 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 Facebook Page
- Weekly City updates (Radio show)

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

A Renaissance Zone Review Board will be instituted to develop and review all applications and/or proposals. The Board shall be composed of nine members appointed by the Mayor and approved by the Minot City Council. Board appointments shall be considered from the following areas of interest:

- Two 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 Merchants Association
- One representative from the Minot Association of Builders

Applications will be reviewed by the Renaissance Zone Review Board and recommendations forwarded 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. The agenda for each meeting will be made available according to the City of Minot’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 Planning Department 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.*

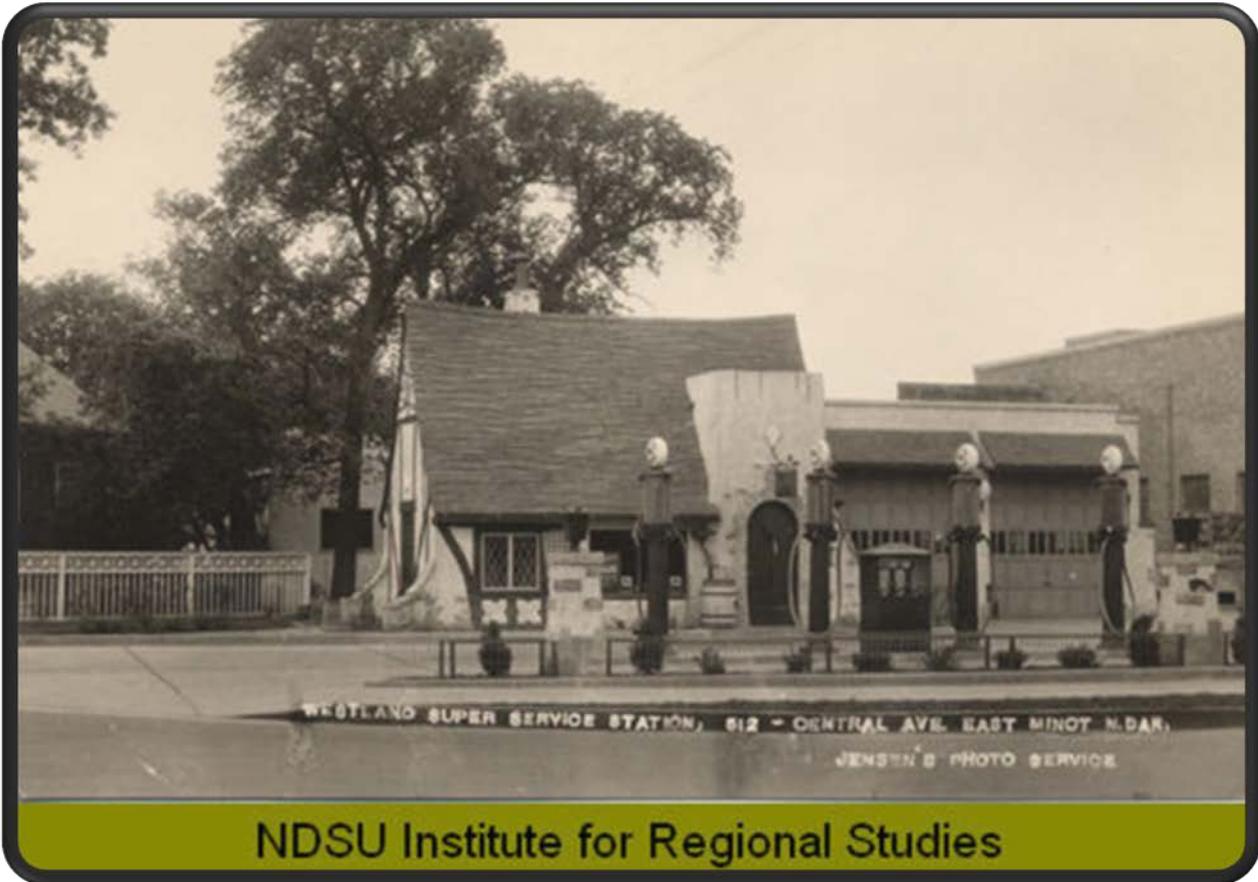
The City of Minot will assure that all construction, renovation and remodeling projects receiving zone incentives will comply with the State and Locally Adopted Building Codes, State Energy Code, and the Americans with Disabilities Act Accessibility Guidelines (ADAAG) through their existing building 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 Planning Department 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.



III 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 2012. Section 5.5 of the Plan lists the goals and objectives for the Central Business District (CBD), which encompasses a majority of the Renaissance Zone 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 industrial resources are maximized while maintaining the historic attractiveness of the area and quality of life attributes of the entire City.

GOALS 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. Make provisions for adequate parking for current and future businesses, employees and visitors by assessing the demand and supply of all parking spaces downtown by the end of 2017.
 - b. Encourage all building owners in the Zone to maintain their buildings in a suitable manner bringing all 91 buildings into code compliance by the end of 2017.
 - c. Encourage the preservation and if necessary, the restoration of at least 10 historic buildings in the CBD by 2020.
 - d. Offer financial incentives, various tax exemptions and credits to at least 20 establishments in order to enhance desirable economic, residential and recreational opportunities through capital investment within the Zone by the end of 2017.
- ii. Encourage mixed use development.
 - a. Encourage a mix of office, retail, services, government and residential uses in the CBD through innovative zoning districts by the end of 2017.
- iii. Promote the return of economic vitality to the area.
 - a. Develop a program that will result in 10 new businesses locating in the CBD by the end of 2017.

- iv. Create a thriving city center which will become a commercial, residential and recreational destination for residents and visitors to the City.
 - a. Identify three alternative areas for a downtown public gathering space by the end of 2016.
 - b. Integrate findings of the Riverfront and Center Plan, the downtown Brownfields Plan and the Minot Comprehensive Plan into a cohesive strategy for downtown by mid-2017.

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, up to fifteen years may be necessary to achieve the City's vision for the area. More time will be needed due to the economic outlook caused by the 2011 flood.

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 20.

Thereafter, the City hopes to approve projects at an average rate of four per year through year twenty of the zone authorization.

It is hoped 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, annually conduct an assessment of the zone to determine growth of property values.

IV SELECTION OF NON-RESIDENTIAL PROJECTS IN THE ZONE

1. *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.

Eligibility criteria for all potential projects are established as follows:

- Consistency with the Renaissance Zone Development Plan
- Consistency with the City of Minot Comprehensive Plan
- Conformance with applicable City Ordinances
- Taxpayer may not have been the beneficiary of a previous zone project for the same purpose
- Property must be zoned according to its actual use
- Purchases, leases or improvements may not be made prior to application approval

Additional eligibility criteria for commercial rehabilitation:

Rehabilitation of property must be at least fifty 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 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, page 26 & Renaissance Renovation/Purchasing, page 30.

Additional eligibility criteria for new commercial construction:

- None

Additional eligibility criteria for newly purchased buildings:

- 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 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 26

Additional eligibility criteria for commercial leases:

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

Property Tax Exemptions for Approved Projects:

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

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:

- 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.
- 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 twenty years.
- 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.
- Public comments prior to and at the meeting.

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

Ineligible project proposals include the following:

- Proposals determined non-compatible with the City's Comprehensive Plan
- Businesses whose primary income is derived from selling adult entertainment
- Businesses whose primary income is derived from leasing space for storage or warehousing

IV.1 SELECTION OF RESIDENTIAL PROJECTS IN THE ZONE

2. 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 Planning 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

Eligibility criteria for all potential projects are established as follows:

- Consistency with the Renaissance Zone Development Plan
- Consistency with the City of Minot Comprehensive Plan and applicable City Ordinances
- Property owner must maintain the property as his/her primary place of residence
- Property must be zoned according to its actual use
- Taxpayer may not have been the beneficiary of a previous zone project for the same purpose
- Purchases, leases or improvements may not be made prior to application approval

Additional eligibility criteria for residential rehabilitation:

- 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, page 28 & Renaissance Renovation/Purchasing, page 30.
- Not more than twenty percent of the total investment may consist of capital improvements to detached outbuildings.

Additional eligibility criteria for new residential construction:

- None

Property Tax Exemptions for Approved Projects:

- 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.
- 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.
- All property tax exemptions are granted for a period up to five years and are exclusive of the land on which buildings are situated.
- If residential property is not to be used as the applicant's primary residence, the 50% commercial requirement for rehabilitation is required.

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:

- 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.
- 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.
- 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 twenty years or more as a result of the improvements made.

V RENAISSANCE FUND CORPORATION

The City of Minot has, at the present time, elected to not create a Renaissance Fund Corporation. The City does, however, reserve the right to create, develop or contract with a Renaissance Fund Corporation in the future.

VI 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.*

A public hearing was held by the Renaissance Zone Advisory Committee on January 7th, 2016 to determine the proposed Zone boundary. One member of the public was in attendance at that meeting and a copy of the minutes from the public hearing is attached.

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.*

A second public hearing was held on January 11th, 2016 by the City Council for additional public inputs.

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

See attached correspondence.

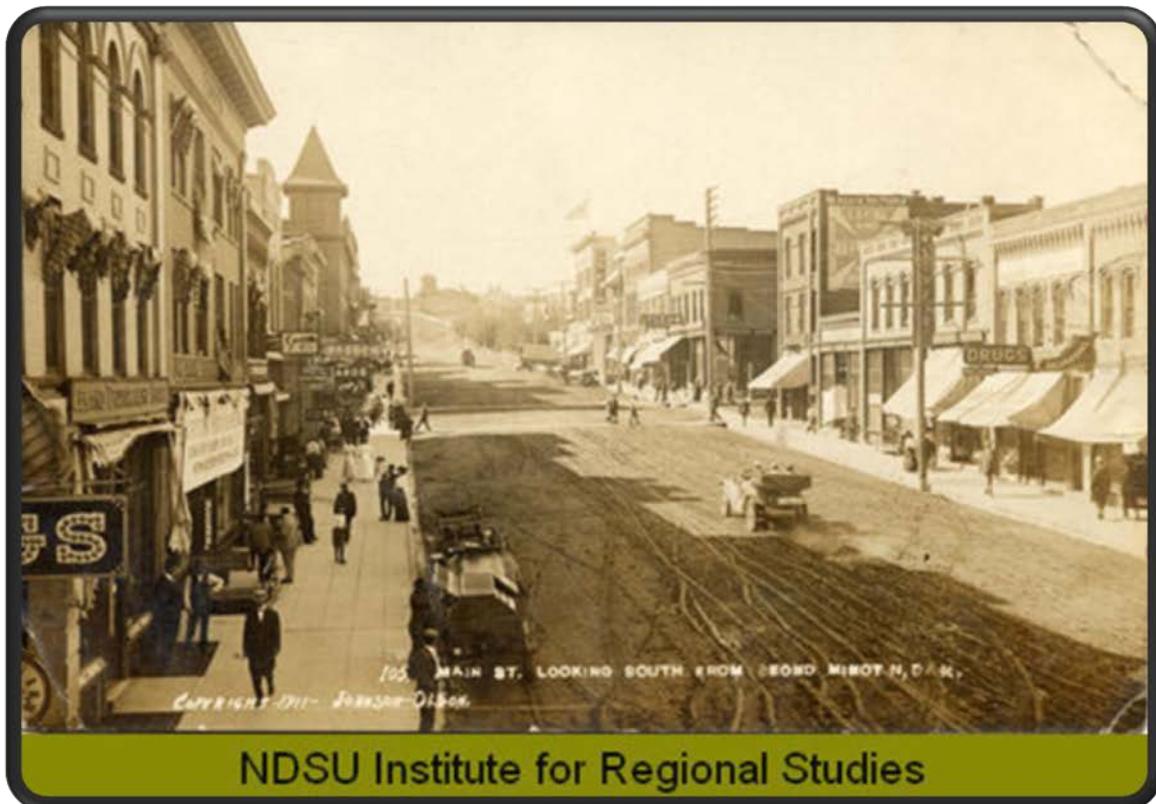
5. *Provide a resolution from the city agreeing to provide the tax exemptions and credits provided for in HB 1492 in Sections 4, 5, 6, and 7.*

See attached Resolution.

VII 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.



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 2015 expansion, the Zone now exists of 406 properties and is physically constrained as follows:

- North Boundary 15th Avenue NW
- South Boundary 7th Avenue SE
- East Boundary 8th Street NE
- West Boundary 7th Street SW

The 554 properties are divided into 10 zoning categories:

M1 (Light Industrial) 41 properties zoned accordingly, seven of which are single-family homes. Principal use is for heavy commercial establishments and non-nuisance industries.

M2 (Heavy Industrial) 31 properties zoned accordingly. Principal use is for heavy commercial and 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 (Residential) 40 properties zoned accordingly. Principal use is for single-family dwellings and related residential neighborhood uses.

R2 (Two-Family) Four (4) properties zoned accordingly. Principal use is for two-family dwellings and related residential neighborhood uses.

RM (Medium Density Residential) 70 properties zoned accordingly, thirty of which are single-family homes. Principal use is for multi-family dwelling and similar high-density residential development.

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

C2 (General Commercial) 23 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.

C3 (Central Business) 193 properties zoned accordingly. Principal use is for commercial and service uses.

P (Public) Zero (0) properties zoned accordingly. Principal use is to retain and provide land areas owned by the local government for public use.

Current Land Use:

Of the 406 properties located within the Renaissance Zone, 114 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.

The six following blocks containing Government buildings, subsequently counting as half blocks in the proposed Zone, some of which are closed:

Block 5: The block is entirely zoned C3 and contains the Central Parking Garage, which is owned and maintained by the City of Minot.

Block 8: The block is completely zoned C3 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 C3 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 C3 and contains on the west side the Renaissance Parking ramp, owned by the City of Minot; the east side contains the former Wells Fargo Building and its parking lot.

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

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

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 closed.*

Rehabilitation Criteria for Commercial Property

Additional eligibility criteria for rehabilitation of commercial property:

Rehabilitation of property must be at least **fifty 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 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, GFC** 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

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

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 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 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 period expires, the Assessor's office goes back to the building to reappraise the building to the current market conditions.

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- If the five-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 Length¹ 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 how much exemption are given.

After the five-year period expires, the Assessor's office goes back to the building to reappraise the home to the current market conditions.

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 page 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 26

Block #	Parcel ID	Address	Owner	Condition	Zoning	Land Use	Project #
1	MI24.238.200.0192	14 CENTRAL AVE W	BREKKE CENTRAL, LLC	Sound	C3	Retail	8
1	MI24.238.200.0191	24 CENTRAL AVE W	BMA PROPERTIES, LLP	Sound	C3	Retail	21
1	MI24.238.200.0160	1 MAIN ST N	CORRIDOR INVESTORS, LLC	Sound	C3	Investment Firm	91
1	MI24.238.200.0081		SOO LINE RAILROAD COMPANY	Sound	M1	Rail road	
1	MI24.102.220.0071		SOO LINE RAILROAD COMPANY	Sound	M1	Rail Yard	
1	MI24.238.200.0210	10 1ST ST NW	CKC PROPERTIES, LLC	Sound	C3	Entertainment	
1	MI24.238.200.0110	13 MAIN ST N	CORRIDOR INVESTORS, LLC	Sound	C3	Parking Lot	
1	MI24.238.200.0251	15 MAIN ST N	MONTANA HISTORY RESEARCH, INC	Sound	C3	Historic Train Depot with Parking	
1	MI24.238.200.0193	20 CENTRAL AVE W	BMA PROPERTIES, LLP	Sound	C3	Retail	
1	MI24.238.200.0050	25 MAIN ST N	MONTANA HISTORY RESEARCH, INC	Deteriorating	M1	Parking lot	
1	MI24.238.200.0140	9 MAIN ST N	CORRIDOR IMVESTORS, LLC	Sound	C3	Parking Lot	
2	MI24.238.190.0302	22 MAIN ST N	FYRHOG, LLC	Sound	M2	Parking/rail	14
2	MI24.238.190.0281	16 MAIN ST N	LARSEN, MIKE	Sound	C3	Parking Lot	24
2	MI24.238.190.0222	2 MAIN ST N	LILLIAN AND COLEMAN TAUBE MUSEUM OF ART	Excellent	C3	Museum	77
2	MI24.238.190.0161		SOO LINE RAILROAD COMPANY	Sound	M2	Parking/rail	
2	MI24.238.190.0260	10 MAIN ST N	SCHMIDT FAMILY HOLDINGS, LLC	Sound	C3	Restaurant	
2	MI24.238.190.0221	11 CENTRAL AVE E	UNION NATIONAL ANNEX, INC	Excellent	C3	Commercial	
2	MI24.238.190.0203	13 CENTRAL AVE E	GANSKE, DALE L	Sound	C3	Retail	
2	MI24.238.190.0141	17 1ST ST NE	SOO LINE RAILROAD COMPANY	Sound	M2	Railroad	
2	MI24.238.190.0202	17 E CENTRAL AVE	CLUTE FAMILY, LLP	Sound	C3	Retail, office equipment	
2	MI24.238.190.0131	19 1ST ST NE	RAILROAD MUSEUM OF MINOT, INC	Sound	C3	Museum	
2	MI24.238.190.0301	20 MAIN ST N	SOO LINE RAILROAD COMPANY	Sound	M2	Parking/rail	
2	MI24.238.190.0201	21 E CENTRAL AVE	ROLL, FLOYD JAMES	Sound	C3	Vacant	
2	MI24.238.190.0330	26 MAIN ST N	FRYHOG, LLC	Sound	M2	industrial	
2	MI24.238.190.0391	28 MAIN ST N	DAKCO DISTRIBUTORS INC	Sound	M2	distribution	
2	MI24.238.190.0020	41 1ST ST NE	BURLINGTON NORTHERN & SANTA FE	Sound	M2	Rail yard	
2	MI24.238.190.0240	6 MAIN ST N	LARSEN, MIKE	Sound	C3	Retail	
3	MI24.288.153.0320	101 CENTRAL AVE E	NIESS, LEONARD & GLORIA	Excellent	M2	Retail/ Printing company	7
3	MI24.238.180.0060	24 1ST ST NE	CREATIVE MEDIA, INC	Sound	C3	Office/ Multi Family	45
3	MI24.E18.000.0010	21 2ND ST NE	JJT PROPERTIES, LLC	Sound	M1	Construction Company office with parking lot	76
3	MI24.238.030.0100	22 MAIN ST S	GILL CORPORATION	Sound	C3	Commercial/multi family	77
3	MI24.238.180.0041	30 1ST ST NE	NORSK BROTHERS, LLC	Sound	C3	Restaurant/ Mulit Family	60 & 80
3	MI24.E18.000.0020		FARMERS UNION OIL COMPANY	Sound	M1	Parking lot	
3	MI24.238.180.0132	14 1ST ST NE	NORSK BROTHERS, LLC	Sound	M2	Parking	
3	MI24.238.180.0131	16 1ST ST NE	CREATIVE MEDIA, INC	Sound	M2	Parking	
3	MI24.238.180.0080	18 1ST ST NE	CREATIVE MEDIA, INC	sound	M2	Parking	
3	MI24.238.180.0071	20 1ST ST NE	SOO LINE RAILROAD COMPANY	Sound	M2	Parking	
3	MI24.238.180.0010	36 1ST ST NE	E2 INVESTMENTS INC	Sound	M1	Retail/Multi Family	
4	MI24.238.040.0020	111 CENTRAL AVE W	CDJ OPPORTUNITIES, LLP	Excellent	C3	Multi Family/ Commercial	6
4	MI24.238.040.0050	10 1ST ST SW	KILENE, DONALD & WOOD, R L LIVING TRUST	Excellent	C3	Commercial	
4	MI24.238.040.0180	112 1ST AVE SW	BREMER BANK	Sound	C3	Parking	
4	MI24.238.040.0241	117 CENTRAL AVE W	LACOUNT HOLDINGS, LLP	Excellent	C3	Multi Family/ Commercial	
4	MI24.238.040.0203	13 S BROADWAY	BREMER BANK	Sound	C3	Parking lot	
4	MI24.238.040.0120	20 1ST ST SW	BREMER BANK	Excellent	C3	Bank	
5	MI24.238.030.0070	12 MAIN ST S	Q II RENTALS, LLP	sound	C3	Vacant Office	4

5	MI24.238.030.0020	2 MAIN ST S	CDJ OPPORTUNITIES, LLP	Sound	C3	Retail	52
5	MI24.238.030.0240	5 CENTRAL AVE W	CITY OF MINOT	Sound	C3	Parking Garage/Furutre retail and multi	73
5	MI24.238.030.0080	16 MAIN ST S	PATTEN, WAYNE L & DORIS JUNE	Sound	C3	Vacant	
5	MI24.238.030.0090	18 MAIN ST S	LUCY, MICHAEL B & KMK PROPERTIES, LLC	Sound	C3	Commercial	
5	MI24.238.030.0030	6 MAIN ST S	HARRIS, DEBBIE S	Sound	C3	Commercial	
5	MI24.238.030.0050	8 MAIN ST S	STADICK, VALERIE A	Excellent	C3	Commercial	
6	MI24.238.020.0160	17 MAIN ST S	IRET PROPERTIES	sound	C3	Commercial	29
6	MI24.238.020.0240	3 MAIN ST S	MINOT ARTSPACE LOFTS LIMITED PARTNERSHIP	Excellent	C3	Mixed use, Primary Multi Family with parking	62
6	MI24.238.020.0170	15 MAIN ST S	JOELOEN HOLDINGS, LLP	sound	C3	Bar	27 & 28
6	MI24.238.020.0190	11 MAIN ST S	PIEHL, WALTER J & BECKY & KJELSON, KEITH & BETH	Sound	C3	Retail	
6	MI24.238.020.0061	12 1ST ST SE	PARKER CENTENNIAL ASSOCIATES	Excellent	C3	Office	
6	MI24.238.020.0121	17 1ST AVE SE	RMM PROPERTIES LLLP	Excellent	C3	Multi Family/ office	
6	MI24.238.020.0151	19 MAIN ST S	BEACH, TIM & PEGGY	Sound	C3	Commercial	
6	MI24.654.000.0010	21 1ST AVE SE UNIT 1	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0020	21 1ST AVE SE UNIT 2	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0030	21 1ST AVE SE UNIT 3	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0040	21 1ST AVE SE UNIT 4	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0050	21 1ST AVE SE UNIT 5	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0060	21 1ST AVE SE UNIT 6	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0070	21 1ST AVE SE UNIT 7	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0080	21 1ST AVE SE UNIT 8	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0210	21 1ST AVE SE UNIT 21	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0220	21 1ST AVE SE UNIT 22	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0230	21 1ST AVE SE UNIT 23	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0240	21 1ST AVE SE UNIT 24	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0250	21 1ST AVE SE UNIT 25	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0260	21 1ST AVE SE UNIT 26	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0270	21 1ST AVE SE UNIT 27	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0280	21 1ST AVE SE UNIT 28	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0310	21 1ST AVE SE UNIT 31	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0320	21 1ST AVE SE UNIT 32	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0330	21 1ST AVE SE UNIT 33	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0340	21 1ST AVE SE UNIT 34	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0350	21 1ST AVE SE UNIT 35	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0360	21 1ST AVE SE UNIT 36	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0370	21 1ST AVE SE UNIT 37	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0410	21 1ST AVE SE UNIT 41	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0420	21 1ST AVE SE UNIT 42	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0430	21 1ST AVE SE UNIT 43	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0450	21 1ST AVE SE UNIT 45	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0460	21 1ST AVE SE UNIT 46	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0470	21 1ST AVE SE UNIT 47	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0510	21 1ST AVE SE UNIT 51	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0520	21 1ST AVE SE UNIT 52	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0530	21 1ST AVE SE UNIT 53	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0540	21 1ST AVE SE UNIT 54	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	
6	MI24.654.000.0550	21 1ST AVE SE UNIT 55	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking	

6	MI24.654.000.0560	21 1ST AVE SE UNIT 56	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking
6	MI24.654.000.0570	21 1ST AVE SE UNIT 57	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking
6	MI24.654.000.0610	21 1ST AVE SE UNIT 61	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking
6	MI24.654.000.0630	21 1ST AVE SE UNIT 63	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking
6	MI24.654.000.0640	21 1ST AVE SE UNIT 64	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking
6	MI24.654.000.0650	21 1ST AVE SE UNIT 65	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking
6	MI24.654.000.0660	21 1ST AVE SE UNIT 66	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking
6	MI24.654.000.0670	21 1ST AVE SE UNIT 67	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking
6	MI24.654.000.0710	21 1ST AVE SE UNIT 71	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking
6	MI24.654.000.0720	21 1ST AVE SE UNIT 72	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking
6	MI24.654.000.0730	21 1ST AVE SE UNIT 73	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking
6	MI24.654.000.0740	21 1ST AVE SE UNIT 74	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking
6	MI24.654.000.0750	21 1ST AVE SE UNIT 75	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking
6	MI24.654.000.0760	21 1ST AVE SE UNIT 76	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking
6	MI24.654.000.0770	21 1ST AVE SE UNIT 77	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking
6	MI24.654.000.0810	21 1ST AVE SE UNIT 81	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking
6	MI24.654.000.0820	21 1ST AVE SE UNIT 82	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking
6	MI24.654.000.0830	21 1ST AVE SE UNIT 83	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking
6	MI24.654.000.0840	21 1ST AVE SE UNIT 84	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking
6	MI24.654.000.0850	21 1ST AVE SE UNIT 85	PARKER PROPERTIES GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking
6	MI24.654.000.0860	21 1ST AVE SE UNIT 86	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking
6	MI24.654.000.0870	21 1ST AVE SE UNIT 87	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking
6	MI24.654.000.0901	21 1ST AVE SE UNIT 9A	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking
6	MI24.654.000.0902	21 1ST AVE SE UNIT 9B	PARKER PROPERTY GROUP, INC	Excellent	C3	Mixed use, Primary Multi Family with parking
6	MI24.654.000.1000	21 1ST AVE SE UNIT CM1	MINOT COMMISSION ON AGING, INC	Excellent	C3	Office
6	MI24.238.020.0140	21 MAIN ST S	ALBERTSON RENTAL 2ND LLC	Sound	C3	Comercial
6	MI24.238.020.0131	23 MAIN ST S	CDJ OPPORTUNITIES, LLP	Sound	C3	Commercial
6	MI24.654.000.0440	27 1ST AVE SE UNIT 44	PARKER PROPERTY GROUP, INC	Vacant	C3	Parking Lot
6	MI24.654.000.0620	27 1ST AVE SE UNIT 62	PARKER PROPERTY GROUP, INC		C3	
7	MI24.238.010.0090		CITY OF MINOT	Sound	C3	Parking
7	MI37.540.000.0040		CITY OF MINOT	Sound	N/A	Parking
7	MI24.102.300.0070		SOO LINE RAILROAD COMPANY	Sound	M1	Rail Yard
7	MI24.238.010.0121	105 1ST AVE SE	PRICE, VIRGINIA L TRUST UTD	Sound	C3	Parking
7	MI24.102.230.0064	107 1ST AVE SE	CITY OF MINOT	Sound	C3	Parking
7	MI24.102.230.0063	109 1ST AVE SE	RAU RENTALS, LLP	Needs Attention	C3	Commercial
7	MI24.238.010.0070	11 1ST ST SE	RAU RENTALS, LLP	Sound	C3	Commercial
7	MI24.788.010.0000	110 CENTRAL AVE E	BLOMS, KEITH	Sound	C2	Railroad, Wearhouse
7	MI24.102.230.0062	115 1ST AVE SE	RMM PROPERTIES LLLP	Needs Attention	C3	Commercial
7	MI24.238.010.0082	13 1ST ST SE	EVENSON, ELDA LIVING TRUST	Sound	C3	Commercial
7	MI24.238.010.0100	17 1ST ST SE	CITY OF MINOT	sound	C3	Parking
7	MI24.102.290.0011	215 1ST AVE SE	SOO LINE RAILROAD COMPANY	Sound	M1	Vacant
7	MI24.238.010.0032	3 1ST ST SE	TIMBOE, RICHARD W	Needs Attention	C3	Retial
7	MI24.238.010.0041	7 1ST ST SE	WILSON, RAYMOUND V & MANNAZ SOBHI-WILSON	Sound	C3	Commercial
7	MI24.963.000.0010	7 3RD ST SE	SCHMIDT, GAYLIN & NADEAN & MELLUM, DEBORAH	Excellent	M1	Office
8	MI24.238.050.0060	100 1ST ST SW	UNITED STATES GOVERNMENT	Excellent	C3	Federal Building
8	MI24.238.050.0243	111 S BROADWAY	REHAB SERVICES, INC	Sound	C3	Parking Lot
8	MI24.238.050.0181	112 2ND AVE SW	REHAB SERVICES, INC	Sound	C3	Commercial

8	MI24.693.000.0010	116 1ST ST SW STE A	HEALTHCARE ACCESSORIES, INC	Sound	C3	office	
8	MI24.693.000.0021	116 1ST ST SW STE B	MERCK, CHARLES D	Sound	C3	office	
8	MI24.693.000.0030	116 1ST ST SW STE C	FITZMAURICE, VICKI J REVOCABLE TRUST	Sound	C3	office	
8	MI24.693.000.0040	116 1ST ST SW STE D	FITZMAURICE, VICKI J REVOCABLE TRUST	Sound	C3	office	
8	MI24.693.000.0022	116 1ST ST SW STE E	HIRST FAMILY PROPERTIESS, LLLP	Sound	C3	office	
9	MI24.238.060.0070	112 MAIN ST S	BOYCE, JEREMY J	Excellent	C3	Multi Family/ Commercial	12
9	MI24.238.060.0241	13 1ST AVE SW	INVESTORS REAL ESTATE TRUST	Excellent	C3	Commercial/multi family	26
9	MI24.238.060.0040	106 MAIN ST S	GUSS INVESTMENTS, LLC	Needs Attention	C3	Commercial	34
9	MI24.238.060.0080	114 MAIN ST S	THOMAS, ROBERT S	Excellent	C3	Multi Family/ Commercial	41
9	MI24.238.060.0150	123 1ST ST SW	MINOT 123, LLC	Sound	C3	office	43
9	MI24.675.000.0000	122 MAIN ST S	CDJ OPPORTUNITIES, LLP	Excellent	C3	Multifamily/ Commercial	78
9	MI24.238.060.0020	100 MAIN ST S	ALBERTSON RENTAL BB, LLC	Excellent	C2SU	Vacant Commercial	39 & 40
9	MI24.238.060.0030	104 MAIN ST S	FORANNA DESIGNS INC	Needs Attention	C3	Commercial	
9	MI24.238.060.0060	108 MAIN ST S	ROLL, FLOYD JAMES	Needs Attention	C3	Commercial	
9	MI24.238.060.0200	111 1ST ST SW	U S BANK NATIONAL ASSOCIATION	Sound	C3	Parking Lot	
9	MI24.238.060.0181	113 1ST ST SW	U S BANK NA	Sound	C3	Parking Lot	
9	MI24.238.060.0170	119 1ST ST SW	MINOT ND PARKING, LLC	Sound	C3	Parking lot	
9	MI24.675.000.0010	122 MAIN ST S Unit 1	LINDBO, MARY M	Sound	C3	Office	
9	MI24.675.000.0020	122 MAIN ST S Unit 2	CALDWELL, J DEAN	Sound	C3	Multifamily	
9	MI24.675.000.0030	122 MAIN ST S Unit 3	PROBST, JAMES J & EVELYN G	Sound	C3	Multifamily	
9	MI24.675.000.0040	122 MAIN ST S Unit 4	LINDBO, MARGARET R	Sound	C3	Office	
9	MI24.675.000.0050	122 MAIN ST S UNIT 5	CDJ OPPORTUNITIES, LLC	Sound	C3	Office	
9	MI24.238.060.0242	17 1ST AVE SW	U S BANK NATIONAL ASSOCIATION	Excellent	C3	Bank	
10	MI24.238.070.0121	17 2ND AVE SE	RAU RENTALS, LLP	Sound	C3	Vacant	16
10	MI24.238.070.0240	101 MAIN ST S	LIMWARDS MANAGEMENT, LLP	Deteriorating	C3	Bar	20
10	MI24.238.070.0122	23 2ND AVE SE	ROSS, JORDAN; JORDAN, RACHEL & VOLK, MEGAN	sounf	C3	Commercial	47
10	MI24.238.070.0210	107 MAIN ST S	D & T, LLC	Excellent	C3	Retail	
10	MI24.238.070.0200	109 MAIN ST S	BOLTON, EDWARD T & MARJORIE L	Sound	C3	Commercial	
10	MI24.238.070.0070	110 1ST ST SE	W & C, LLC	Sound	C3	Vacant	
10	MI24.238.070.0190	111 MAIN ST S	SHAMROCK ENTERPRISES PROPERTIES LLC	sound	C3	commercial	
10	MI24.238.070.0052	112 1ST ST SE	CITY OF MINOT	Sound	C3	Parking Lot	
10	MI24.238.070.0180	113 MAIN ST S	LEE, SUNG CHUN & HAN, HYE KYOUNG	Sound	C3	Restaurant	
10	MI24.238.070.0170	115 MAIN ST S	BERG PROPERTIES, LLC	sound	C3	Commercial	
10	MI24.238.070.0090	116 1ST ST SE	RAU RENTALS, LLP	Sound	C3	Commercial	
10	MI24.238.070.0150	119 MAIN ST S	BERG PROPERTIES, LLC	Sound	C3	Commercial/multi family	
10	MI24.238.070.0140	121 MAIN ST S	ANDERSON, BRYAN J; LUNDEEN, NANETTE J &	Sound	C3	Commercial	
10	MI24.238.070.0130	123 MAIN ST S	GIDEON'S TRUMPET, INC	Sound	C3	Commercial	
10	MI24.238.070.0123	13 2ND AVE SE	TRIUMPH HOLDINGS, LLC	Sound	C3	Commercial	
10	MI24.238.070.0051	16 1ST AVE SE	CITY OF MINOT	Sound	C3	Parking lot	
10	MI24.238.070.0031	18 1ST AVE SE	CITY OF MINOT	Sound	C3	Parking Lot	
11	MI24.E01.000.0030	105 1ST ST SE	FRISCH INVESTMENTS, LLC & CYPRESS ASSETS ND, LLC	Excellent	C3	Office	72
11	MI24.238.080.0122	105 2ND AVE SE	CITY OF MINOT	Deteriorating	C3	Carnegie Library,	
11	MI24.E01.000.0020	108 1ST AVE SE	FRISCH INVESTMENTS, LLC & CYPRESS ASSETS ND, LLC	Needs Attention	C3	Vacant	
11	MI24.238.080.0062	111 1ST ST SE	THE MOUSE RIVER PLAYERS, INC	Sound	C3	Theater	
11	MI24.238.080.0080	115 1ST ST SE	THE MOUSE RIVER PLAYERS	Sound	C3	Theater	
11	MI24.102.240.0011	118 1ST AVE SE	PIEHL, WALTER J JR & BECKY M	Sound	C3	Bar	
11	MI24.E01.000.0010	150 2ND ST SE	CYPRESS DEVELOPMENT, LLC	Sound	C3	Parking lot	

14	MI24.238.100.0240	201 MAIN ST S	WARD, MICHAEL	Excellent	C3	Office	
14	MI24.238.100.0220	205 MAIN ST S	FIELD, ROBERT	Excellent	C3	Mixed use/commercial/ multi family	
14	MI24.238.100.0210	207 MAIN ST S	FIELD, ROBERT O & JACQUELINE D	Sound	C3	Retail/multi family	
14	MI24.238.100.0200	209 MAIN ST S	WALKER PROPERTIES, LLLP	Sound	C3	Commercial/hair salon	
14	MI24.238.100.0190	211 MAIN ST S	NIKITENKO, ANDREW	Sound	C3	Parking	
14	MI24.238.100.0180	213 MAIN ST S	NIKITENKO, ANDREW	Sound	C3	Commercial/multi family	
14	MI24.238.100.0160	217 MAIN ST S	WALKER PROPERTIES, LLLP	Sound	C3	Office	
14	MI24.238.100.0150	219 MAIN ST S	WALKER PROPERTIES, LLLP	Sound	C3	Office	
14	MI24.238.100.0140	221 MAIN ST S	WALKER PROPERTIES, LLLP	Needs Attention	C3	Commercial/multi family	
16	MI24.015.000.0032		PERDUE, ART & BLOMS, KEITH	Deteriorating	M1	Parking lot	
16	MI24.963.000.0011		SCHMIDT, GAYLIN & NADEAN & MELLUM, DEBORAH	Sound	M1	Parking lot	
16	MI24.963.000.0020		SIMENSEN, KENN & LYNETTE	Deteriorating	M1	Parking Lot	
16	MI24.015.000.0023		TRI STATE LAND COMPANY	Sound	M1	Empty Lot	
16	MI24.A76.000.0010	101 3RD ST SE	O.K. AUTO PARTS & EQUIPMENT, INC	Sound	M1	Auto Repair	
16	MI24.015.000.0040	304 CENTRAL AVE E	PERDUE, ART & BLOMS, KEITH	Sound	M1	Bar/ Mulit Family	
16	MI37.538.240.0180	322 CENTRAL AVE E	SOO LINE RAILROAD/CANADIAN PACIFIC RAILWAY	sound	M1	Parking/access	
16	MI24.015.000.0021	400 CENTRAL AVE E	SIMENSEN, KENN & LYNETTE	Excellent	M1	Mixed use/bar/ multifamily	
16	MI24.275.000.0011	500 CENTRAL AVE E	RAU RENTALS, LLP	Sound	M1	Office/storage/garage	
16	MI24.853.000.0010	504 CENTRAL AVE E UNIT A	HEIDE PROPERTIES 2 LLP	Sound	C2	Multi Family/ Commercial	
16	MI24.853.000.0020	504 CENTRAL AVE E UNIT B	HEIDE PROPERTIES 2, LLP	Sound	M1	Multi Family/ Commercial	
16	MI24.853.000.0030	504 CENTRAL AVE E UNIT C	HEIDE PROPERTIES 2, LLP	Sound	M1	Multi Family/ Commercial	
16	MI24.598.000.0020	508 CENTRAL AVE E	DAVIS, DYLAN EDWARD	Sound	M1	Vacant	
16	MI24.185.000.0053	516 CENTRAL AVE E	TRANBY, SCOTT & TERRI	Sound	M1	Vacant lot	
16	MI24.185.000.0051	524 CENTRAL AVE E	DAVIS, DYLAN	Sound	M1	Vacant	
17	MI24.498.020.0170	708 CENTRAL AVE E	LUCIER, CAROL J	Needs Attention	R3B	Single Family	55
17	MI24.498.020.0212	620 CENTRAL AVE E	OFSTHUN, DUANE & JEAN LIFE ESTATE	Needs Attention	R3B	Single Family	56
17	MI24.498.020.0211	622 CENTRAL AVE E	OFSTHUN, DUANE & JEAN LIFE ESTATE	Needs Attention	R3B	Single Family	57
17	MI24.498.020.0260	602 CENTRAL AVE E	WAHLSTROM, PETER J & CAROL M	Needs Attention	R3B	Single Family	58
17	MI24.498.020.0160	712 CENTRAL AVE E	HAGER, JEROME J & KAREN A	Needs Attention	R3B	Single Family	66
17	MI24.185.000.0030	526 CENTRAL AVE E	REINERT, TINA M LIVING TRUST	Needs Attention	R3B	Vacant	
17	MI24.185.000.0021	528 1/2 CENTRAL AVE E	REINERT, TINA M LIVING TRUST	Needs Attention	R3B	Single Family	
17	MI24.498.020.0280	528 CENTRAL AVE E	REINERT, TINA M LIVING TRUST	Needs Attention	R3B	Single Family	
17	MI24.185.000.0010	530 CENTRAL AVE E	CITY OF MINOT	Needs Attention	R3B	Vacant	
17	MI24.498.020.0251	604 CENTRAL AVE E	HOFFMAN, RYAN	Needs Attention	R3B	Single Family	
17	MI24.498.020.0252	606 CENTRAL AVE E	KLEIN, JONATHAN T & SARAH ANN	Needs Attention	R3B	Single Family	
17	MI24.498.020.0240	610 CENTRAL AVE E	FARAI, LP	Needs Attention	R3B	Single Family	
17	MI24.498.020.0231	616 CENTRAL AVE E	FARAI, LP	Needs Attention	R3B	Single Family	
17	MI24.498.020.0200	624 CENTRAL AVE E	FARAI LP	Needs Attention	R3B	Single Family	
17	MI24.953.010.0320	626 CENTRAL AVE E	WARD COUNTY	Vacant	R3B	Green Space	
17	MI24.498.020.0190	700 CENTRAL AVE E	SLOBY, TOM P & ROBERT J	Needs Attention	R3B	Single Family	
17	MI24.498.020.0180	706 CENTRAL AVE E	MCREYNOLDS, RANDOLPH MATTHEW & MONIQUE A	Needs Attention	R3B	Single Family	
24	MI14.D54.000.0010	501 UNIVERSITY AVE W	ALUMNI SUITES LLC	Excellent	R3B	Student Housing	70
24	MI14.259.110.0023	519 UNIVERSITY AVE W	ALUMNI SUITES, LLC	Excellent	R3B	Green Space	70
24	MI14.259.110.0024	520 LINCOLN AVE	ALUMNI SUITES LLC	Excellent	R2B	Green Space	70
24	MI14.259.110.0022	802 6TH ST NW	ALUMNI SUITES LLC	Excellent	R2B	Green Space	70
24	MI14.259.110.0021	804 6TH ST NW	ALUMNI SUITES LLC	Excellent	R2B	Green Space	70
24	MI14.259.110.0011	806 6TH ST NW	ALUMNI SUITES, LLC	Excellent	R2B	Green Space	70

	24	MI14.259.110.0012	808 6TH ST NW	KESSLER, DAVID	Excellent	R3B	Single Family
15B		MI37.537.240.0120	215 1ST AVE NE	MINOT FARMERS ELEVATOR CO	Sound	M1	Silos
1A		MI13.354.000.0042		CITY OF MINOT	Vacant	M2	Vacant
1A		MI13.211.000.0040	203 4TH AVE NE	CITY OF MINOT	Vacant	R3B	Vacant
1A		MI13.211.000.0030	207 4TH AVE NE	CITY OF MINOT	Vacant	R3B	Vacant
1A		MI13.211.000.0020	209 4TH AVE NE	CITY OF MINOT	Vacant	R3B	Vacant
1A		MI13.192.240.0012	210 5TH AVE NE	CITY OF MINOT	Vacant	R3B	Vacant
1A		MI13.211.000.0010	211 4TH AVE NE	MATTSON, MIKE & HOLLY	Needs Attention	R3B	Single Family
1A		MI13.354.000.0062	216 5TH AVE NE	CITY OF MINOT	Vacant	M2	Vacant
1A		MI13.192.240.0031	406 2ND ST NE	CITY OF MINOT	Vacant	R3B	Vacant
1A		MI13.192.240.0014	412 2ND ST NE	RATHBUN, JOEL C & RUBY L	Sound	R3B	Single Family
1A		MI13.192.240.0013	418 2ND ST NE	CITY OF MINOT	Vacant	R3B	Vacant
1A		MI13.354.000.0051	419 5TH AVE NE	CITY OF MINOT	Vacant	M2	Vacant
1A		MI13.192.240.0011	422 2ND ST NE	CITY OF MINOT	Sound	R3B	Single Family
1B		MI13.C49.000.0020		FEIST, DANIEL & REGINA	Sound	C2	Vacant
1B		MI13.383.010.0010	104 11TH AVE NW	FLAGSTAD, MARK A & SANDRA D	Sound	R1	Single Family
1B		MI13.288.153.0160	1100 N BROADWAY	MINOT STATE UNIVERSITY DEVELOPMENT FOUNDATION	Excellent	C2	Mixed use
1B		MI13.383.030.0010	1105 ROBERT ST	KEEHN, SCOTT P & ALICE V	Sound	R1	Single Family
1B		MI13.383.010.0020	1107 1ST ST NW	HUBBARD, TIMOTHY	Needs Attention	R1	Single Family
1B		MI13.383.010.0030	1111 1ST ST NW	SMITH, ELWOOD R & SUSAN K	Sound	R1	Single Family
1B		MI13.897.000.0010	1111 ROBERT ST	FEIST, DANIEL	Excellent	R1	Single Family
1B		MI13.897.000.0020	1115 ROBERT ST	HLEBECHUK, JOHN	Sound	R1	Vacant
1B		MI13.383.010.0050	1117 1ST ST NW	MOORE, LOGAN R	Sound	R1	Single Family
1B		MI13.897.000.0030	1119 ROBERT ST	FILES, STEVEN A & KARI L	Excellent	R1	Single Family
1B		MI13.383.010.0060	1121 1ST ST NW	TIBBS, THOMAS E	Sound	R1	Single Family
1B		MI13.383.010.0070	1127 1ST ST NW	TACK, DAVID & NERMITA	Sound	R1	Single Family
1B		MI13.383.010.0090	1131 1ST ST NW	DALIN, ROLLIE	Sound	R1G	Multifamily
1b		MI13.664.000.0010	1200 N BROADWAY	GROSCHKE PARTNERS, LLP	Sound	C2	Commercial
1B		MI13.383.010.0100	1205 1ST ST NW	OLSON, NORAN	Sound	R1	Single Family
1B		MI13.386.000.0040	1209 1ST ST NE	INGRAM, SANDRA V & KOENIGSMAN, ALPHONSE J	Sound	R1	Single Family
1B		MI13.897.000.0040	1215 ROBERT ST	GYLES, KIM & SCHMALZ, JOE	Excellent	R1	Single Family
1B		MI13.924.000.0020	1224 ROBERT ST	LAVIK, GILLIAN E & KNUDSEN, TORE J	Excellent	R1	Single Family
1B		MI13.386.000.0010	1301 1ST ST NE	BENJAMIN & CHELCE DETERT	sound	R1	Single Family
1B		MI13.924.000.0010	1301 ROBERT ST	MARTINSON, JOHN & VICKI	Excellent	R1	Single Family
1B		MI13.924.000.0030	1307 1ST ST NE	MINOT CHURCH OF CHRIST	Sound	R1	Single Family
1B		MI13.924.000.0040	1315 1ST ST NE	MINOT CHURCH OF CHRIST	Sound	R1	Church
1B		MI13.C49.000.0010	1400 N BROADWAY	MINOT HOTEL PARTNERS, LLC	Excellent	C2	Hotel
1B		MI13.386.000.0060	21 SPRINGFIELD AVE	WATSON, RICHARD H & JONELLE G	Excellent	R1	Single Family
1B		MI13.123.000.0000	25 15TH AVE NE	MINOT PARK DISTRICT	Excellent	R1	Green Space
1B		MI13.383.030.0040	3 11TH AVE NE	SARIC, DRAGAN	Sound	R1	Vacant
1B		MI13.386.000.0050	33 SPRINGFIELD AVE	DPP HOLDINGS, LLC	Sound	R1	Single Family/Vacant
1B		MI13.383.030.0032	5 11TH AVE NE	SARIC, DRAGAN	Sound	R1	Single Family
1B		MI13.383.030.0031	9 11TH AVE NE	SARIC, DRAGAN	Sound	R1	Single Family
1C		MI23.021.210.0200		WARD COUNTY	Needs Attention	C3	Parking lot
1C		MI23.021.210.0030	201 3RD AVE SW	PEDERSON, AUSTIN J & SARAH	Needs Attention	C3	Multifamily
1C		MI23.021.210.0151	220 BURDICK EXPY W	BERTSCH PROPERTIES, LLC	Sound	C3	Starbucks
1C		MI23.021.210.0050	312 S BROADWAY	BERTSCH PROPERTIES, LLC	Needs Attention	C3	Parking lot

1C	MI23.021.210.0180	7 3RD ST SW	D & B PROPERTIES	Needs Attention	C3	Parking lot	
25B	MI24.102.310.0120	18 2ND ST NE	NORSK BROTHERS, LLC	Sound	C3	Warehouse	79
25B	MI24.042.010.0091		BURLINGTON NORTHERN & SANTA FE	Sound	M1	Rail Yard	
25B	MI24.E69.000.0010	11 3RD ST NE	FARMERS UNION OIL COMPANY	Sound	M1	Industrial	
25B	MI24.288.153.0330	115 1ST AVE NE	GROSCHE, JEFF	Sound	M1	Office	
25B	MI24.102.310.0032	17 3RD ST NE	FARMERS UNION OIL CO OF MINOT	Sound	M2	Parking lot	
25B	MI24.102.310.0031	19 3RD ST NE	FARMERS UNION OIL CO OF MINOT	Sound	M2	Industrial	
25B	MI24.042.020.0090	207 3RD ST NE	BURLINGTON NORTHERN & SANTA FE	Sound	M1	Industrial	
25B	MI24.E69.000.0030	215 E CENTRAL AVE	FARMERS UNION OIL COMPANY	Sound	M1	Bar	
25B	MI24.744.000.0020	23 3RD ST NE	NORSK BROTHERS, LLC	Needs Attention	M1	Vacant?	
25B	MI24.701.000.0010	24 2ND ST NE	CWC OF MINOT, INC	Sound	M1	Retail	
25B	MI24.238.170.0240	40 1ST ST SE	BURLINGTON NORTHERN & SANTA FE	Needs Attention	M1	Rail Yard	
25B	MI24.E69.000.0020	5 3RD ST NE	FARMERS UNION OIL COMPANY	Sound	M1	Gas Station	
26B	MI24.238.110.0240	205 1ST ST SW	CITY OF MINOT	Sound	C3	Parking Garage, future mixed use	81
26B	MI24.238.110.0120	15 2ND AVE SW STE B	CDJ OPPORTUNITIES LLP	Sound	C3	Vacant Office	
2A	MI13.474.000.0021	305 4TH AVE NE	GCM DAKOTA PROPERTIES, LLC	Needs Attention	M1	Warehouse	
2A	MI13.474.000.0010	405 RAILWAY AVE NE	LEBRUN, DAVID R & SHARON M	Needs Attention	M1	Commercial	
2A	MI13.100.062.0000	424 3RD ST NE	GCM DAKOTA PROPERTIES, LLC	Needs Attention	M1	Commercial	
2C	MI23.021.400.0201	400 S BROADWAY	DUEMELAND'S CROSSROADS, LLLP	Excellent	C3	Retail	88 & 89
2C	MI23.021.400.0110	410 S BROADWAY	WESTLIE MOTOR COMPANY	Sound	C3	Car Sales lot	
3A	MI37.537.240.0160	400 1/2 3RD ST NE	BURLINGTON NORTHERN & SANTA FE	Needs Attention	M1SU	Rail Yard	
3A	MI13.237.000.0000	400 3RD ST NE	FLEMMING, ELIZABETH	Sound	M1	Warehouse	
3B	MI14.259.010.0082	600 3RD ST NW	ROBILLARD, ARCHIE	Needs Attention	R3B	Single Family	59
3B	MI14.079.000.0170	623 N BROADWAY	SSW, INC	Excellent	C2	Fast Food	87
3B	MI14.261.000.0020	220 5TH AVE NW	BRU-DAL, LLP	Sound	R3B	Single Family	
3B	MI14.079.000.0070	501 N BROADWAY	LENERTZ, ERNEST E & MARVEL O	Sound	C2	Commercial	
3B	MI14.261.000.0071	508 3RD ST NW	DOVE, GABRIELLE	Sound	R3B	Single Family	
3B	MI14.261.000.0080	512 3RD ST NW	HYMEL, RENE E III & AMANDA J	Sound	R3B	Single Family	
3B	MI14.259.010.0101	516 3RD ST NW	STEVICK, JACK & JOANN M	Sound	R3B	(marked with x)	
3B	MI14.259.010.0102	518 3RD ST NW	STEVICK, JACK	Sound	R3B	Vacant	
3B	MI14.259.010.0092	522 3RD ST NW	STEVICK, JACK	Sound	R3B	(marked with x)	
3B	MI14.259.010.0091	524 3RD ST NW	DOUBLE THE BACK PROPERTY GROUP, LLC	Sound	R3B	Vacant	
3B	MI14.259.010.0081	530 3RD ST NW	CITY OF MINOT	Sound	R3B	Vacant	
3B	MI14.079.000.0110	601 N BROADWAY	LONG INVESTMENTS, LLC	Sound	C2	Commercial	
3B	MI14.260.000.0010	602 3RD ST NW	SSW, INC	Sound	C2	Commercial	
3B	MI14.260.000.0020	604 3RD ST NW	CITY OF MINOT	Sound	R3B	Vacant	
3B	MI14.079.000.0120	605 N BROADWAY	STEVICK, JACK & JOANN	Sound	C2	Drive thru Coffee	
3B	MI14.260.000.0030	606 3RD ST NW	LARSON, C STUART	Sound	R3B	Single Family	
3B	MI14.260.000.0040	608 3RD ST NW	NESS, LOREN C & JAN M	Sound	R3B	Single Family	
3B	MI14.079.000.0130	609 N BROADWAY	STEVICK, JACK & JOANN	Sound	C2	Drive thru Coffee	
3B	MI14.260.000.0061	616 3RD ST NW	CITY OF MINOT	Sound	R3B	Vacant	
3B	MI14.288.253.0400	617 N BROADWAY	STEVICK PROPERTIES	Sound	C2	Vacant	
3B	MI14.260.000.0063	700 3RD ST NW	CITY OF MINOT	Sound	R3B	Vacant	
3B	MI14.260.000.0062	702 3RD ST NW	CITY OF MINOT	Sound	R3B	Vacant	
3B	MI14.E27.000.0020	706 3RD ST NW	ROSENTHAL HOMES, LLC	Sound	R3B	Two Family	
3B	MI14.E27.000.0010	708 3RD ST NW	ROSENTHAL HOMES, LLC	Sound	N/A	Two Family	
3B	MI14.259.010.0063	714 3RD ST NW	OSTEROOS, KIMBLE & MARCIA	Sound	R3B	Single Family	

3B	MI14.288.253.0250	715 N BROADWAY	BARTSCH, ROBERT & LINDA L	Sound	C2	Vacant	
3B	MI14.259.010.0061	718 3RD ST NW	LARSON, BETTY J	Sound	R3B	Single Family	
3B	MI14.259.010.0052	721 N BROADWAY	BARTSCH, ROBERT & LINDA L	Sound	C2	Restaurant	
3B	MI14.288.253.0320	733 N BROADWAY	BARTSCH, ROBERT G	Sound	C2	Vacant	
3B	MI14.259.010.0065	800 3RD ST NW	DK VENTURES I	Sound	R3B	Single Family	
3B	MI14.259.010.0031	806 3RD ST NW	WEBER, ARNO F & SHARON K	Sound	R3B	Single Family	
3B	MI14.259.010.0040	809 N BROADWAY	INTEGRATED PROEPRTIES, LLC	Sound	C2	Retail	
3B	MI14.259.010.0022	812 3RD ST NW	COLVERT, TOM	Sound	R3B	Single Family	
3B	MI14.259.010.0010	815 N BROADWAY	INTEGRATED PROPERTIES, LLC	Sound	C2	Retail	
3B	MI14.259.010.0021	816 3RD ST NW	FIVE STAR HOLDINGS, LLC	Sound	R3B	Two Family	
40C	MI24.312.010.0042		MINOT HOUSING AUTHORITY	Sound	C2	Parking lot	
40C	MI24.312.010.0031	108 BURDICK EXPY E	MINOT HOUSING AUTHORITY	Sound	C3	Minot Housing Authority	
40C	MI24.316.010.0072	113 5TH AVE SE	BERG, LISA D	Sound	R3B	Single Family	
40C	MI24.316.010.0111	120 BURDICK EXPY E	TRINITY HEALTH	Sound	C3	Dr. Offices	
40C	MI24.312.010.0040	409 1ST ST SE	MINOT HOUSING AUTHORITY	Sound	C2	Parking lot	
40C	MI24.312.010.0050	415 1ST ST SE	TRINITY HEALTH	Sound	C2	Parking lot	
40C	MI24.312.010.0060	421 1ST ST SE	SKOGSTAD, ARDELL & NOLDEN, B	Sound	R3B	Single Family	
4A	MI24.313.020.0151	18 3RD ST NE	LARSON, ROGER D & ROBERTA A	Soung	M2	Light Industrial	25
4A	MI24.313.020.0182	36 3RD ST NE	FIRST AVENUE CONCEPTS, LLC	Sound	M2	Vacant	65
4A	MI24.313.020.0052	318 1ST AVE NE	FIRST AVENUE CONCEPTS LLC	Sound	M2	Vacant, light industrial	69
4A	MI24.313.030.0071	8 4TH ST NE	RYAN, JAMES T & STEVENS, ARDETH K	sound	C2	Single Family	71
4A	MI24.313.020.0171	32 3RD ST NE	FIRST AVENUE CONCEPTS, LLC	Sound	M2	Brewery and garage	63 & 64
4A	MI24.313.020.0082		WOLSKY, DENNIS & ELIZABETH	Sound	M2	Tire Storage	
4A	MI24.313.020.0121	10 1/2 3RD ST NE	TRI STATE LAND COMPANY	Sound	M2	Parking/alley	
4A	MI24.313.020.0131	10 3RD ST NE	BULOW, ALAN	Needs Attention	C3	Church	
4A	MI24.313.030.0072	11 5TH ST NE	HELMERS, BLAIR M	Sound	R1	Single Family	
4A	MI24.313.020.0061	15 4TH ST NE	WOLSKY, DENNIS & ELIZABETH	Sound	M2	Tire Store Garage	
4A	MI24.313.030.0052	16 4TH ST NE	B.B.L., LLC	Sound	R1	Single Family	
4A	MI24.313.030.0060	17 5TH ST NE	WOLSKY, DENNIS & ELIZABETH	Sound	M1	Vacant	
4A	MI24.313.020.0141	18 1/2 3RD ST NE	SOO LINE RAILROAD COMPANY	Sound	M2	Parking/alley	
4A	MI24.313.030.0051	19 5TH ST NE	PFAU, DANIEL P	S	R1	Single Family	
4A	MI24.313.030.0042	20 4TH ST NE	WARNER, JAMES E & SHEILA M	Sound	M1	Garage	
4A	MI24.313.030.0032	25 5TH ST NE	CITY OF MINOT	Sound	R1	Vacant	
4A	MI24.313.020.0110	301 E CENTRAL AVE	BRIDGESTONE/FIRESTONE NORTH AMERICAN TIRE, LLC	Sound	M2	Auto Repair	
4A	MI24.313.020.0081	311 CENTRAL AVE E	TRI STATE LAND COMPANY	Sound	M2	Parking/alley	
4A	MI24.313.020.0090	313 E CENTRAL AVE	WOLSKY, DENNIS & ELIZABETH	Sound	M2	Tire Store	
4A	MI24.313.020.0181	314 1ST AVE NE	SOO LINE RAILROAD COMPANY	Sound	M2	Parking/alley	
4A	MI24.313.020.0051	316 1ST AVE NE	SOO LINE RAILROAD COMPANY	Sound	M2	Parking/alley	
4A	MI24.313.020.0172	32 1/2 3RD ST NE	SOO LINE RAILROAD COMPANY	Sound	M2	Parking/alley	
4A	MI24.313.030.0090	405 CENTRAL AVE E	FIRST AVENUE CONCEPTS LLC	Sound	M1	Retail	
4A	MI24.313.030.0020	420 1ST AVE NE	PIETSCH CONSTRUCTION, INC	Sound	M1	Garage	
6A	MI24.238.150.0150		BOWMAN & ASSOCIATES LLC	Sound	C3	Parking lot	
6A	MI24.238.150.0090	25 BURDICK EXPY E	MILLER & HOLMES INC	Needs Attention	C3	Gas Station	
6A	MI24.238.150.0180	301 MAIN ST S	ALL SAINTS PARISH	Excellent	C3	Church	
6A	MI24.238.150.0020	304 1ST ST SE	ALL SAINTS EPISCOPAL CHURCH	Sound	C3	Parking lot	
6A	MI24.238.150.0040	308 1ST ST SE	BOWMAN & ASSOCIATES LLC	Sound	C3	Parking lot	
6A	MI24.238.150.0120	315 MAIN ST S	BOWMAN & ASSOCIATES LLC	Sound	C3	Office	

7A	MI24.312.020.0120	424 1ST ST SE	MERCK, DANIEL F & KATINA A	Sound	R3B	Single Family	37
7A	MI24.B92.000.0010	401 MAIN ST S	IRET PROPERTIES, NDLP	Sound	C3	Multifamily	38
7A	MI24.312.020.0150	423 MAIN ST S	TRINITY HEALTH	Sound	C1	Parking Lot	82
7A	MI24.326.000.0030	505 MAIN ST S	BEACH, ALEXANDER J & SEVERSON, NICOLE M	Sound	R3B	Single Family	83
7A	MI24.327.000.0064	511 MAIN ST S	BLOOM, MICAH & SARA	Sound	R3B	Single Family	90
7A	MI24.327.000.0022		PARDON, EDDIE D	Sound	R1	Single Family	
7A	MI24.312.020.0042	10 BURDICK EXPY E	IRET PROPERTIES, NDLP	Sound	C3	Parking lot	
7A	MI24.312.020.0041	20 BURDICK EXPY E	DIEHL DUNN REAL ESTATE, LLC	Sound	C3	Office	
7A	MI24.312.020.0070	408 1ST ST SE	BRODELL, ELIZABETH G	Sound	R3B	Single Family	
7A	MI24.312.020.0080	414 1ST ST SE	FUEGMANN, STEVEN H & LINDA K	Sound	R3B	Single Family	
7A	MI24.312.020.0180	415 MAIN ST S	TRINITY HEALTH FOUNDATION	Sound	C1SU	Hospital Guest House	
7A	MI24.312.020.0100	418 1ST ST SE	COCHRANE, KEITH M & SHEILA K	Sound	R3B	Single Family	
7A	MI24.326.000.0010	425 MAIN ST S	KENNY, RODNEY B & ANNA DROVDAL-	Excellent	R3BSU	Single Family	
7A	MI24.326.000.0062	428 1ST ST SE	HARDING, SHIRLEY COLE	Sound	R3B	Single Family	
7A	MI24.326.000.0061	430 1ST ST SE	CITY OF MINOT	Sound	R3B	Vacant	
7A	MI24.326.000.0071	502 1ST ST SE	SUDBRINK, ANDREW J	Sound	R3B	Single Family	
7A	MI24.326.000.0081	506 1ST ST SE	HALPAIN, MICHELLE	Sound	R3B	Single Family	
7A	MI24.326.000.0040	507 MAIN ST S	WHALEN, FRANK	Sound	R3B	Single Family	
7A	MI24.327.000.0062	510 1ST ST SE	BURLEY, KEVIN C & DEBRA A	Sound	R1	Single Family	
7A	MI24.327.000.0063	514 1ST ST SE	THOMASON, CHARLES A & MARY E	Sound	R1	Single Family	
7A	MI24.328.000.0010	517 MAIN ST S	WALKER, WENDY K	Sound	R3B	Single Family	
7A	MI24.327.000.0061	518 1ST ST SE	DOUBLE THE BACK PROPERTY GROUP, LLC	Sound	R1	Single Family	
7A	MI24.327.000.0021	520 1ST ST SE	DOUBLE THE BACK PROPERTY GROUP, LLC	Sound	R1	Parking	
7A	MI24.328.000.0020	601 MAIN ST S	3188825 CANADA, INC	Sound	R3B	Multifamily	
7A	MI24.327.000.0040	603 MAIN ST S	VERBRUGGEN, DONALD A & DAWN R	Sound	R3B	Multifamily	
7A	MI24.327.000.0030	605 MAIN ST S	DUCHSHERER, ANDREW B	Sound	R3B	Multifamily	
7A	MI24.327.000.0050	607 MAIN ST S	BLOMS, KENT	Sound	R3B	Multifamily	
7A	MI24.326.000.0102	608 1ST ST SE	KINNEY, DONALD J	Needs Attention	R1	Single Family	
7A	MI24.326.000.0101	609 MAIN ST S	PARDON, EDDIE D	Sound	R1	Single Family	
7A	MI24.326.000.0111	612 1ST ST SE	DRECHSEL, KEVIN A	Sound	R1	Single Family	
7A	MI24.326.000.0112	615 MAIN ST S	DEPRIEST, ISAAC & BURTCH, JESSICA	Sound	R1	Single Family	
7A	MI24.326.000.0120	619 MAIN ST S	NESS, JAN M	Sound	R1	Single Family	
7A	MI24.326.000.0130	621 MAIN ST S	DAHL, THERESE	Sound	R1	Single Family	



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

August 31, 2016

City of Minot
Planning Department
PO Box 5006
Minot ND 58702

Dear Planning Department:

Minot Public Schools will continue to support the Division of Community Services for the Renaissance Zone in downtown Minot.

It is important that we continue to update and improve the downtown area of the city. Removing, renovating and constructing new buildings will enhance this area by increasing property values and encouraging business development.

Minot High School's Central Campus houses approximately one thousand ninth and tenth grade students and is located in the downtown area. The Minot Public Schools Administration Office houses over fifty employees in this area as well. We continue to improve on our buildings, as it is important to enhance the learning environment for our students. It is in our best interest to have an attractive, vibrant downtown area to compliment the investment in our facilities.

It is our hope through Renaissance Zone designation the Minot Public School and other entities can work together cooperatively to improve the downtown area.

Sincerely,

Dr. Mark Vollmer
Superintendent of Minot Public Schools



Board of Commissioners

John Fjeldahl
(701) 725-4386

Larry Louser
(701) 839-4628

Jack Nybakken
(701) 838-8512

Alan Walter
(701) 838-5258

Shelly Wepler
(701) 839-6479

September 6, 2016

City of Minot Planning Department
PO Box 5006
Minot, ND 58702

Ms. Bye:

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

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 our city, the Ward County Commissioners encourage the Division of Community Services to extend the City of Minot Downtown Renaissance Zone Program for another five years.

Sincerely,

John Fjeldahl
Commission Chairman

JF/jmd