



Community Development Department

RENAISSANCE ZONE AUTHORITY

MEETING AGENDA

February 21, 2012

City-County Office Building	4:00 p.m.	Second Floor Conference Room
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1. Call to Order

2. Consider Approval of Minutes –

- a. November 29, 2011; December 7, 2011; December 20, 2011

3. Renaissance Zone Project – Public Hearings

- a. Request of JLB-BIS, Inc. for designation of the rehabilitation of the property at 217 North 3rd Street as a Renaissance Zone project. The property is owned by JLB-BIS, Inc. and is legally described as 21, Block 64, Original Plat.
- b. Request of Broadway Centre, LLC for designation of the lease of space in the building being constructed at 100 West Broadway Avenue as a Renaissance Zone project. The property is owned by Pine Properties, LLC and is legally described as Lots 1-24, Block 58, Original Plat.
- c. Request of various Pine companies for designation of the lease of space in the building being constructed at 100 West Broadway Avenue as a Renaissance Zone project. The property is owned by Pine Properties, LLC and is legally described as Lots 1-24, Block 58, Original Plat.

4. Discussion of Program Input Meetings – Executive Summary

5. Development Plan Amendment – Update

6. Reappointment of Members

- a. Curt Walth & Jim Christianson

7. Status of Approved Renaissance Zone Projects

8. Adjourn – Next regular meeting is scheduled for Tuesday, March 20, 2012.

Bismarck-Burleigh County Community Development Department

221 North 5th Street • PO Box 5503 • Bismarck, ND 58506-5503 • TDD: 711 • www.bismarck.org



**RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
November 29, 2011**

The Bismarck Renaissance Zone Authority met on November 29, 2011 in the 2nd Floor Conference Room in the City-County Office Building at 221 North 5th Street.

Authority members present were Dave Blackstead, Jim Christianson, Chuck Huber, George Keiser, Kevin Magstadt, Brenda Smith and Curt Walth.

Technical advisors Bruce Whittey and Jeff Ubl were present.

Staff members present were Jason Tomanek, Carl Hokenstad, and Kim Lee.

CALL TO ORDER

Chairman Blackstead called the meeting to order at 3:00 p.m.

DISCUSSION OF PROGRAM INPUT MEETINGS

Mr. Tomanek reported that the stakeholder input sessions had been conducted by City staff consisting of Carl Hokenstad, Kim Lee and Jason Tomanek. Mr. Tomanek stated that the responses were collected by staff and distributed to the Authority members for review. Mr. Tomanek continued by saying that there were common themes that were offered by many of the community stakeholders. The re-occurring themes included comments relating to the challenges of developing and redeveloping property in the downtown area, comment relating to the challenges associated with parking in downtown Bismarck; added costs with redeveloping historic structures and aged or vacant property. On multiple occasions, individuals stated that the appropriate property had not presented itself or been available. Mr. Tomanek said that a re-occurring comment from developers outside the downtown area was that they have chosen to locate outside the downtown area because they wish to provide parking for their customers on-site as opposed to relying on available street parking spaces or the parking garages.

Mr. Walth commented that the Renaissance Zone Authority should formulate a response and report that would be delivered to the Board of City Commissioners that addresses to the stakeholder comments.

Mr. Keiser suggested that the Renaissance Zone Authority consider the responses from the stakeholders and move forward with recommendations on the Renaissance Zone Development Plan. Mr. Keiser noted that it would be important to speak to the common themes raised by the stakeholders.

Mr. Huber stated that the stakeholder comments do not offer support for amending the structure or the workings of the Renaissance Zone.

A brief discussion was held regarding any changes to the five year property tax exemption afforded by the Renaissance Zone program. It was noted that one consideration would be to

amend the five year property tax exemption to provide for a graduated decrease in exemptions over the five year period. The general consensus of the Authority is to leave the program in place without any recommended changes to the property tax exemption incentive.

Mr. Whittey commented that the goals to bolster and increase housing opportunities have not yet been realized and any incentives available to encourage market-rate housing in downtown Bismarck should remain in place.

MOTION: Mr. Christianson made a motion to recommend that the five year property tax exemption period remain as is and that graduated property tax exemptions not be implemented or considered at this time. Mr. Keiser seconded the motion and it passed unanimously.

Mr. Walth stated that the question relating to, "How important is a healthy downtown" that was asked of both groups of stakeholders, should be included with the report to the Board of City Commissioners. Mr. Walth continued by saying that the responses are important elements; he noted that each of the stakeholders' comments supported the idea of a healthy and vibrant downtown as critical to the success of the community. Mr. Walth closed by saying that it should be noted that not one individual or group said that the Renaissance Zone Program is unfair or a disadvantage to doing business outside the downtown area.

After discussing the information provided by staff, the general consensus of the Renaissance Zone Authority was to develop recommendations for the future of the Renaissance Zone Program in Bismarck and provide the recommendations to the Board of City Commissioners.

Jason Tomanek was directed to develop an executive summary that encapsulates the overall synopsis of the stakeholder comments. Mr. Tomanek indicated that a draft of the executive summary would be prepared by the next meeting.

Mr. Keiser stated that the goals and objectives portion of the Development Plan should be addressed and updated. Mr. Keiser added that it is important to address what can be done to accomplish the goal of increased market-rate housing, condominium development projects and the implementation of a Quiet Rail Zone.

It was decided that an additional special meeting would be necessary to discuss the goals and objectives. The general consensus of the Authority was to schedule a special meeting on December 7, 2011 at 3:30 pm.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business, Chair Blackstead adjourned the meeting of the Bismarck Renaissance Zone Authority at 4:45 p.m.

Respectfully Submitted,

Jason Tomanek
Recording Secretary

David Blackstead
Chair

**RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
December 7, 2011**

The Bismarck Renaissance Zone Authority met on December 7, 2011 in the 2nd Floor Conference Room in the City-County Office Building at 221 North 5th Street.

Authority members present were Dave Blackstead, Jim Christianson, Chuck Huber, George Keiser, Brenda Smith and Curt Walth.

Technical advisors Bruce Whittey was present.

Staff members present were Jason Tomanek, Carl Hokenstad, and Kim Lee.

CALL TO ORDER

Chairman Blackstead called the meeting to order at 3:30 p.m.

RENAISSANCE ZONE PROGRAM INPUT RESPONSES EXECUTIVE SUMMARY

Mr. Tomanek distributed a draft of an executive summary that summarized the comments received during the stakeholder input sessions.

Mr. Keiser commented that the content of the executive summary was sufficient; however, the order of the information should be adjusted. The general consensus of the Authority supported Mr. Keiser's comment. Mr. Tomanek noted he would make the appropriate changes and bring the document back to the Authority for their final review before it is forwarded to the Board of City Commissioners.

Mr. Walth suggested an additional paragraph be added to the executive summary that highlighted some of the accolades offered by the stakeholders interviewed, noting that several of the individuals and groups complimented staff members within the Planning Division.

The general consensus of the Authority members was to include an additional closing paragraph to the executive summary that emphasized the importance of the Renaissance Zone and provides specific recommendations for the future of the Renaissance Zone Program in Bismarck.

Mr. Tomanek stated he would revise the executive summary and provide an updated copy to the Authority for review. Mr. Tomanek indicated the executive summary would become an appendix to the updated Development Plan.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business, Chair Blackstead adjourned the meeting of the Bismarck Renaissance Zone Authority at 4:45 p.m.

Respectfully Submitted,

Jason Tomanek
Recording Secretary

David Blackstead
Chair

**RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
December 20, 2011**

The Bismarck Renaissance Zone Authority met on December 20, 2011 in the 2nd Floor Conference Room in the City-County Office Building at 221 North 5th Street.

Authority members present were Dave Blackstead, Jim Christianson, Chuck Huber, George Keiser, Kevin Magstadt, Brenda Smith and Curt Walth.

Technical advisors Bruce Whittey and Jeff Ubl were present.

Staff members present were Jason Tomanek, Carl Hokenstad, and Kim Lee.

CALL TO ORDER

Chairman Blackstead called the meeting to order at 4:00 p.m.

APPEARANCE BY DR. A.L. BREND, DDS

Dr. Arliss Brend appeared before the Renaissance Zone Authority to thank them for supporting request for designation as Renaissance Zone lease project. Dr. Brend rehabilitated a portion of the lower level of the building at 207 East Front Avenue for his dental office. Dr. Brend's project was completed in October 2011.

RENAISSANCE ZONE DEVELOPMENT PLAN – DISCUSSION

Mr. Tomanek distributed a draft of the updated and revised Goals and Objectives portion of the Renaissance Zone Development Plan. The updated language emphasizes the desire to increase market-rate housing stock in downtown Bismarck. Methods mentioned in the Development Plan include the implementation of a Quiet Rail Zone, identifying potential property and buildings targeted for mixed-use developments and the creation of a small food market offering downtown residents an opportunity to have walkable access to fresh foods, produce and basic groceries.

After discussing the proposed amendments, the general consensus was to recommend support of the document to the Board of City Commissioners.

MOTION: A motion was made by Mr. Christianson and seconded by Mr. Keiser to support the revised Renaissance Zone Development Plan and recommend adoption of the Plan to the Board of City Commissioners. All members present voted to approve the motion.

Mr. Tomanek stated that the revised Development Plan would need to be reviewed by the North Dakota Department of Commerce - Division of Community Services before it could be forwarded to the Board of City Commissioners. Mr. Tomanek also stated that a public hearing is required by the North Dakota Department of Commerce - Division of Community Services at the

Board of City Commissioners meeting as part of the overall approval process. Mr. Tomanek said that he would provide the North Dakota Department of Commerce - Division of Community Services with a copy of the revised draft once the necessary revisions are made.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business, Chair Blackstead adjourned the meeting of the Bismarck Renaissance Zone Authority at 4:35 p.m.

Respectfully Submitted,

Jason Tomanek
Recording Secretary

David Blackstead
Chair

**BISMARCK RENAISSANCE ZONE AUTHORITY
STAFF REPORT**

BACKGROUND:		
Title: JLB-BIS, Inc. – Rehabilitation		
Status: Renaissance Zone Authority	Date: February 21, 2012	
Street Address: 217 North 3 rd Street	Legal Description: Lot 21, Block 64, Original Plat	
Project Type: Rehabilitation	Renaissance Zone Block Number: Block Number 13	
Applicant: JLB-BIS, Inc. dba JL Beers	Owner: JLB-BIS, Inc.	
Project Description: The applicant is proposing to rehabilitate the entire building and add a rooftop deck. The exterior portion of the project will consist of maintaining the historically appropriate façade with new windows and doors, removing the existing awning to reveal the existing transom windows. The interior of the building will be fully renovated into a bar and grill with exposed brick walls, new flooring, new ADA compliant restrooms and an ADA compliant accessible ramp. The project also includes a new roof that will support a rooftop deck, complete upgrades to the plumbing, electrical and HVAC systems.		
PROJECT INFORMATION:		
Parcel Size: 3,500 square feet	Building Floor Area: 1,765 square feet	Certificate of Good Standing: Received
Assessed Value of Building: \$113,500 (building only)	Proposed Investment: \$350,000+	Estimated Value w/Investment: \$265,000 (Assessing Division estimate)
2011 Property Taxes: \$1,778 (building only)	Estimated Property Tax Benefit: \$20,750 over 5 years (100%)	Estimated Income Tax Benefit: \$75,000 over 5 years
PROJECT REVIEW GUIDELINES:		
High Priority Land Use: Yes – restaurant/bar	Targeted Area: Yes – vacant building	Public Space/Design: Yes – preservation of historic facade
Capital Investment: Yes - significant	New/Expanding Business: Yes – new business	Historic Property: Yes – contributing
ADDITIONAL INFORMATION:		
<ol style="list-style-type: none"> 1. This building is referred to as the Rue Building in the <i>Historical and Architectural Inventory and Evaluation of Downtown, Bismarck</i> (February 2000). The one-story building was designed and constructed in 1940 by Milton Rue and was used as the office building for Rue Construction upon completion. The building is constructed of reinforced concrete veneered on the exterior by brick. The main façade (west elevation) features decorative brick work comprised of alternating blocks of three soldier sets and three stretcher sets of brick. The most recent occupant of the building was the Bain Agency. The building has been vacant for over a year. 		
FINDINGS:		
<ol style="list-style-type: none"> 1. The proposed use is consistent with the City’s Renaissance Zone Development Plan. 2. The proposed exterior rehabilitation would be sufficient to eliminate any and all deteriorated conditions on the exterior of the building. 		

3. Using the 2010 assessed value of the buildings (\$113, 500) and the proposed investment of \$350,000, the level of re-investment is approximately 300 percent. The minimum level of investment for rehabilitation projects is 50 percent of the assessed building value made through capital improvements. The proposed investment would be equivalent to a per square foot cost of \$198.31.
4. The applicant anticipates that the exterior rehabilitation and construction of the addition would be complete in May 2012.
5. The Downtown Design Review Committee reviewed the proposed project on February 16, 2012 for compliance with the DC-Downtown Core zoning regulations. The Committee believes the proposed rehabilitation project would fulfill the requirements of the zoning district by maintaining the original architectural style of the building, by removing existing awnings to expose the original window openings and by having materials and exterior colors that are compatible with or complementary to those used on adjoining parcels.

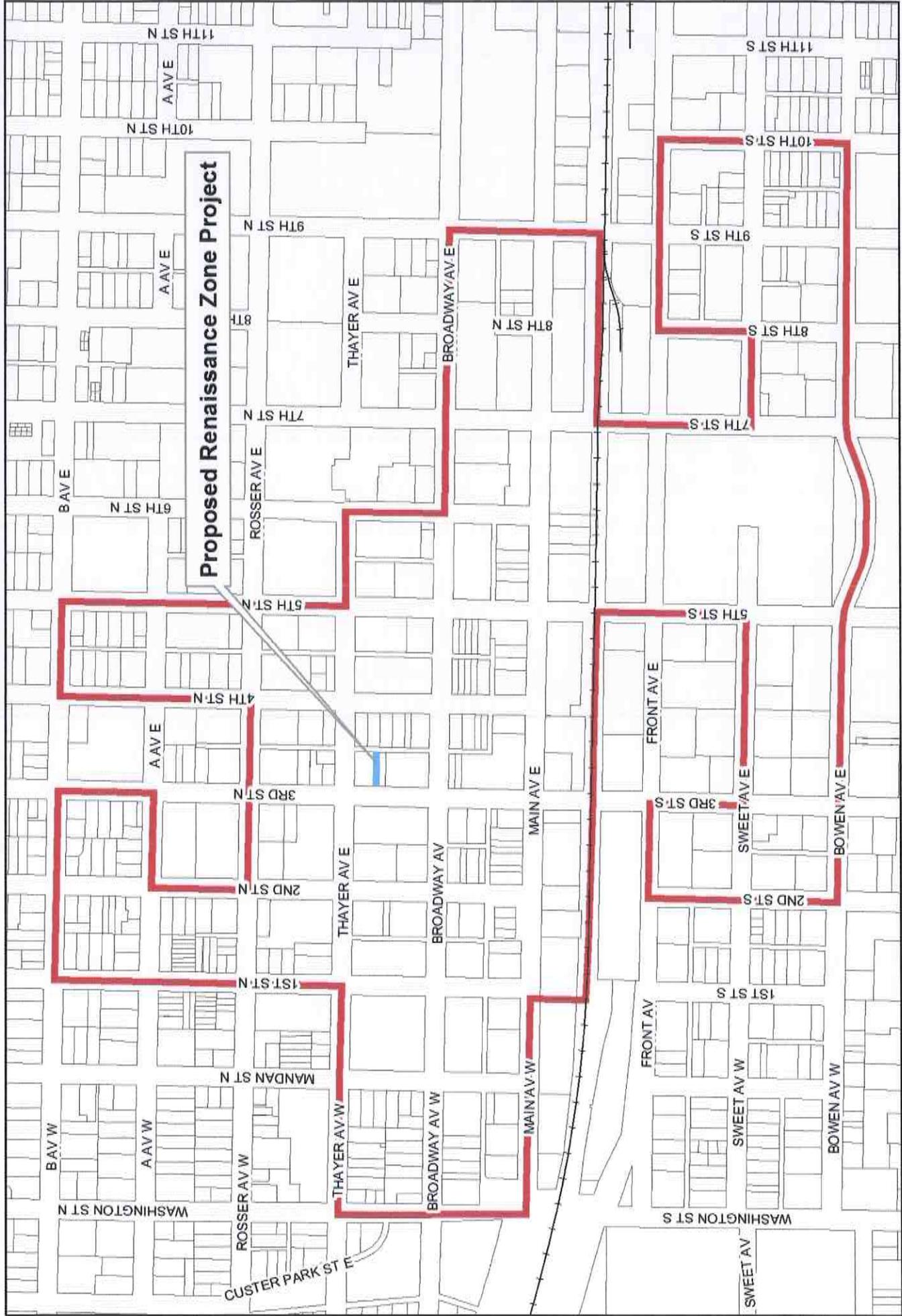
RECOMMENDATION:

Based on the above findings, staff recommend approval of the designation of the rehabilitation of the building at 217 North 3rd Street by JLB-BIS, Inc. as a Renaissance Zone project, a 100% property tax exemption on the building and improvements for five years beginning with the date of completion, and an exemption from state tax on income derived from the business/investment location for five years beginning with the date of completion with the following conditions:

1. The project generally conforms to the project description, site plan and conceptual images submitted with the application.
2. All the necessary building and other required permits are obtained prior to commencement of the project.

PROJECT INFORMATION:			
Title: JLB-BIS, Inc.		Project Type: Rehabilitation	
Current Valuation: \$113,500 (building only)		Proposed Investment: \$350,000+	
MINIMUM CRITERIA:		Possible Points	Staff Rating
Proposals Involving a Purchase with Improvements:			
1	Use consistent with the Renaissance Zone Development Plan Specific goals: A1, A2 A3, B1, B2, C1, C4, and D1	20	20
2	Significant level of re-investment based on guidelines for rehabilitation projects Proposed re-investment total: 300%	20	20
Subtotal		40	40
PROJECT REVIEW GUIDELINES - REQUIRED:			
1	High Priority Land Use <ul style="list-style-type: none"> • Primary sector business • Active commercial, specialty retail and/or destination commercial • Mixed use development • Residential units, including single or multi-family units 	15	15
2	Capital Investment <ul style="list-style-type: none"> • Consideration for level of capital investment 	15	15
3	Targeted Area <ul style="list-style-type: none"> • Parcels that have been vacant or underutilized for an extended period • Parcels specifically targeted for clearance 	15	15
4	Relocation (vs. New or Expanding Business) <ul style="list-style-type: none"> • Relocation from within the downtown area (may not be eligible) • Relocation from a community outside Bismarck area (may not be eligible) • Maintaining existing business in the downtown area or expanding business 	15	15
Subtotal		60	60
TOTAL		100	100
PROJECT REVIEW GUIDELINES – OPTIONAL:			
1	Public Space/Design <ul style="list-style-type: none"> • Incorporation of civic or public spaces • Demonstrated commitment to strengthen pedestrian connections • Attention to streetscape amenities and landscaping • Attention to design and visual appearance 	10	10
2	Historic Preservation and Renovation <ul style="list-style-type: none"> • Within the downtown historic district • Contributing or non-contributing • Historic preservation component 	10	10
Additional Optional Points		20	20
TOTAL		120	120

Proposed Renaissance Zone Project - 217 North 3rd Street - Rehabilitation



City of Bismarck - Community Development Department - Planning Division



This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.

January 2012



16 Broadway, Suite 208
PO Box 2043
Fargo, ND 58107-2043
Phone: 701-237-5151 • Fax 701-237-3189

RECEIVED

JAN 13 2011

January 11, 2012

Renaissance Zone Authority
Bismarck Planning and Development
City-County Office Building
221 North 5th Street
Bismarck, ND 58501

RE: Renaissance Zone Program application for JLB – BIS, Inc.

Members of the Renaissance Zone Authority:

Please accept this letter as a supplement to our application for Renaissance Zone funding for property located at 217 North 3rd Street in Bismarck, North Dakota. This building has been listed on the National Register of Historic Places, and is commonly known as the Rue Building. JLB – BIS, Inc. purchased this building in July of 2011 with the intention of renovating it and opening a bar and grill called JL Beers in this location.

JL Beers opened its first location in Downtown Fargo in November of 2009. Additional locations have since opened in West Fargo and Grand Forks, North Dakota, and in Moorhead, Minnesota. JL Beers serves a variety of hamburgers, fresh made chips, fries, soda, and a large selection of draught and bottled beers. JL Beers differs from the competition with its high quality food at a reasonable price. JL Beers offers exceptionally quick service and provide an open-kitchen environment which features specialty cooking equipment that fascinates the customers. JL Beers' staff is trained to know beer, so they are always able to recommend and pour the perfect beer for the customer's taste. Wine and/or hard liquor is not available at JL Beers. JL Beers' hours of operation are from 11:00 a.m. to midnight.

The project is detailed as follows:

Street Address:

217 North 3rd Street, Bismarck, North Dakota.

Legal Description:

Lot 21, Block 64, Original Plat to the City of Bismarck, Burleigh County, North Dakota. This property is located in the Renaissance Zone Boundary within the City of Bismarck.

Property Owner:

JLB – BIS, Inc.
P.O. Box 2043
Fargo, ND 58107-2043

Applicant:

JLB – BIS, Inc.
North Dakota Corporation
Taxpayer FID number: 45-2502299

Current Use of Property:

Vacant/Zoned Commercial

Square Footage:

The lot size is 25 square feet front/rear x 140 square feet in depth, consisting of 3,500 square feet. The actual building on this property consists of 1,765 square feet.

Project Description:

JLB – BIS, Inc. dba JL Beers will occupy the building as a bar and grill. JLB – BIS, Inc. received approval from the Board of City Commissioners for a Class F-3 liquor license for the premises, which will allow on-sale beer at this location.

This project is located at 217 North 3rd Street, also known as the Rue Building. Prior to the purchase of the building by JLB – BIS, Inc., this building housed an insurance agency. The interior walls of the building have been covered with a variety of sheetrock and paneling. The renovations planned for the building include taking down all of the interior walls and removing all sheetrock and paneling to expose the original brick walls, bringing back the original historical presence of the building. In breaking through a portion of the sheetrock inside the building, we have discovered the original brickwork to be in excellent condition. Exposing the original brick and masonry work will maintain the historical features of the building.

New flooring will be installed throughout the entire building. New restrooms will be built to ADA specifications. A full ramp will be built according to ADA specifications alongside the stairs in the entrance of the building. All doors and windows will be updated, while still maintaining the historical appearance of the building. We will make the necessary repairs to ensure that the sidewalk/threshold area of the front entrance is level and safe.

This project will also include a new roof in order to support a proposed rooftop deck. The rooftop deck will provide additional seating for 32 patrons at the bar and four tables, with the same food and beverage service available as on the interior main floor of the restaurant. The rooftop deck will overlook 3rd Street and provide a view of Downtown Bismarck. It is our intention to have the rooftop deck remain open as long in the season as weather permits. We anticipate that this unique feature of our establishment will prove JL Beers be a popular downtown destination for the City of Bismarck.

The rooftop HVAC equipment will be replaced with a new energy-efficient unit. As it is our intention to gut the entire interior of the building, all plumbing, electrical and mechanical systems will be replaced as well.

Renaissance Goals and Objectives:

We believe that this project exceeds the goals and objectives established by the Bismarck Renaissance Zone Authority, detailed as follows:

“Establish the Renaissance Zone as the Center of Business Life, Government and Cultural Opportunity for the Bismarck Region.”

217 North 3rd Street is located on the west side of North 3rd Street, between East Broadway and East Thayer Avenues, which is inside of the established Renaissance Zone boundary. It is our belief that the planned renovations and opening of JL Beers in this location will encourage Downtown Bismarck to keep moving to the west, thereby expanding the already-active Downtown Bismarck district. The owners of JLB – BIS, Inc. own similar properties in Downtown Fargo. They recognize and appreciate the importance of a thriving downtown business district and feel that this area is the perfect location for JL Beers.

“Promote the Renaissance Zone as the Preferred Location for Hotel, Class A Office Buildings, Specialty Retail, Government and Institutional Uses.”

JL Beers will provide Downtown Bismarck with an alternative bar and grill establishment, which will complement the existing businesses in the Renaissance Zone. JL Beers has a very broad customer base, primarily between the ages of 21 and 60, to include business professionals, laborers, college students, and local residents. Because of the quick food service at JL Beers, we are able to turn the customers over very quickly, making JL Beers an attractive venue for working people looking for a quick lunch. And as stated earlier, a rooftop deck seating area is planned, which will provide the same full restaurant and bar service as is available inside of the building, providing our customers a place to enjoy the favorable North Dakota spring, summer and fall weather.

"Maximize Accessibility of the Renaissance Zone from Throughout the Region and Provide Safe, Convenient, and Attractive Circulation Within the Zone."

Ample on and off street parking is available in the Renaissance Zone. It is our desire to promote the walkability of Downtown Bismarck, moving pedestrians through the streets and enabling them to enjoy and appreciate the various businesses and destinations in the Zone. JL Beers provides a fun and different dining experience unlike any other. Our existing JL Beers locations have demonstrated to us time and time again that our customers appreciate the uniqueness of JL Beers. It is the unique atmosphere of JL Beers that will complement the existing businesses in the Renaissance Zone.

"Arrange Compatible Land Uses in Compact and Orderly Ways to Enhance the Functions of the Renaissance Zone."

The project is located in an existing, vacant building. JL Beers will provide street level restaurant and bar service, with a rooftop deck that will provide additional seating and a place for customers to enjoy the outdoors on a nice summer evening. The rooftop deck will provide a view of the street and customers will be able to observe the pedestrian and business activities going on in the area.

"Encourage a Zone that Upholds Bismarck's Heritage as Well as Recognizes and Takes Advantage of its Pattern of Development."

217 North 3rd Street, known as the Rue Building, was added to the National Register of Historic Places on October 28, 2001. It is our intention to preserve the historic components of the original building by gutting the entire inside of the building, including removing all existing sheetrock and paneling, to expose the original brick and masonry in the building. Additionally, the ceiling will be restored to its original height.

The main facade of the building features decorative brick work comprised of alternating blocks of three soldier sets and three stretcher sets. We will maintain the original brick exterior of the building in its current state. The awning on the front of the building will be removed to expose the windows, which consist of a multi-light transom window above the door and a large window at street level. Currently there is a corrugated aluminum header in the window bay above this large window, which will be removed to expose the glass and the original window framework. All windows and doors will be updated and/or replaced in a manner to preserve the original historic presence of the building.

"Achieve High Quality in the Design and Visual Appearance of the Renaissance Zone."

The renovations planned are being professionally designed to insure that the historic integrity of the Rue Building is not compromised. All previously built JL Beers locations were designed to have a historic presence about them, even though they were new builds. This building provides the historical appearance that JL Beers maintains and in its original condition is a perfect match and location for the JL Beers concept. Enclosed please find a photograph of the existing Rue Building, along with an artist's rendering of the building in the JL Beers form. Please note the brick front of the building will be maintained in its original form. The awning will be removed to expose the large

transom window above the door and the header in the window bay above the large street level window. The interior brick walls are visible through the street level windows, displaying the character and heritage of the building, which we will maintain.

I have provided various attachments for your reference. Please take the time to view each of these attachments so you can fully appreciate the improvements that we have planned for the Rue Building.

Conclusion:

The planned improvements are estimated to be in excess of \$350,000, which include the following:

- New roof
- New doors
- New windows
- New flooring throughout
- Removal of all interior walls
- Restoration of interior brick masonry
- Restore ceiling to original height
- New ADA-compliant restrooms
- All new plumbing
- All new HVAC, mechanical, and electrical
- Full ramp and stairs at main entrance
- Addition of rooftop deck

With the actual square footage of this building being 1,765 square feet, our anticipated reinvestment in this project is \$198.31 per square foot, which is well within the minimum criteria for this rehabilitation project.

The current market value of this property is \$145,100. The project rehab cost of no less than \$350,000 provide for a reinvestment into this property of over 240%. Additionally, restaurant and bar equipment to be purchased for the operation of JL Beers is anticipated at a total exceeding \$375,000. The principals of JLB – BIS, Inc. have made a substantial investment in this project and anticipate that it will be very successful and a great addition to Downtown Bismarck.

With current market value of this property of \$145,100 and the value of planned improvements and equipment, we estimate the market value upon completion to be no less than \$800,000. The rehab project property tax benefit to JLB – BIS, Inc. is estimated to be \$12,000 per year for five years, for a total of \$60,000 over a five year period.

Based on similar sales at our existing JL Beers restaurants, the income tax benefit to JLB – BIS, Inc. is estimated to be approximately \$15,000 per year, for a total of \$75,000 over a five year period.

Renaissance Zone Authority
January 11, 2012
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We anticipate that work will begin on this project in March of 2012. Prior to that time, some demolition of the interior of the building will be completed, however we understand that actual renovations cannot be commenced until approval of this application. Our projected renovation schedule for this project is approximately two months, and we hope to open JL Beers to the public on May 15, 2012.

This project will provide for much needed improvements to and insure the future viability of one of Downtown Bismarck's prominent historic buildings. We have met with much success at our existing JL Beers restaurants and anticipate that we will experience such success in Bismarck as well. The addition of this fun and unique restaurant and bar will attract new patrons to Downtown Bismarck and increase pedestrian traffic in the Renaissance Zone on a daily basis.

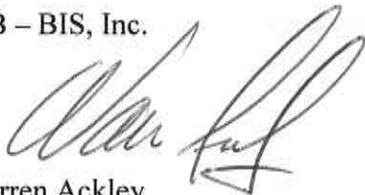
We appreciate your consideration of the proposed project and respectfully ask for your approval.

If you have any questions or would like additional information, please feel free to call me at (701) 237-5151, extension 12, or my assistant, Vonnie Birmingham, at extension 13.

Thank you.

Sincerely,

JLB – BIS, Inc.

A handwritten signature in black ink, appearing to read 'Warren Ackley', written in a cursive style.

Warren Ackley
VICE PRESIDENT

WA:vlb
Enclosures



EXISTING BUILDING PHOTOS

JL BEERS 217 N. 3RD STREET BISMARCK ND
NOVEMBER 1ST, 2011 © 2011 JLG ARCHITECTS



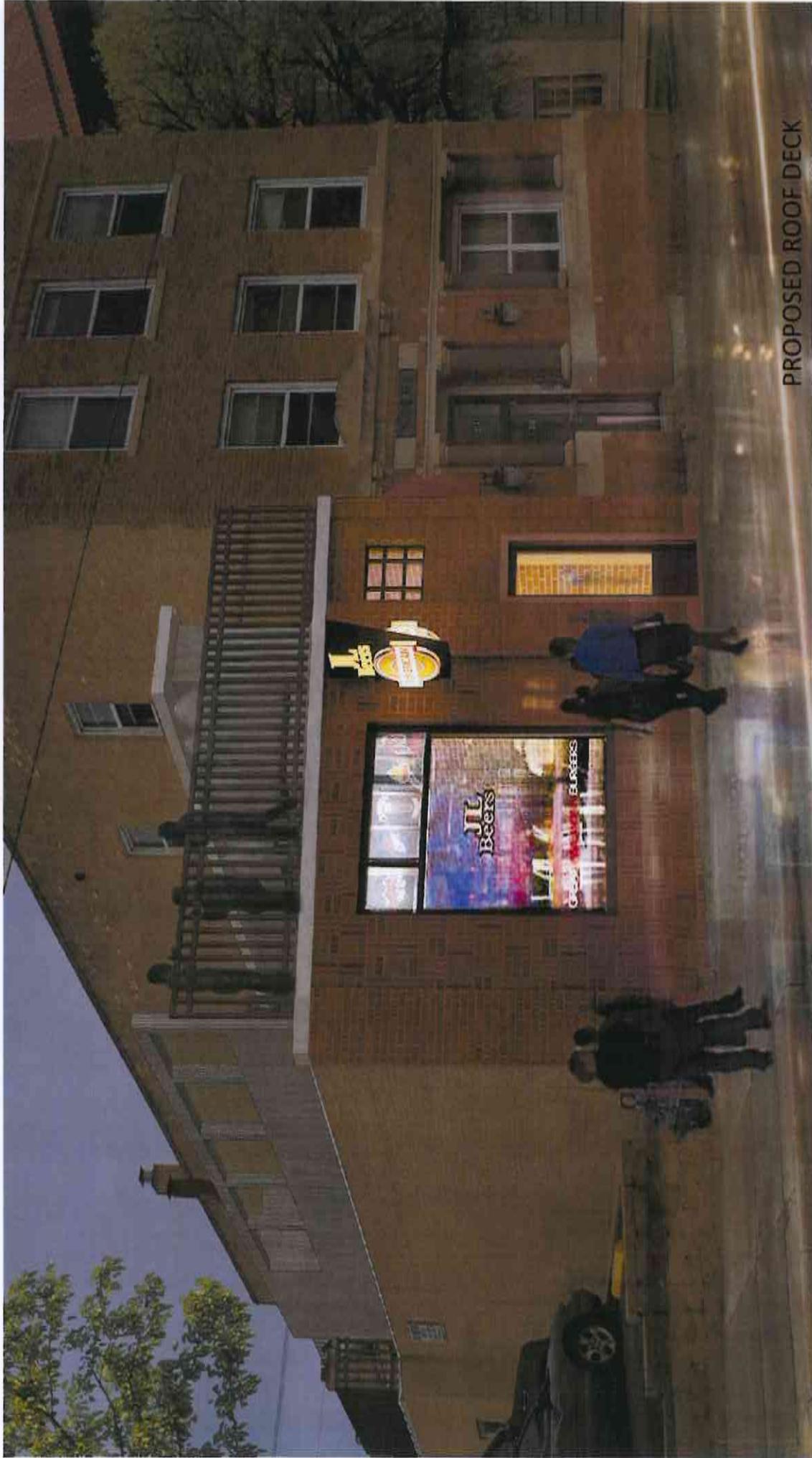


EXISTING BUILDING PHOTOS

JL BEERS 217 N. 3RD STREET BISMARCK ND
NOVEMBER 21ST, 2011
© 2011 JLG ARCHITECTS





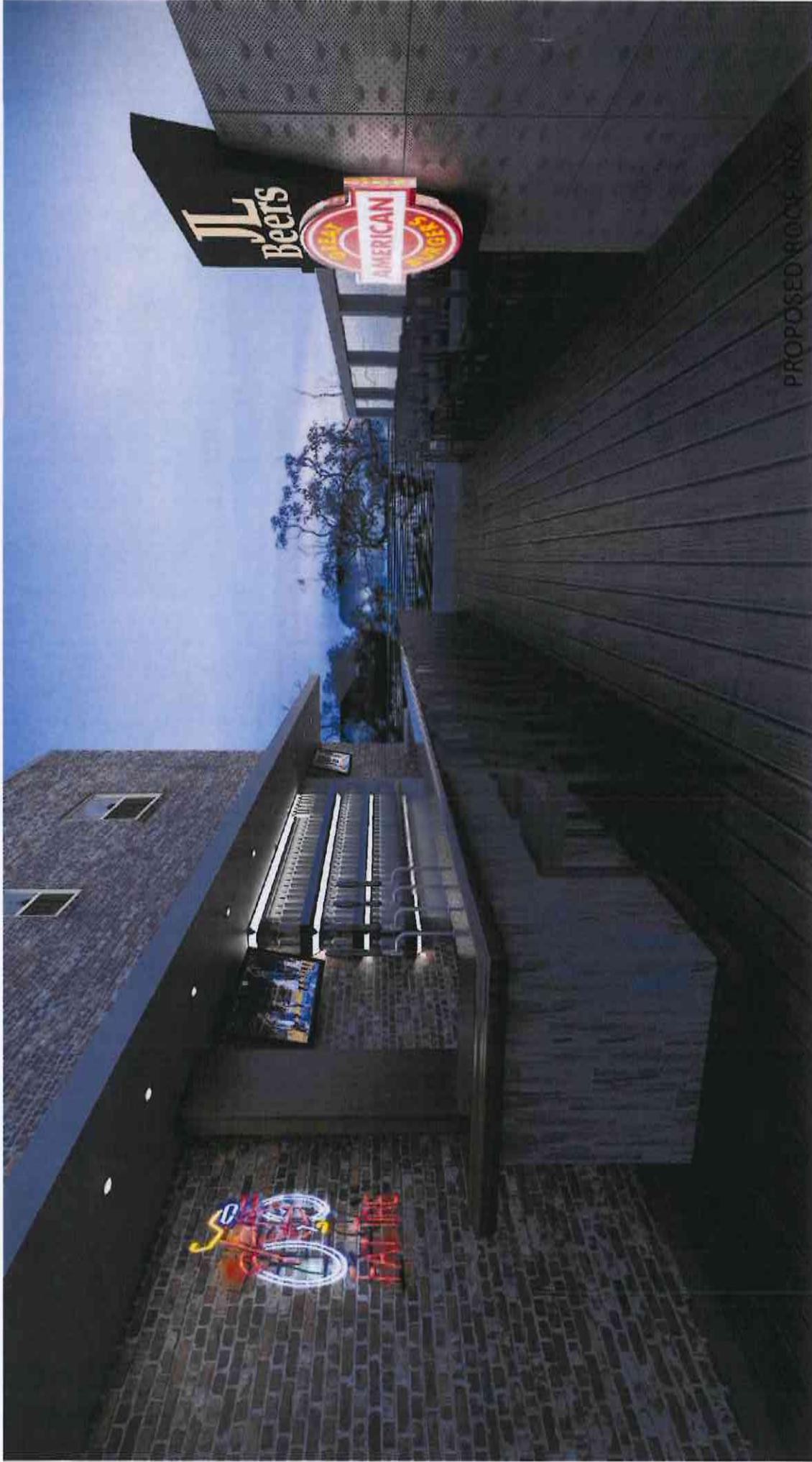


PROPOSED ROOF DECK

JL BEERS 217 N. 3RD STREET BISMARCK ND
NOVEMBER 21ST, 2011

© 2011 JLG ARCHITECTS





JL BEERS 217 N. 3RD STREET BISMARCK ND
© 2011 JLG ARCHITECTS
NOVEMBER 21ST, 2011

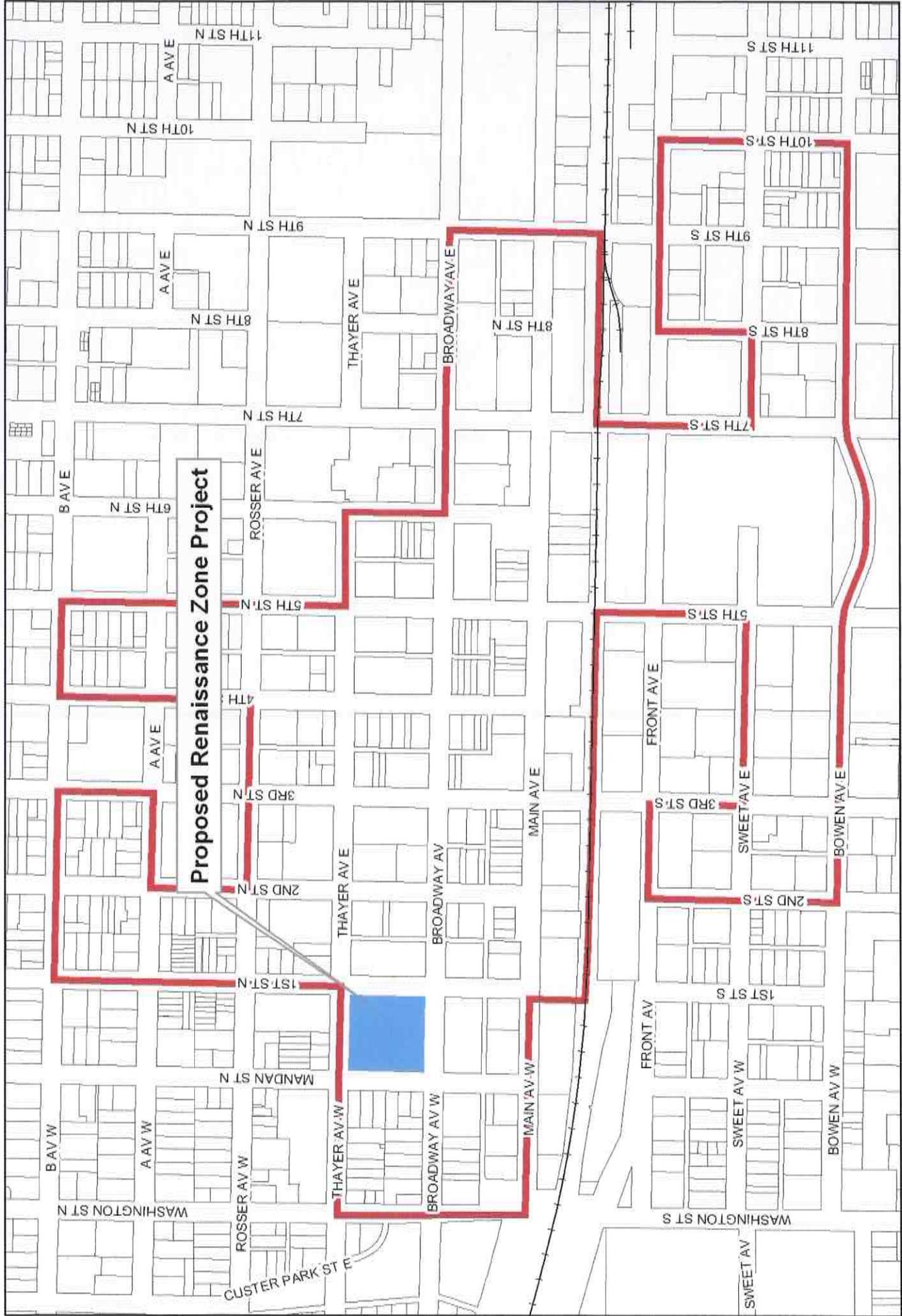


**BISMARCK RENAISSANCE ZONE AUTHORITY
STAFF REPORT**

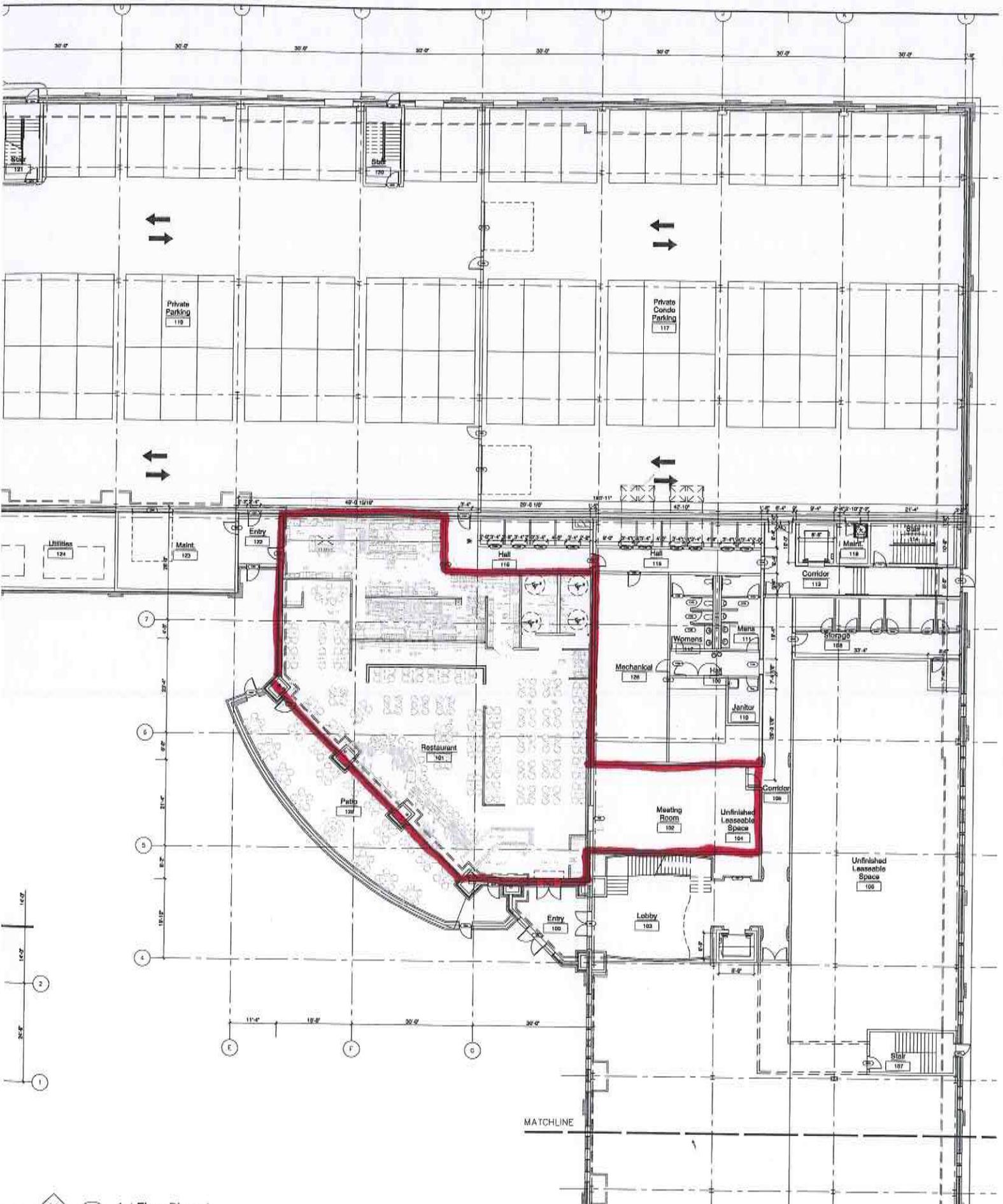
BACKGROUND:		
Title: Broadway Centre, LLC - Lease		
Status: Renaissance Zone Authority	Date: February 21, 2012	
Street Address: 100 West Broadway Avenue	Legal Description: Lots 1-24, Block 58, Original Plat	
Project Type: Lease	Renaissance Zone Block Number: Block 2B	
Applicant: Broadway Centre, LLC dba Broadway Grill & Tavern	Owner: Pine Properties, LLC	
Project Description: The applicant is proposing to open a new restaurant/bar in the Renaissance Zone. The owner of the building, Pine Properties, LLC, is currently constructing the building as a Renaissance Zone project that was approved in July 2011. Completion of the building is scheduled for April 2013.		
PROJECT INFORMATION:		
Parcel Size: 90,000 square feet	Building Floor Area: 150,000 square feet +/-	Certificate of Good Standing: Received
Lease Area: 5,700 square feet	Estimated Property Tax Benefit: N/A	Estimated Income Tax Benefit: \$5,000-10,000 over 5 years
PROJECT REVIEW GUIDELINES:		
High Priority Land Use: Yes – restaurant/bar	Targeted Area: Yes – vacant space	Public Space/Design: No
Capital Investment: N/A	New/Expanding Business: Yes – new business	Historic Property: No-not in historic district
FINDINGS:		
<ol style="list-style-type: none"> 1. The proposed use is consistent with the City’s Renaissance Zone Development Plan. 2. The lease will be for new business locating in the Renaissance Zone. 3. The applicant is not required to make a financial investment in the property because the building construction has previously been approved as a Renaissance Zone project. 4. The building is currently under construction as a separate Renaissance Zone project. 5. The project completion date is projected for April 2013. 		
RECOMMENDATION:		
<p>Based on the above findings, staff recommends approval of the designation of the lease of 5,100 square feet of space in the building at 100 West Broadway Avenue by Broadway Centre, LLC as a Renaissance Zone project with an exemption from state tax on income derived from the business and investment location for five years beginning with the date of occupancy.</p>		

Title: Broadway Centre, LLC		Project Type: Lease	
Current Valuation: N/A		Proposed Capital Investment: N/A	
MINIMUM CRITERIA:		Possible Points	Staff Rating
Proposals Involving a Commercial Lease (Tenancy, Not Ownership):			
1	Use consistent with the Renaissance Zone Development Plan Specific goals: A1, A2 A3, B1, B2, C1, C4, and D1	20	20
2	New business, expanding business <u>or</u> continuation of lease	10	10
3	Within building rehabilitated as an approved Zone project <u>or</u> investment of at least \$15 per square foot in improvements	10	10
Subtotal		40	40
PROJECT REVIEW GUIDELINES - REQUIRED:			
1	High Priority Land Use <ul style="list-style-type: none"> • Primary sector business • Active commercial, specialty retail and/or destination commercial • Mixed use development • Residential units, including single or multi-family units 	15	15
2	Capital Investment <ul style="list-style-type: none"> • Consideration for level of capital investment (either by owner or lessee) 	15	15
3	Targeted Area <ul style="list-style-type: none"> • Parcels that have been vacant or underutilized for an extended period • Parcels specifically targeted for clearance 	15	15
4	Relocation (vs. New or Expanding Business) <ul style="list-style-type: none"> • Relocation from within the downtown area (may not be eligible) • Relocation from a community outside Bismarck area (may not be eligible) • Maintaining existing business in the downtown area or expanding business 	15	15
Subtotal		60	60
TOTAL		100	100
PROJECT REVIEW GUIDELINES – OPTIONAL:			
1	Public Space/Design <ul style="list-style-type: none"> • Incorporation of civic or public spaces • Demonstrated commitment to strengthen pedestrian connections • Attention to streetscape amenities and landscaping • Attention to design and visual appearance 	10	0
2	Historic Preservation and Renovation <ul style="list-style-type: none"> • Within the downtown historic district • Contributing or non-contributing • Historic preservation component 	10	0
Additional Optional Points		20	10
TOTAL		120	100

Proposed Renaissance Zone Project - 100 West Broadway Avenue - Lease



This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.




1 1st Floor Plan - A
 SCALE: 3/32" = 1'-0"
 SCALE FEET

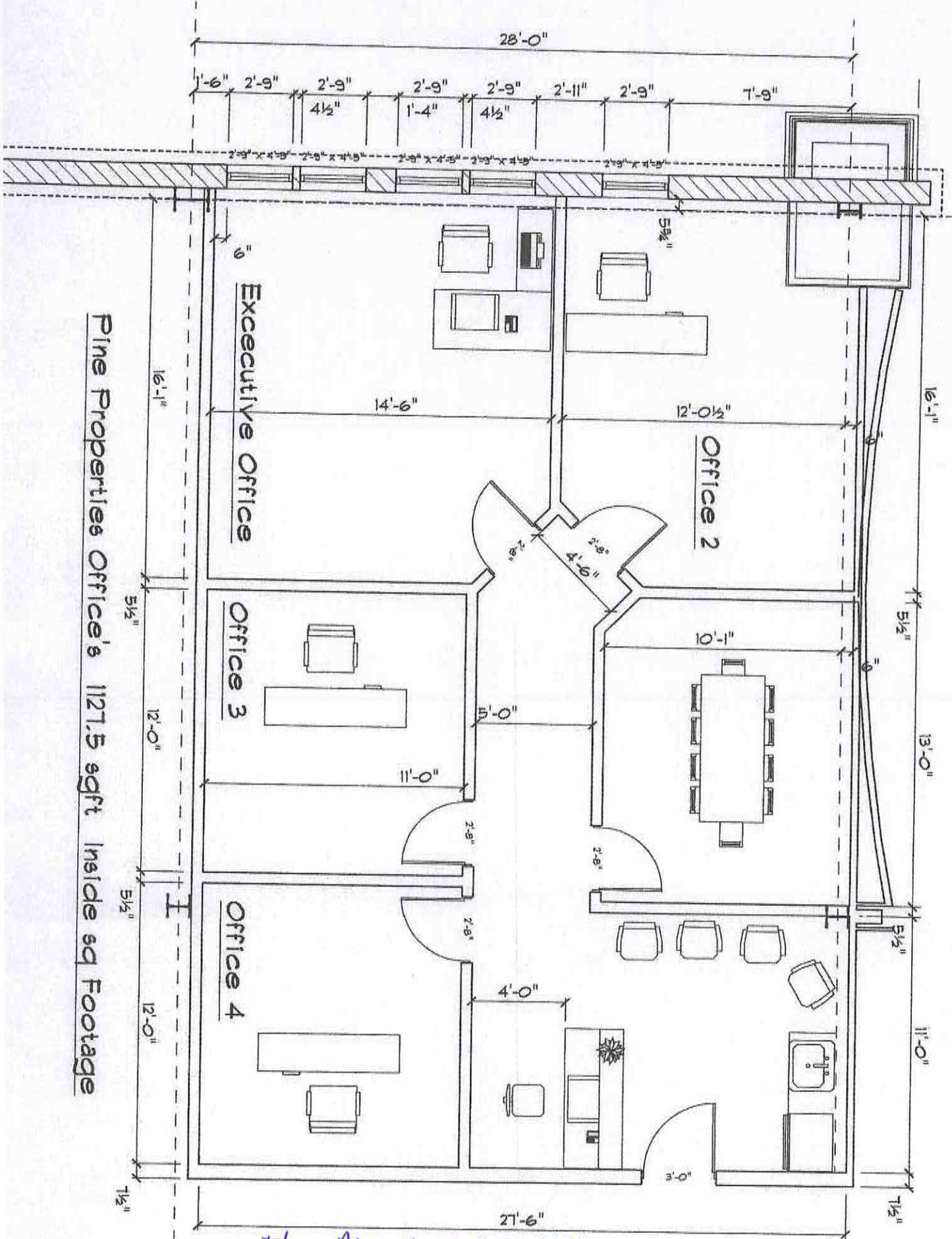
**BISMARCK RENAISSANCE ZONE AUTHORITY
STAFF REPORT**

BACKGROUND:		
Title: Various Pine companies; (Pine Properties, LLC; Pine Investment Company, LLC; Pine Enterprises, LLC; Pine Petroleum, Inc.; and Pine Oil Company) - Lease		
Status: Renaissance Zone Authority	Date: February 21, 2012	
Street Address: 100 West Broadway Avenue	Legal Description: Lots 1-24, Block 58, Original Plat	
Project Type: Lease	Renaissance Zone Block Number: Block 2B	
Applicant: Pine companies including: Pine Properties, LLC; Pine Investment Company, LLC; Pine Enterprises, LLC; Pine Petroleum, Inc.; and Pine Oil Company	Owner: Pine Properties, LLC	
Project Description: The applicant is proposing to lease office space in the Renaissance Zone. The owner of the building, Pine Properties, LLC, is currently constructing the building as a Renaissance Zone project that was approved in July 2011. Completion of the building is scheduled for April 2013.		
PROJECT INFORMATION:		
Parcel Size: 90,000 square feet	Building Floor Area: 150,000 square feet +/-	Certificate of Good Standing: Received
Lease Area: 1,250 square feet	Estimated Property Tax Benefit: N/A	Estimated Income Tax Benefit: Pine Petroleum, Inc.-\$509,880 Pine Investment Co., LLC-\$351,020 Pine Oil Company-\$16,485 Pine Enterprises, LLC-\$0 Pine Properties, LLC-\$0 \$877,385 over 5 years (combined)
PROJECT REVIEW GUIDELINES:		
High Priority Land Use: Yes – office	Targeted Area: Yes – vacant space	Public Space/Design: No
Capital Investment: N/A	New/Expanding Business: Yes – expanding businesses	Historic Property: No-not in historic district
FINDINGS:		
<ol style="list-style-type: none"> 1. The proposed use is consistent with the City's Renaissance Zone Development Plan. 2. The lease will be for expanding businesses locating in the Renaissance Zone. 3. The applicant is not required to make a financial investment in the property because the building has previously been approved as a Renaissance Zone project (new construction). 4. The building is currently under construction as a separate Renaissance Zone project. 5. The project completion date is projected for April 2013. 		
<i>continued...</i>		

RECOMMENDATION:

Based on the above findings, staff recommends continuing the public hearing until such time as the applicant is available to respond to potential inquiries by the Renaissance Zone Authority and with the understanding that the staff recommendation will be to recommend approval of the designation of the lease of 1,250 square feet of space in the building at 100 West Broadway Avenue by the various Pine companies.

Title: Pine Companies including: Pine Properties, LLC; Pine Investment Company, LLC; Pine Enterprises, LLC; Pine Petroleum, Inc.; and Pine Oil Company		Project Type: Lease	
Current Valuation: N/A		Proposed Capital Investment: N/A	
MINIMUM CRITERIA:		Possible Points	Staff Rating
Proposals Involving a Commercial Lease (Tenancy, Not Ownership):			
1	Use consistent with the Renaissance Zone Development Plan Specific goals: A1, A2 A3, B3, C1, and D1	20	20
2	New business, expanding business <u>or</u> continuation of lease	10	10
3	Within building rehabilitated as an approved Zone project <u>or</u> investment of at least \$15 per square foot in improvements	10	10
Subtotal		40	40
PROJECT REVIEW GUIDELINES - REQUIRED:			
1	High Priority Land Use <ul style="list-style-type: none"> • Primary sector business • Active commercial, specialty retail and/or destination commercial • Mixed use development • Residential units, including single or multi-family units 	15	15
2	Capital Investment <ul style="list-style-type: none"> • Consideration for level of capital investment (either by owner or lessee) 	15	15
3	Targeted Area <ul style="list-style-type: none"> • Parcels that have been vacant or underutilized for an extended period • Parcels specifically targeted for clearance 	15	15
4	Relocation (vs. New or Expanding Business) <ul style="list-style-type: none"> • Relocation from within the downtown area (may not be eligible) • Relocation from a community outside Bismarck area (may not be eligible) • Maintaining existing business in the downtown area or expanding business 	15	15
Subtotal		60	60
TOTAL		100	100
PROJECT REVIEW GUIDELINES – OPTIONAL:			
1	Public Space/Design <ul style="list-style-type: none"> • Incorporation of civic or public spaces • Demonstrated commitment to strengthen pedestrian connections • Attention to streetscape amenities and landscaping • Attention to design and visual appearance 	10	0
2	Historic Preservation and Renovation <ul style="list-style-type: none"> • Within the downtown historic district • Contributing or non-contributing • Historic preservation component 	10	0
Additional Optional Points		20	0
TOTAL		120	100



Pine Properties Office's 1127.5 sqft Inside sq Footage

The Pine Companies Offices

MEMORANDUM

TO: Mayor John Warford
Commissioner Mike Seminary
Commissioner Parrell Grossman
Commissioner Josh Askvig
Commissioner Brenda Smith

FROM: Bismarck Renaissance Zone Authority
Chairman Dave Blackstead Vice Chair Curt Walth
Commissioner Brenda Smith Chuck Huber
George Keiser Kevin Magstadt
Jim Christianson
Technical Advisor Bruce Whittey Technical Advisor Jeff Ubl

DATE: February 21, 2012

RE: Renaissance Zone Stakeholder Input Sessions – Executive Summary

Earlier this year the Board of City Commissioners directed staff to gather information regarding the perceptions of the Renaissance Zone program. Since that time, Community Development staff has met with community leaders, business owners, financial lenders, and property developers. Some of the individuals that were interviewed have participated in the Renaissance Zone Program. Other groups and individuals that were interviewed have not participated in the Renaissance Zone Program. These individuals include business owners, property owners and commercial real estate professionals. The following information is a summary of the overall responses gathered. The purpose of the executive summary is to provide recommendations to the Board of City Commissioners on the direction of the Renaissance Zone Program as downtown Bismarck continues to redevelop.

Each of the individuals that participated in this exercise was asked the same question, *"How important is a healthy downtown district to the community of Bismarck?"* The answers offered were unanimously supportive of a thriving downtown environment.

A series of questions were developed to help gather the information and responses relating to perceptions of the Renaissance Zone. The role of staff was to invite developers, property owners and other professional personnel to comment on the series of questions developed, conduct interviews, capture the thoughts and themes and report the information to the Renaissance Zone Authority. The role of the Renaissance Zone Authority was to analyze and assess the information collected and report to the Board of City Commissioners with a

recommendation on potential changes to the Renaissance Zone Development Plan and the Renaissance Zone Program in Bismarck.

The information gathered will be included with the overall Development Plan amendments and delivered to the Board of City Commissioners.

The following list of questions was asked of those individuals or groups that have participated in the Renaissance Zone Program:

1. *What role did the Renaissance Zone program play in your decision to move forward with a project in downtown Bismarck?*
2. *Are you satisfied with the program and would you recommend any changes?*
3. *Have you purchased or rehabilitated property in the Renaissance Zone just to participate in the program?*
4. *What makes the Renaissance Zone program attractive/unattractive from a development perspective?*
5. *Why did you choose to participate in the program?*
6. *Is the Renaissance Zone program an attractive incentive to do business downtown?*
7. *What are the benefits you've experienced with the Renaissance Zone program?*
8. *What are the drawbacks you've experienced with the Renaissance Zone program?*
9. *Do you think the Renaissance Zone program is fair?*
10. *How important is a healthy downtown district to the community of Bismarck?*

The following list of questions was asked of those individuals and groups that have not participated in the Renaissance Zone Program:

1. *Why haven't you participated in the program?*
2. *Is the Renaissance Zone program a deterrent to the business you do?*
3. *What makes the Renaissance Zone program attractive/unattractive from a development perspective?*
4. *Is the Renaissance Zone program an attractive incentive to do business downtown?*
5. *Do you think the Renaissance Zone program is fair?*
6. *How important is a healthy downtown district to the community of Bismarck?*

When summarizing each of the responses gathered there were several recurring themes offered by many of the community stakeholders. These themes were common to both groups of stakeholders interviewed. Some of the recurring themes included the different and often difficult obstacles and challenges that accompany downtown redevelopment projects, difficulty with the lack of parking and added costs of redeveloping historic and aged or vacant property in downtown Bismarck. A common response from those that have not participated in the Renaissance Zone Program was due to the fact that the right opportunity or property had not

presented itself. Developers outside the downtown area frequently cited a desire to provide off-street parking for their tenants and customers as one reason for choosing to develop commercial property in other parts of the community. There are two commonly-mentioned elements supported by the Renaissance Zone Authority and recommended to the Board of City Commissioners; 1) the implementation of a Quiet Rail Zone in downtown Bismarck and 2) continued efforts to bolster and increase the quantity of market-rate housing opportunities including, but not limited to, apartments, owner-occupied homes, condominiums and student housing facilities. Viable and supportive housing opportunities are a critical part of a thriving downtown district.

Another common element discussed was the tax exemptions that accompany the designation as a Renaissance Zone project. Many of the stakeholders discussed the benefits of receiving property tax exemptions or State business income tax exemptions. In most cases, it was noted that the initial investment in rehabilitating the property or tenant space would not have been as extensive or as significant had it not been for the exemptions after the work was complete.

Each of the stakeholders interviewed was also asked if the Renaissance Zone Program is fair. Again, the common response was that the program is fair and it is working to achieve the original intent- helping to revitalize and rehabilitate downtowns throughout the State of North Dakota.

It should also be noted that several of the individuals offered support and appreciation for the Planning Division staff's efforts, knowledge, understanding, guidance and willingness to support the continued efforts of the Renaissance Zone Program.

In closing, we the Bismarck Renaissance Zone Authority support the continued promotion and operation of the Renaissance Zone Program; we recognize the significant impacts the program has made in downtown Bismarck, but we are also looking forward and realizing that there are still opportunities for redevelopment, rehabilitation and growth in downtown Bismarck.

Based on the information gathered, the Bismarck Renaissance Zone Authority offers the following recommendations:

1. That the five year property tax exemption remains as it currently stands (a 100% property tax exemption on the value of the building and improvements). We do not recommend any changes to the current structure.
2. That the Renaissance Zone Program continues operating without any significant changes at this point in time.
3. That the Development Plan be modified to incorporate recent legislative changes without making substantive changes to the administration of the Renaissance Zone Program in Bismarck.

Project	Applicant	Street Address	Project Type	RZA Hearing	Commission Approval	State Approval	Beginning Building Market Value	Proposed Investment	Estimated Building Value	Estimated Property Tax Benefit	Estimated State Income Tax Benefit	Actual Investment	2010 Building Market Value	Jobs Created	FTE	Parcel ID
01-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/Lease	12/10/02	12/17/02	12/20/03	\$77,000	\$44,386	\$150,000	\$18,065	\$5,650	\$86,397	\$182,500	0	0	0001-063-001
02-B	Dakota Building Partnership	501 East Main Avenue	Purchase - Land	01/05/03	01/07/03	2/26/2003	\$444,200	\$300,000	\$540,000	\$32,023	\$7,500	\$284,155	\$671,500	0	0	0001-012-000
03-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/Lease	02/07/03	02/11/03	4/21/2003	\$500	\$800,000	\$500,000	\$81,000	\$2,500	\$818,111	\$1,037,300	0	0	0001-012-001
04-B	Duemeland Commercial LLLP	301 East Thayer Avenue	Lease	07/14/03	07/22/03	9/25/2003	N/A	N/A	N/A	N/A	\$909	N/A	N/A	2	2	0001-064-025
05-B	John & Barbara Grimsater	200 North Mandan Street	Purchase	10/07/03	10/14/03	10/16/2003	\$43,300	\$5,000	\$77,500	\$5,550	\$2,000	N/A	\$110,600	2	2	0001-064-025
06-B	Woodmansee's	114 North 4th Street	Rehab/Historic	10/20/03	11/15/03	11/21/2003	\$49,900	\$125,000	\$120,000	\$15,500	\$25,000	\$129,333	\$125,500	1	1	0001-050-015
07-B	Berbach Properties LLC	207 East Front Avenue	Rehab	11/19/03	11/25/03	12/3/2003	\$371,200	\$801,600	\$1,455,000	\$188,375	\$9,200	\$734,707	\$2,673,100	0	0	0001-048-005
08-B	Norriand Financial	207 East Front Avenue	Lease	11/19/03	11/25/03	12/3/2003	N/A	N/A	N/A	N/A	\$116,000	N/A	N/A	14.25	14.25	
08-B	Berbach Properties LLC	218 South 3rd Street	Rehab	11/19/03	11/25/03	12/3/2003	\$142,300	\$329,150	\$840,000	\$107,600	\$9,000	\$378,013	\$696,900	20	20	0001-049-030
10-B	Lee Enterprises Inc.	707 East Front Avenue	Rehab	12/15/03	12/16/03	12/29/2003	\$2,508,200	\$2,256,624	\$4,406,200	\$550,000	\$1,248,000	\$2,400,776	\$4,943,900	7.5	7.5	0001-039-001
11-B	PUCM Partners, LLP	901/907 East Front Avenue	Rehab	03/03/04	03/23/04	3/26/2004	\$151,300	\$298,840	\$420,000	\$52,795	\$2,700	\$409,546	\$541,400	3	3	0005-035-015
12-B	Mark Gartner	302 East Thayer Avenue	Rehab	05/25/04	05/25/04	8/4/2004	\$49,600	\$85,000	\$125,000	\$15,715	\$4,700	\$103,455	\$141,000	2.5	2.5	0001-106-020
13-B	AW Enterprises	216 North 2nd Street	Rehab	08/10/04	08/10/04	8/18/2004	\$173,500	\$208,814	\$275,000	\$34,573	\$12,500	\$283,473	\$324,100	1	1	0001-080-005
14-B	Dayl Rossenau & Clarence Saylor	225 West Broadway Avenue	Purchase	02/07/05	02/08/05	2/16/2005	\$176,000	\$69,550	\$182,500	\$21,470	\$1,750	\$70,002	\$244,800	0	0	0001-030-085
15-B	J & L Development, Inc.	324 North 3rd Street	Rehab	11/15/04	12/14/04	2/16/2005	\$500,000	\$750,000	\$900,000	\$113,500	\$15,000	\$968,396	\$725,600	6	6	0001-108-001
16-B	Prigoe Galle, Inc.	121 North 4th Street	Lease	03/02/05	03/08/05	3/22/2005	N/A	\$128,000	N/A	N/A	\$9,500	N/A	N/A	8	8	
17-B	Zonells Jewelry Inc.	221 South 8th Street	New Construction	09/20/04	03/08/05	3/22/2005	\$20,100	\$200,000	\$200,000	\$25,000	\$4,000	\$191,698	\$285,600	6	6	0005-035-040
18-B	Susan & Ed Strohn/Parais & More	122 East Rosser Avenue	Rehab	08/25/05	08/13/05	9/21/2005	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	
19-B	CCC Properties, LLLP	319 South 5th Street	Purchase	08/25/05	08/13/05	9/21/2005	\$410,400	\$168,000	\$450,000	\$58,500	\$10,500	\$296,372	\$470,700	0	0	0001-087-011
20-B	American Bank Center	328 North 4th Street	Rehab	08/21/05	08/27/05	10/4/2005	\$809,500	\$3,100,000	\$2,000,000	\$258,760	\$250,000	\$2,301,478	\$2,238,100			0001-106-001
21-B	Foot Care Associates PC	319 South 5th Street	Lease	01/12/06	01/24/06	2/3/2005	N/A	N/A	N/A	N/A	\$1,000	N/A	N/A	3.5	3.5	
22-B	Derynco, Inc. (Bakke & Roller)	310 South 5th Street	Lease	01/12/06	01/24/06	2/3/2005	N/A	N/A	N/A	N/A	\$10,500	N/A	N/A	12	12	
23-B	Duemeland Properties, LLLP	302 South 3rd Street	Purchase	01/12/06	02/14/06	2/16/2006	\$312,700	\$190,900	\$345,000	\$44,840	\$4,500	\$227,295	\$192,400	0	0	0001-063-001
24-B	Duemeland Properties, LLLP	312 South 3rd Street	New Construction	01/12/06	02/14/06	2/16/2006	N/A	\$215,223	\$250,000	\$32,500	\$4,100	\$233,855	\$398,700	0	0	0001-063-003
25-B	Makoché Media, LLC	208 North 4th Street	Purchase	01/12/06	02/14/06	2/16/2006	\$247,000	\$71,612	\$320,000	\$41,800	\$1,000	\$91,672	\$278,300	0	0	0001-064-015
26-B	River Q, LLC	312 South 3rd Street	Lease	04/13/06	04/25/06	5/5/2006	N/A	N/A	N/A	N/A	\$25,000	N/A	N/A	21	21	
27-B	Gem Group LLC	412 East Main Avenue	Rehab	05/23/06	05/23/06	5/30/2006	\$47,900	\$40,000	\$75,000	\$5,960	\$8,500	\$50,292	\$71,800	0	0	0001-048-030
28-B	Hearland Mortgage Company	412 East Main Avenue	Lease	05/23/06	05/23/06	5/30/2006	N/A	N/A	N/A	N/A	\$10,500	N/A	N/A	4	4	

Project	Applicant	Street Address	Project Type	PZA Hearing	Commission Approval	State Approval	Beginning Building Market Value	Proposed Investment	Estimated Building Value	Estimated Property Tax Benefit	Estimated State Income Tax Benefit	Completion Date	Actual Investment	2010 Building Market Value	Jobs Created	FTE
26-B	Hearland Mortgage Company	412 East Main Avenue	Lease	05/23/06	05/23/06	5/30/2006	N/A	N/A	N/A	N/A	\$10,500	7/1/2006	N/A	N/A	4	4
29-B	Bismarck, MSA dba Verizon Wireless	302 South 3rd Street	Lease	07/24/06	07/25/06	8/22/2006	N/A	\$100,000	N/A	N/A	\$172,000	8/14/2006	N/A	N/A	6	6
30-B	Main Avenue Properties, LLC	122 East Main Avenue	New Construction	10/09/06	10/10/06	12/25/2006	N/A	\$3,020,590	\$3,200,000	\$370,000	\$15,000	12/17/2007	\$2,370,162	\$2,371,400	0	0
31-B	Dakota Office Building, LLC	300 North 4th Street	Purchase	02/03/07	02/13/07	2/20/2007	\$1,095,900	\$250,000	\$1,400,000	\$60,000	\$25,000	1/30/2008	\$407,003	\$1,232,400	0	0
32-B	American Legal Services PC	521 East Main Avenue	Lease	04/02/07	04/10/07	4/19/2007	N/A	N/A	N/A	N/A	\$10,000	8/1/2007	N/A	N/A	5	5
33-B	Internet Design & Consulting	521 East Main Avenue	Lease	04/02/07	04/10/07	4/24/2007	N/A	N/A	N/A	N/A	\$10,000	8/1/2007	N/A	N/A	1	1
34-B	Larson Latham Houtelle LLP	521 East Main Avenue	Lease	05/14/07	05/22/07	6/8/2007	N/A	N/A	N/A	N/A	\$60,000	7/1/2007	N/A	N/A	9	9
35-B	Retirement Consulting LLC	521 East Main Avenue	Lease	05/14/07	05/22/07	6/8/2007	N/A	N/A	N/A	N/A	\$12,500	7/1/2007	N/A	N/A	2	2
36-B	Jason Kirchmeier & Associates	501 East Main Avenue	Lease	06/20/07	06/28/07	7/11/2007	N/A	N/A	N/A	N/A	\$30,000	8/1/2007	N/A	N/A	1	1
37-B	Roger Kosti & Associates	501 East Main Avenue	Lease	06/20/07	06/28/07	7/11/2007	N/A	N/A	N/A	N/A	\$30,000	8/1/2007	N/A	N/A	1	1
38-B	Melike Financial Planning	501 East Main Avenue	Lease	06/20/07	06/28/07	7/11/2007	N/A	N/A	N/A	N/A	\$35,000	8/1/2007	N/A	N/A	2	2
39-B	Westgard Financial Services	501 East Main Avenue	Lease	06/20/07	06/28/07	7/11/2007	N/A	N/A	N/A	N/A	\$30,000	8/1/2007	N/A	N/A	1	1
40-B	Ranmaker Gusto Ventures, LLC	116 North 5th Street	Purchase w/Major	09/04/07	09/11/07	10/30/2007	\$166,800	\$137,500	\$300,000	\$21,000	\$5,400	5/21/2008	\$142,050	\$337,700	4	4
41-B	The Rainmaker Group, Inc.	116 North 5th Street	Lease	11/14/07	12/18/07	12/27/2007	N/A	N/A	N/A	N/A	\$530,000	6/12/2008	N/A	N/A	4	4
42-B	Capital Holdings, LLC/Roger Zink	402 East Main Avenue	Rehab	12/05/07	12/18/07	12/27/2007	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
43-B	Kriselco, Inc.	402 East Main Avenue	Lease	12/05/07	12/18/07	12/27/2007	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
44-B	Rock & Theresa Kaimale	413 East Broadway	Rehab	11/14/07	12/18/07	1/11/2008	\$184,400	\$136,636	\$263,500	\$28,000	\$28,000	10/1/2008	\$176,955	\$286,500	1	1
45-B	Centennial Plaza, LLC	116 North 4th Street	Purchase	12/05/07	12/18/07	1/22/2008	\$903,100	\$238,000	\$1,047,600	\$25,000	\$25,000	1/28/2008	\$167,664	\$930,200	0	0
46-B	Wesley's Inc.	423 East Broadway	Lease	02/21/08	03/11/08	3/18/2008	N/A	N/A	N/A	N/A	\$28,000	7/14/2008	N/A	N/A	1	1
47-B	Depot Associates	401 East Main Avenue	Rehab	04/18/08	05/13/08	5/28/2008	\$372,300	\$230,000	\$600,000	\$50,000	\$5,000	7/1/2008	\$243,344	\$569,300	0	0
48-B	FV Restaurant, Inc.	401/411 East Main Avenue	Lease	04/18/08	05/13/08	5/28/2008	N/A	N/A	N/A	N/A	\$150,000	6/27/2008	N/A	N/A	3	3
49-B	T. Casey Cashman	523 North 1st Street	Rehab	05/12/08	05/27/08	6/12/2008	\$103,100	\$25,000	\$130,000	\$10,000	\$5,000	12/15/2008	\$23,375	\$116,500	0	0
50-B	Stanton Financial	333 North 4th Street	Rehab	05/12/08	05/27/08	6/12/2008	\$1,154,900	\$2,500,000	\$2,654,600	\$270,000	\$550,000	12/1/2008	\$3,193,260	\$2,336,100	25	25
51-B	David Bliss, LLC	521 East Main Avenue	Lease	10/08/08	10/22/08	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
52-B	Mark Bernesh & Associates/Prudential	521 East Main Avenue	Lease	10/08/08	10/22/08	11/4/2008	N/A	N/A	N/A	N/A	\$15,000	4/1/2009	N/A	N/A	2	2
53-B	CG Investments, LLP	408 East Main Avenue	Rehab	03/11/09	03/24/09	4/21/2009	\$60,700	\$258,720	\$420,000	\$22,000	\$20,975	10/21/2009	\$199,620	\$512,100	0	0
55-B	Barney Stone Pub, LLC	408 East Main Avenue	Lease	08/10/09	08/23/09	7/7/2009	N/A	N/A	N/A	N/A	\$30,000	10/1/2009	N/A	N/A	46	46
56-B	Cavaller Homes, Inc.	408 East Main Avenue	Lease	08/10/09	08/23/09	7/7/2009	N/A	N/A	N/A	N/A	\$153,665	10/1/2009	N/A	N/A	3	3
54-B	RC Properties, LLP	800 East Sweet Avenue	Rehab/New Const	03/13/09	05/28/09	6/3/2009	\$576,100	\$2,145,500	\$1,800,000	\$68,000	\$485,000	1/20/2011	\$1,335,670			

