



Office Address: 1025 31st St SE

Mailing Address: PO Box 5006

Minot, ND 58702

Email: jonathan.rosenthal@minotnd.org

(701) 420-4524

APPLICANT INFORMATION

Jordan & Megan Ross

402 5th Ave SW, Minot, ND 58785

Building Owner

Address

Primary Contact?

Phone

Email

Applicant (if different)

Address

Primary Contact?

Phone

Email

Is the applicant a subsidiary or direct/indirect affiliate of any other organization?

Yes

No

GENERAL INFORMATION

Building Address **23 2nd Ave SE**

Property Zoning

C3/central business

Year building was built and (approximate) dates of any exterior changes? **1946**

Is the property currently occupied? Yes No

If no, what is the current use of the property?

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

2D Ink tattoo shop 33% open ended

Occupant 1 Business Type	%Occupancy	Lease Term	Current Jobs	Proposed Jobs
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3D Relics - antique store 33% open ended

Occupant 2 Business Type	%Occupancy	Lease Term	Current Jobs	Proposed Jobs
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Apartment rentals 33%

Occupant 3 Business Type	%Occupancy	Lease Term	Current Jobs	Proposed Jobs
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ADDITIONAL PROPERTY OWNER INFORMATION: list all additional property owners below

Additional Property Owner 1

Address

Phone

% Ownership

Additional Property Owner 2

Address

Phone

% Ownership

Does any individual person or organization not listed above hold any interest in the property, directly or indirectly? Yes

No

REQUIRED SUBMISSION MATERIALS

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

Proof of ownership and legal description

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

Submit/attach a copy of Minot Assessors Property Card

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

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

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

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

The south elevation is brick and measures 50 ft wide. It has a main level entrance, and an entrance leading upstairs to four apartments. The main level entrance is recessed. There are two display windows on the main level, and five apartment windows on the upper level. There are two stucco installations covering glass block windows.

The east elevation is also brick, and measures 58ft. It has two display windows, and four apartment windows. There is an entrance leading downstairs to a business. There is one stucco installation covering an opening that was used as a loading dock previously.

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

The renovated facade on the south elevation will include: New aluminum clad wood windows in the upper level, to fit original openings. The main level entrance will no longer be recessed, but flush with the rest of the facade. The main level entrance, windows, and the apartment entrance will have new aluminum storefront assembly. There will be an awning placed above the main entrance to match the rest of the existing awnings. Bricks will be patched, repaired, or replaced where needed.

The renovated facade on the east elevation will include: New aluminum clad wood windows in the upper level, to fit original openings. The two display windows, and door to the basement will have aluminum storefront assembly. There will be a display window next to the door to the basement, to be used as display for the business downstairs.

WORK TO BE PERFORMED (May submit on a separate sheet)	Estimated Cost
Design work	\$14,750
Removal of inappropriate materials and other demos	
Repair or Replacement of display windows with	
Repair or Replacement of 2 nd Floor and above façade windows (please talk to staff about this in advance)	
Installation of interior/exterior storm windows	
Repair or Replacement of doors with	
Cleaning of masonry (NO Sand or abrasive blasting)	
Repoint, Tuck Point Masonry	
Replacement of Masonry (if necessary)	
Repair or replacement of cornices or other decorative elements)	
Improvement of INTERIOR display windows (must include lighting, consider timer)	
Installation/repair of retractable or fixed awnings	
Building, planning, and encroachment fees (if required)	
Installation of sign lighting	
Installation of exterior lighting	
Repair of ornamental elements	
Other (list or attach)	

low bid price \$152,400

Contingency for demolition/hidden changes not to exceed 7%

Total Cost

\$147,150

AMOUNT AND SOURCE OF OTHER FUNDS INVOLVED IN PROJECT

Applicant Amount **\$41,787**

Bank Amount _____

Equity/Investors Amount _____

Other Amount _____

Expected City Contribution **\$125,362**

BID INFORMATION ON SEPARATE PAGES

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

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

LOW 1 **\$152,400**
MID 2 **\$215,080**
HIGH 3 _____

Rolac Contracting Inc.
Craft Builders Inc.

PUBLIC INFORMATION DISCLOSURE

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

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

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


Signed

12/8/23
Date

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


Signed

12/8/23
Date

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


Applicant's Signature

12/8/23
Date

The undersigned attests that they have read and understood the Façade Program application, guidelines, policies, and all related materials and agrees that facing unknown structural and cosmetic repairs are inherent in the renovation process and that amendments for costs up to the maximum notwithstanding, that the applicant(s) will be responsible to complete work according to all guidelines and for overages that occur above that committed by contract to the project as estimated at the time of approval.


Applicant's Signature

12/8/23
Date

Before beginning work, the applicant will schedule an on-site meeting with the general contractor and the Economic Development Administrator or the city's representative.


Applicant's Signature

12/8/23
Date

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

Date Nov 29th 2022

Jordan Ross (Landlord)
and

Wayne Weidman

Troy Alan Latty

Cody Grindberg (tenant (s))

agree as follows:

1. Property: landlord rents to tenant and tenant rents from landlord. The real property and

improvements described as: 198 1st St. SE, Minot, ND 58701, main room with three bathrooms.

2. Term: the term shall be for 6 months, beginning Dec 1st 2022
Lease: shall terminate on July 1st 2023 at 11:59 pm
any holding over after the term of this agreement expires, with landlord's consent, shall create a month-to-month tenancy that either party may terminate as specified in (month-to-month) agreement.

Rent shall be at the rate equal to the rent for the immediately preceding month, payable in advance. All

other terms and conditions of this agreement shall remain in full force and effect.

3. Month-to-month: this rental status continues as month-to-month tenancy in which either party may terminate tenancy by giving a written notice to the other party at least (30) days prior to the intended termination date.

4. Base rent: tenant agrees to pay base rent at the rate of \$500.00
(check only)
base rent is payable in advance on the 1st day of each calendar month. rent is considered late after the 5th business day after the 1st of the month if not paid in full.

5. Late rent: if rent is not paid in full prior to the end on the 5th business day a \$60 late fee will be added to the total rent due with an additional \$10 added per day rent is not paid in full.

6. Rent: the definition of rent shall mean all monetary obligations of tenant to landlord under the terms of this agreement.

7. \$500 Security deposit: tenant agrees to pay landlord a security deposit of \$500 and agrees to not hold broker responsible for this return. All or any portion of the security deposit may be used, as reasonably necessary to cure tenants default in payment of rent, late charges, non sufficient funds fees, or other sums due and repair damage. The security deposit may not be used by tenant in lieu of last months rent. After 30 days the landlord receives possession of described premises landlord shall return security deposit. No interest shall be paid on security deposit.

8. Rental use: tenant shall maintain safe and clean business space while maintaining supervision of premises while in use. Tenant shall use premises in accordance to minot noise, safety, and fire ordinance. Tenant agrees to use premises for rental space and shall not use any toxic or hazardous substances (such as but not limited to spray paint, VOC varnish and epoxies, or open flames and smoking devices.) Tenant shall hold renter insurance and is responsible for all contents in rental premises.

9. Termination of rental agreement and eviction: this right may be used by landlord if tenant is in violation of rental agreement, conducting illegal activity on the rental premises, or if rents due have past 30 days of delinquency.

All businesses using this rental premises must sign this rental agreement lease. parties in agreement with rental agreement, hereby agree to uphold this contact.

(Landlord)

(Tenant)

(Tenant)

(Tenant)

State of ND County of Ward
The foregoing instrument was acknowledged before me
this 20 day of November, 2022
by Drewin Ross, Wayne Wiedman, Tracy Latta,
Cody Grindberg

Vanessa Clark
Notary Public

VANESSA CLARK
Notary Public
State of North Dakota
My Commission Expires
May 16, 2023