Bismarck

Community Development Department

RENAISSANCE ZONE AUTHORITY
MEETING AGENDA
July 17, 2012

City-County Office Building	4:00 p.m.	Second Floor Conference Room

1. **Call to Order**

2. **Renaissance Zone Projects – Public Hearings**

   a. Request of Kenneth Clark and David Clark for designation of the rehabilitation of the building at 106 East Thayer Avenue as a Renaissance Zone Project. The property is owned by Kenneth Clark and David Clark and is legally described as the east 50 feet of the west 125 feet of Lots 13-18, Block 110, Original Plat.

   b. Request of Bread Poets Baking Company, LLC for designation of the lease of space in the building at 106 East Thayer Avenue as a Renaissance Zone Project. The property is owned by Kenneth Clark and David Clark and is legally described as the east 50 feet of the west 125 feet of Lots 13-18, Block 110, Original Plat.

3. **Renaissance Zone Application and Required Submittal Items**
   a. Discussion

4. **Status of Revised Renaissance Zone Development Plan**
   a. Distribution of Renaissance Zone Development Plan to Authority members

5. **Status of Approved Renaissance Zone Projects**

6. **Other Business**

7. **Adjourn – Next regular meeting is scheduled for Tuesday, August 21, 2012.**

BISMARCK RENAISSANCE ZONE AUTHORITY
STAFF REPORT

BACKGROUND:

Title:
Kenneth Clark and Dave Clark – Rehabilitation

Status: Renaissance Zone Authority	**Date:** July 17, 2012
Street Address: 106 East Thayer Avenue	**Legal Description:** The east 50 feet of the west 125 feet of Lots 13-18, Block 110, Original Plat
Project Type: Rehabilitation	**Renaissance Zone Block Number:** Block 6
Applicant: Kenneth Clark and Dave Clark	**Owner:** Kenneth Clark and Dave Clark

Project Description:

The applicants are proposing to add on to the building by constructing a 25'x40' 1000 square foot addition to the east. Other improvements include an updated HVAC system, a new sewer line and awnings to match or complement the existing awnings on the Bread Poets storefront.

PROJECT INFORMATION:

Parcel Size: 7,500 square feet	**Building Floor Area:** 1,374 square feet (existing) 2,374 square feet (with addition)	**Certificate of Good Standing:** Received
Assessed Value of Building: $117,800 (building only)	**Proposed Investment:** $89,000+	**Estimated Value w/Investment:** $165,000 (estimate)
2011 Property Taxes: $2,927 (building only)	**Estimated Property Tax Benefit:** $23,430 over 5 years (100%)	**Estimated Income Tax Benefit:** $600 over 5 years

PROJECT REVIEW GUIDELINES:

High Priority Land Use: Yes – specialty retail	**Targeted Area:** Yes – building expansion	**Public Space/Design:** Yes – complementary to existing
Capital Investment: Yes - significant	**New/Expanding Business:** N/A	**Historic Property:** No – outside historic district

ADDITIONAL INFORMATION:

1. This building is located outside the boundaries of the Bismarck Historic District. The initial project proposed by the applicant was to construct a 19'x52' building addition. Due to the DF-Downtown Fringe zoning regulation, the applicants were informed that the building addition must extend to the edge of the property line along the east. The 19'x52' addition would have left a 6-foot gap between the building edge and the property line.

2. The exterior materials on the existing storefront include brick and a glazed pebble material around the windows. The glazed pebble material is not readily available and it would be difficult to replicate the finish on the proposed building. In lieu of the glazed pebble material, the applicants are proposing to treat the window areas with EIFS/Dry-Vit material that would be painted to match the pebble material.

3. The applicants recognize the need for street trees associated with this project and have agreed to install street trees if the City Forester determines there would be adequate space for the trees along Thayer Avenue. A final determination would be made once the existing utilities within the right-of-way have been located. Based on the street frontage, there would likely be enough space to install one or two trees within the sidewalk area.

FINDINGS:

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. The proposed building addition would satisfy the intent of the DF-Downtown Fringe zoning district regulations, which state that setbacks for new buildings should be similar to those on adjoining properties.

3. Using the 2011 assessed value of the buildings ($117, 800) and the proposed investment of $89,000, the level of re-investment is approximately 75 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 $37.49 based on a building footprint of 2,374 square feet.

4. The applicant anticipates that the exterior rehabilitation and construction of the addition would be complete by November 2012.

5. The Downtown Design Review Committee reviewed the proposed project on June 21, 2012 for compliance with the DF-Downtown Fringe zoning regulations. The initial Committee review noted that the original proposal to add a 19'x52' building to the east did not meet the intent of the DF-Downtown Fringe zoning district. Additionally, the Committee had concerns with the proposed exterior building material, HardiePlank. The Committee worked with the applicants to amend the initial proposal with building materials that would be similar to the existing materials. The Committee believes the proposed building addition project would fulfill the requirements of the zoning district by maintaining the original architectural style of the building, by mimicking the existing storefront, roofline and with complementary colors and materials.

RECOMMENDATION:

Based on the above findings, staff recommends approval of the designation of the rehabilitation and expansion of the building at 106 East Thayer Avenue by Kenneth Clark and Dave Clark 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.

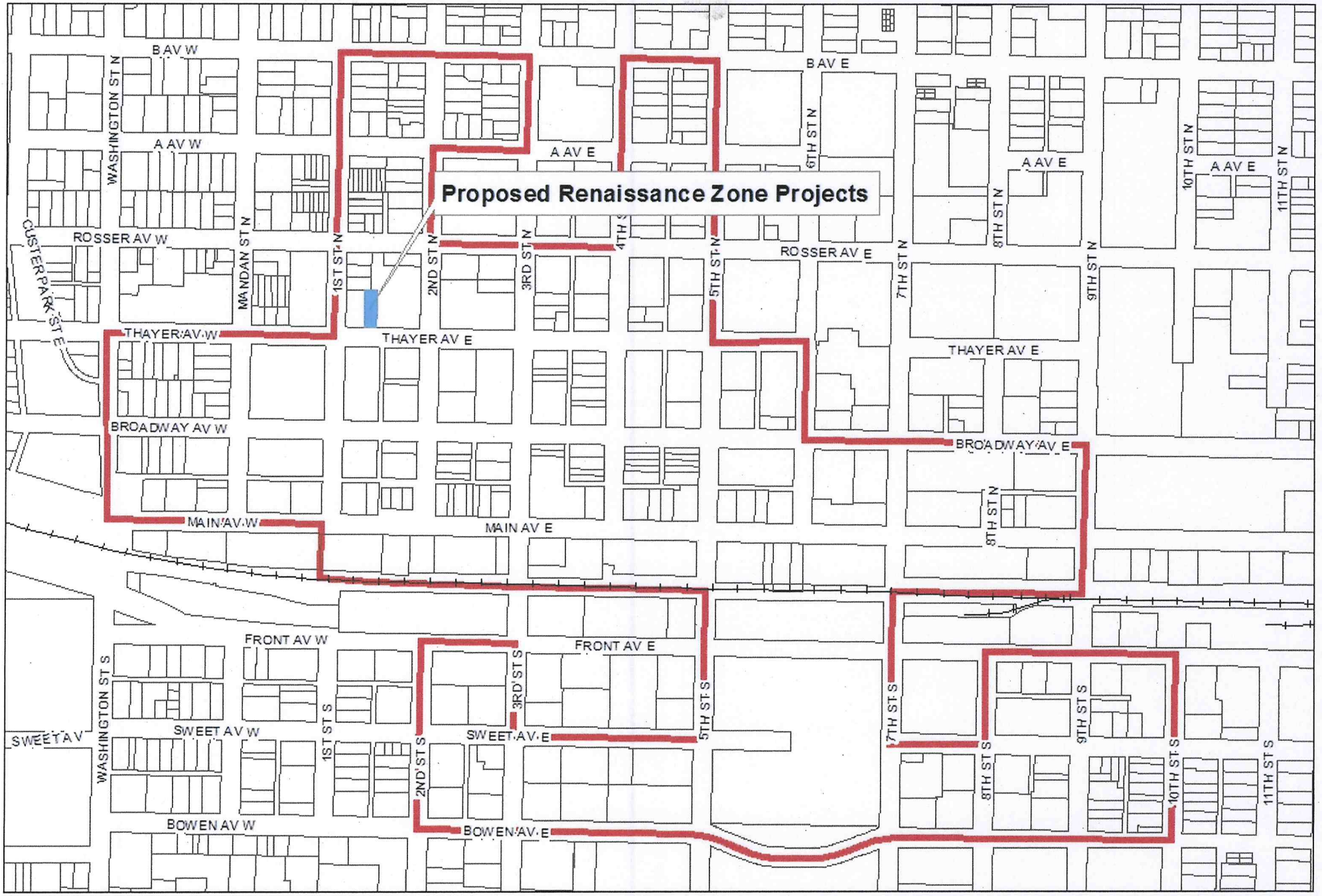
2. All the necessary building and other required permits are obtained prior to commencement of the project.

3. A final determination is made by the City Forester to determine if street trees can be installed within the right-of-way along the north side of Thayer Avenue.

PROJECT INFORMATION:	
Title: Kenneth Clark and Dave Clark	**Project Type:** Rehabilitation
Current Valuation: $117,800 (building only)	**Proposed Investment:** $89,000+

	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, A7, B2, D1, D2, D3, D4, and E4	20	20
2	Significant level of re-investment based on guidelines for rehabilitation projects Proposed re-investment total: 75%	20	20
	Subtotal	**40**	40
	PROJECT REVIEW GUIDELINES - REQUIRED:		
1	High Priority Land Use • 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 • Consideration for level of capital investment	15	15
3	Targeted Area • 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) • 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 • 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 • Within the downtown historic district • Contributing or non-contributing • Historic preservation component	10	0
	Additional Optional Points	**20**	10
	TOTAL	**120**	110

Proposed Renaissance Zone Projects - 106 East Thayer Avenue



City of Bismarck - Community Development Department - Planning Division

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

0 250 500 1,000 Feet

July 2012

BREAD POETS
where bread is an art form

106 E Thayer Ave., Bismarck ND 58501 (701) 222-4445

June 13, 2012

Renaissance Zone Authority
c/o City of Bismarck Planning Department
221 North 5th Street
Bismarck, ND 58501

RE: Bread Poets Baking Company Renaissance Zone Application

Members of the Renaissance Zone Authority:

The following information is provided in support of our Renaissance Zone lease project application.

Project Description

The lease project for Bread Poets encompasses a 988 sq/ft addition to the existing structure. The proposed addition will be 19 feet wide facing Thayer Avenue and run 52 feet back alongside the existing structure. The proposed addition will house all the ovens, an additional kneading table, an additional moulder, an additional divider, channel racks and cooling racks. It will also provide needed dry storage for bulk wheat kernels, flour and other bakery ingredients. The plan calls for a flat roof sloped to the east and will better facilitate drainage to the street. A commercial rooftop HVAC unit will be installed to heat and cool the addition. The oven hoods and exhaust fan will be moved to the addition and vented out through the roof. Upon completion of the structure, the parking lot will be resurfaced. The plan calls for a commercial glass door and large four foot window on the front of the addition and two commercial 36" delivery doors installed in the back of the addition. The floors will be stained and treated concrete to aid with cooling and allow for easy cleaning. The ceilings will be sheet rocked and fluorescent lighting installed to match the interior lighting/design of the current space. While no plumbing is needed, a sewer line will be stubbed in should it be needed in the future. We understand the façade of our current bakery to be part of our "Bread Poets" brand and great care will be taken with the addition to create a look that is harmonious and complimentary to our current structure. The HardiePanel Stucco siding will be colored to match the brick of the existing building and the trim color will match the trim and Stucco of the existing structure.

BREAD POETS
where bread is an art form

Impact of the project on historic properties

There are no perceived impacts of the project on historic properties.

Anticipated Tenant Mix

Bread Poets Baking Company will be the sole tenant and a fifteen year lease agreement is in place. Bread Poets is authorized to sublet the apartment above the bakery which is currently occupied.

Current Building Valuation

The current valuation of the building (minus the lot) is $117,800.

Estimated Building Valuation upon completion of project

The estimated building valuation upon completion of the project is $196,900.

How the project meets specific Renaissance Zone goals and objectives

The project is geared toward maintaining a downtown space that is feasible for Bread Poets to continue operations well into the future. Being the only specialty bread company in Bismarck for the past fourteen years has proven our business model is sound and our products are desirable. We have maintained a specialty niche that makes us a unique business in this region. The uniqueness of Bread Poets makes us a highly visible specialty retailer within the Zone. The artisan nature of our craft and regional brand we have built attracts circulation within the Zone and draws people from around the state/country into the Zone. Because Bread Poets has no seating and is a quick stop over-the-counter sales retailer, parking space needs are minimal and it is easily accessible during all hours of the day. The architecture of the project will match the architecture of the current building which is tasteful, appealing and very recognizable. This project will add to and uphold the quality, design and visual appearance of the Zone.

Estimate of Property Tax Benefit

The property tax is part of the CAM charges in the lease agreement between Bread Poets and Ken Clark. Therefore the benefit will be credited to Bread Poets in the form of monthly rent reductions. The estimated property tax benefit of this lease project is $23,430 over a five year period.

Estimate of State Income Tax Benefit

The lease project state income tax benefit to Bread Poets Baking Company, LLC is estimated to be $12,400 over a five year period.

BREAD POETS
where bread is an art form

Project Timetable

We would like to break ground on this project in mid August, with the foundation being set up and ready to build upon by early September. If that timing holds, we expect to have the addition completed by October 31, 2012.

Summary (narrative)

I founded Bread Poets Baking Company in September of 1998. I always dreamed of owning my own business and living in my hometown. Bread Poets was literally a dream come true for me. I have many fond memories of downtown Bismarck from my childhood and have been blessed to be a part of its fabric the past fourteen years. As I plan for the future needs of my business it is evident that space is our greatest need. Our production and sales have more than doubled since we first began. As we've added equipment and employees over the years, the space has remained the same. This lease project will help us secure our future in downtown Bismarck by meeting our space requirement needs and it will allow us to continue to grow well into the future. As our state faces the challenges and opportunities of a population explosion, I'm convinced people will continue to seek out community treasures like downtown Bismarck and I look forward to being a small part of its revitalization...the Renaissance of this Zone.

Thank you for your consideration of this lease project as we eagerly await your decision.

Sincerely,

Jon D. Lee
President
Bread Poets Baking Company, LLC

1004 sq/ft

			Type
Concrete	13000	Advantage Contracting	Verbal
frame/sheath	9800	Keller Building and Remodeling	Verbal
Roof/Gutters	4800	Keller Building and Remodeling	Verbal
Siding at 4.80 sq ft	4400	Keller Building and Remodeling	Verbal
Insulation	600	Keller Building and Remodeling	Verbal
Drywall/Hanging	2800	Keller Building and Remodeling	Verbal
Mud/Texture	1800	Keller Building and Remodeling	Verbal
Paint	1800	Keller Building and Remodeling	Verbal
Demo Entryway	1200	Mees Masonry	Verbal
HVAC	25000	Northern Plains	Written
Electrical/Lighting	4000	Applecreek Electric	Verbal
Double 36" Doors	1688	Precision Door	Written
Front Door	1400	Precision Door	Verbal
Flooring	2600	Keller Building and Remodeling	Verbal
Trim	800	Keller Building and Remodeling	Verbal
Plumbing	2600	Northern Plains Plumbing	Written
Dirt Work/Removal	900	Dakota Concepts	Verbal
Masonry	3500	Mees Masonry	Verbal
Eifs - front siding	2500		Estimate
MDU	3500	Joe Gusaas - MDU	Verbal

Total 88688

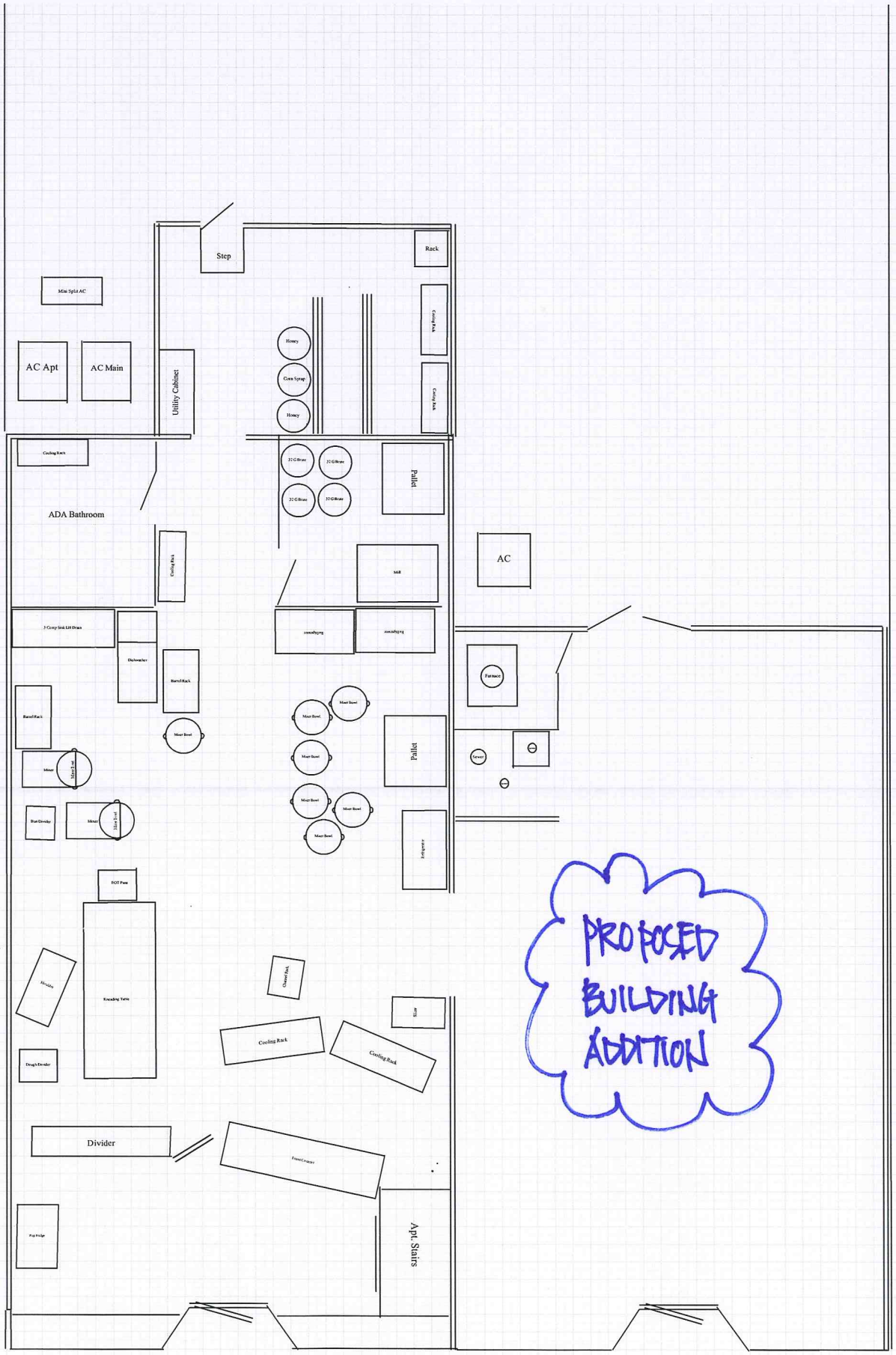
Bread Poets Investment

Table/Frame	1800	
Oven	6500	
Awning	3000	Indigo Signworks
Dunnage	1800	
Asphalt	8200	Dakota Concepts

Total 21300

RECEIVED
JUN 27 2012

Brick to match existing building.


Step
Rack
Mini Split AC
AC Apt
AC Main
Utility Cabinet
Honey
Corn Syrup
Honey
Cooling Rack
Cooling Rack
Cooling Rack
32 G Brate
32 G Brate
32 G Brate
32 G Brate
Pallet
ADA Bathroom
Cooling Rack
Mill
AC
3 Comp Sink LH Drain
Dishwasher
Barrel Rack
Furnace
Barrel Rack
Meat Bowl
Meat Bowl
Meat Bowl
Meat Bowl
Pallet
Sewer
Meat
Meat Bowl
Meat Bowl
Meat Bowl
Meat Bowl
Meat Bowl
Bun Divider
Meat
Meat Bowl
Refrigerator
EOT Pans
Kneading Table
Cooling Rack
Cooling Rack
Cooling Rack
Dough Divider
Divider
Front Counter
Apt. Stairs
PROPOSED BUILDING ADDITION

BISMARCK RENAISSANCE ZONE AUTHORITY
STAFF REPORT

BACKGROUND:

Title:
Bread Poets Baking Company, LLC – Lease

Status: Renaissance Zone Authority	**Date:** July 17, 2012
Street Address: 106 East Thayer Avenue	**Legal Description:** The east 50 feet of the west 125 feet of Lots 13-18, Block 110, Original Plat
Project Type: Lease	**Renaissance Zone Block Number:** Block 6
Applicant: Bread Poets Baking Company, LLC (Jon Lee)	**Owner:** Kenneth Clark and Dave Clark

Project Description:

The applicant is proposing to lease an additional 1,000 square feet of space in the building addition area proposed by the owners. The applicant will be expanding the production area for their bread products.

PROJECT INFORMATION:

Parcel Size: 7,500 square feet	**Building Floor Area:** 1,374 square feet (existing) 2,374 square feet (with addition)	**Certificate of Good Standing:** Received
Lease Area: 2,374 square feet	**Estimated Property Tax Benefit:** N/A	**Estimated Income Tax Benefit:** $12,400 over 5 years

PROJECT REVIEW GUIDELINES:

High Priority Land Use: Yes – service & specialty retail	**Targeted Area:** Yes – building expansion	**Public Space/Design:** Yes – complementary to existing
Capital Investment: N/A	**New/Expanding Business:** Yes – expanding business	**Historic Property:** No – outside historic district

FINDINGS:

1. The proposed use is consistent with the City's Renaissance Zone Development Plan.
2. The lease will be for an existing business located within the Renaissance Zone that will be physically expanding is lease space.
3. The applicant would be occupying space in building that has requested Renaissance Zone project status where the owners will be making a significant financial investment through capital improvements; therefore, no applicant investment is required. However, the applicant will be making a financial investment in the property directly related to the expansion of the leased space.
4. The project completion date is projected for November 2012.

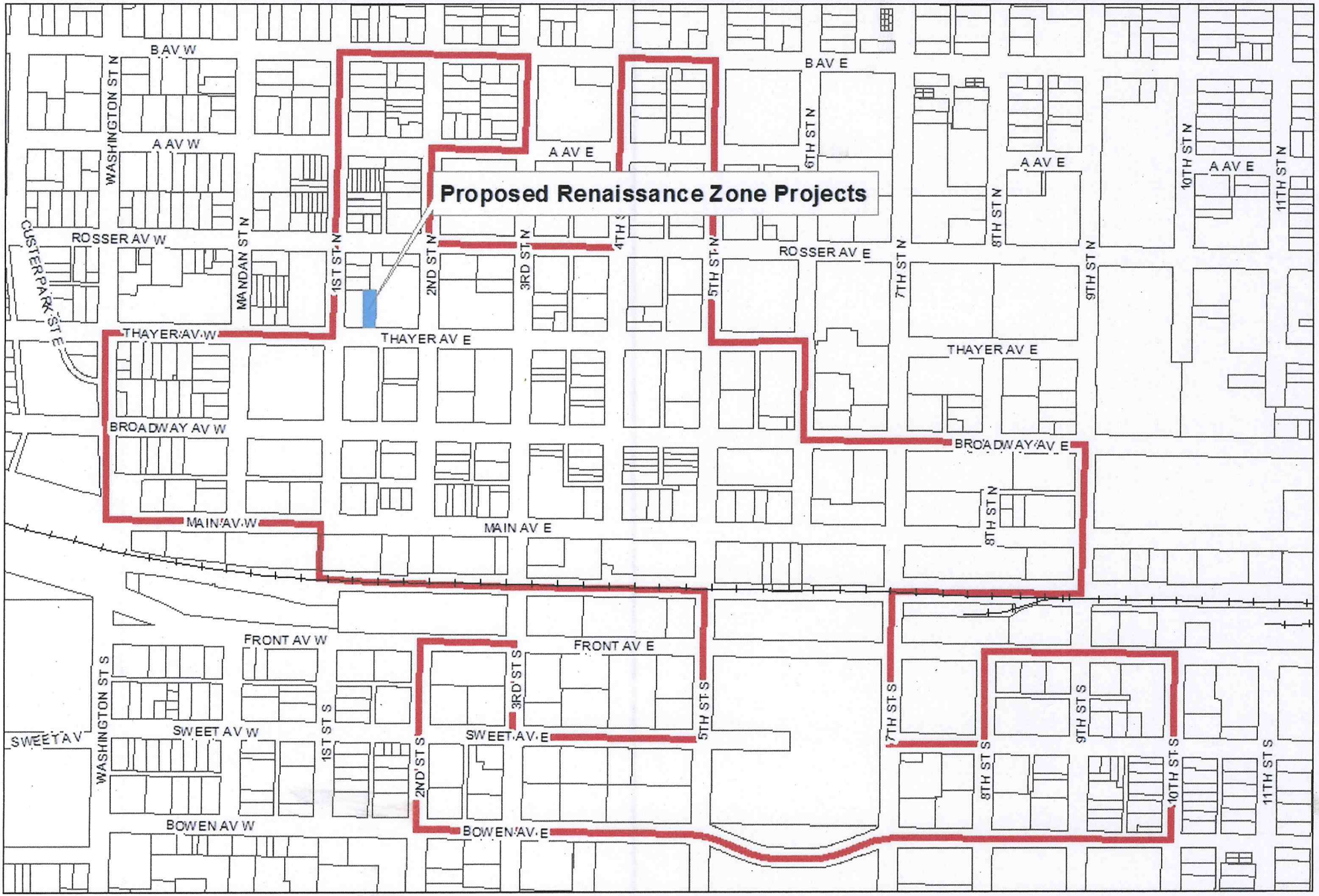
RECOMMENDATION:

Based on the above findings, staff recommends approval of the designation of the lease of space in the building at 106 East Thayer Avenue by Bread Poets Baking Company, 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.

Title: Bread Poets Baking Company, 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, A7, B2, D1, D2, D3, D4, and E4	20	20
2	New business, expanding business or continuation of lease	10	10
3	Within building rehabilitated as an approved Zone project or investment of at least $20 per square foot in improvements	10	10
	Subtotal	**40**	**40**
PROJECT REVIEW GUIDELINES - REQUIRED:			
1	High Priority Land Use • 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 • Consideration for level of capital investment (either by owner or lessee)	15	15
3	Targeted Area • 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) • 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 • 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 • Within the downtown historic district • Contributing or non-contributing • Historic preservation component	10	0
	Additional Optional Points	**20**	**0**
	TOTAL	**120**	**100**

Proposed Renaissance Zone Projects - 106 East Thayer Avenue



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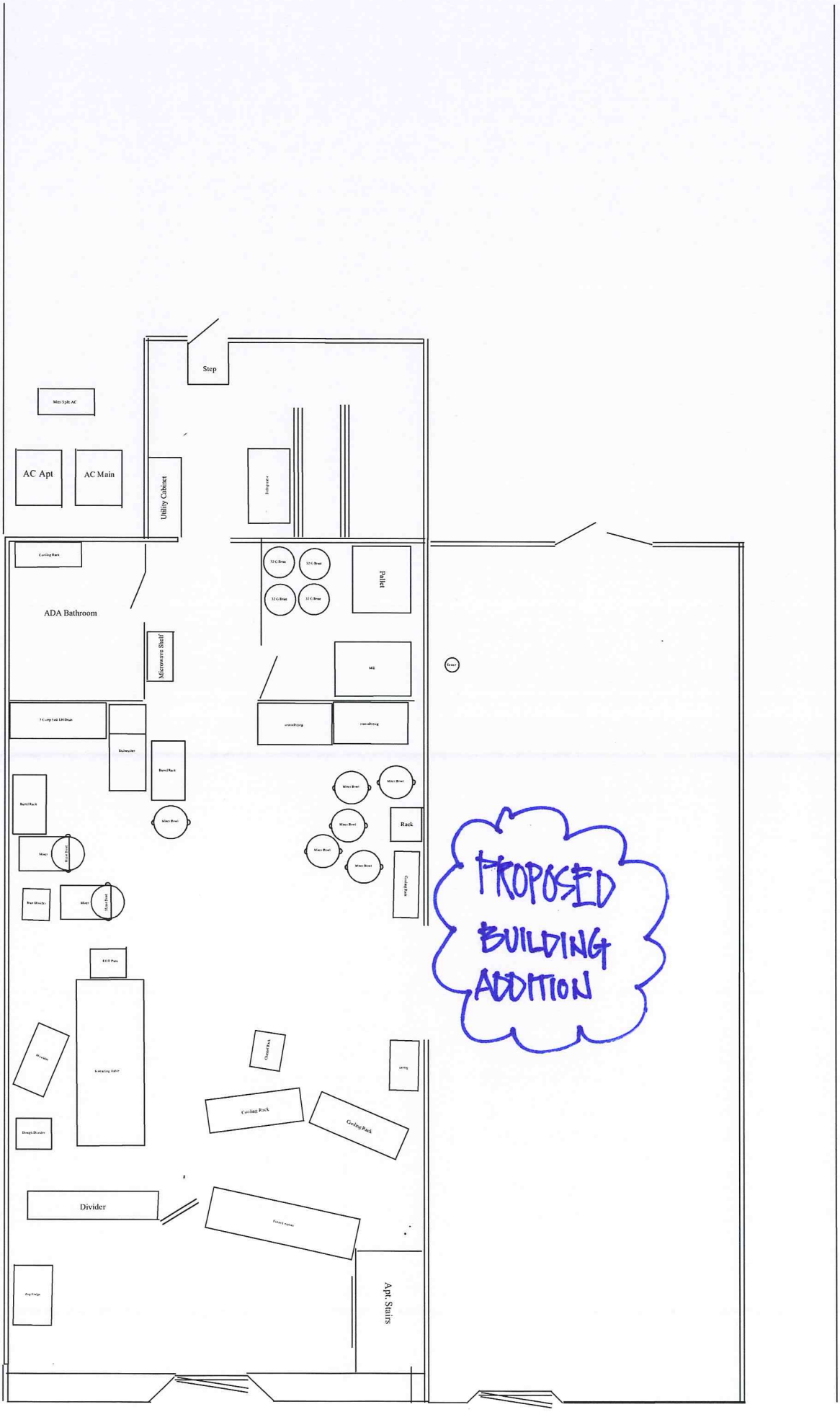
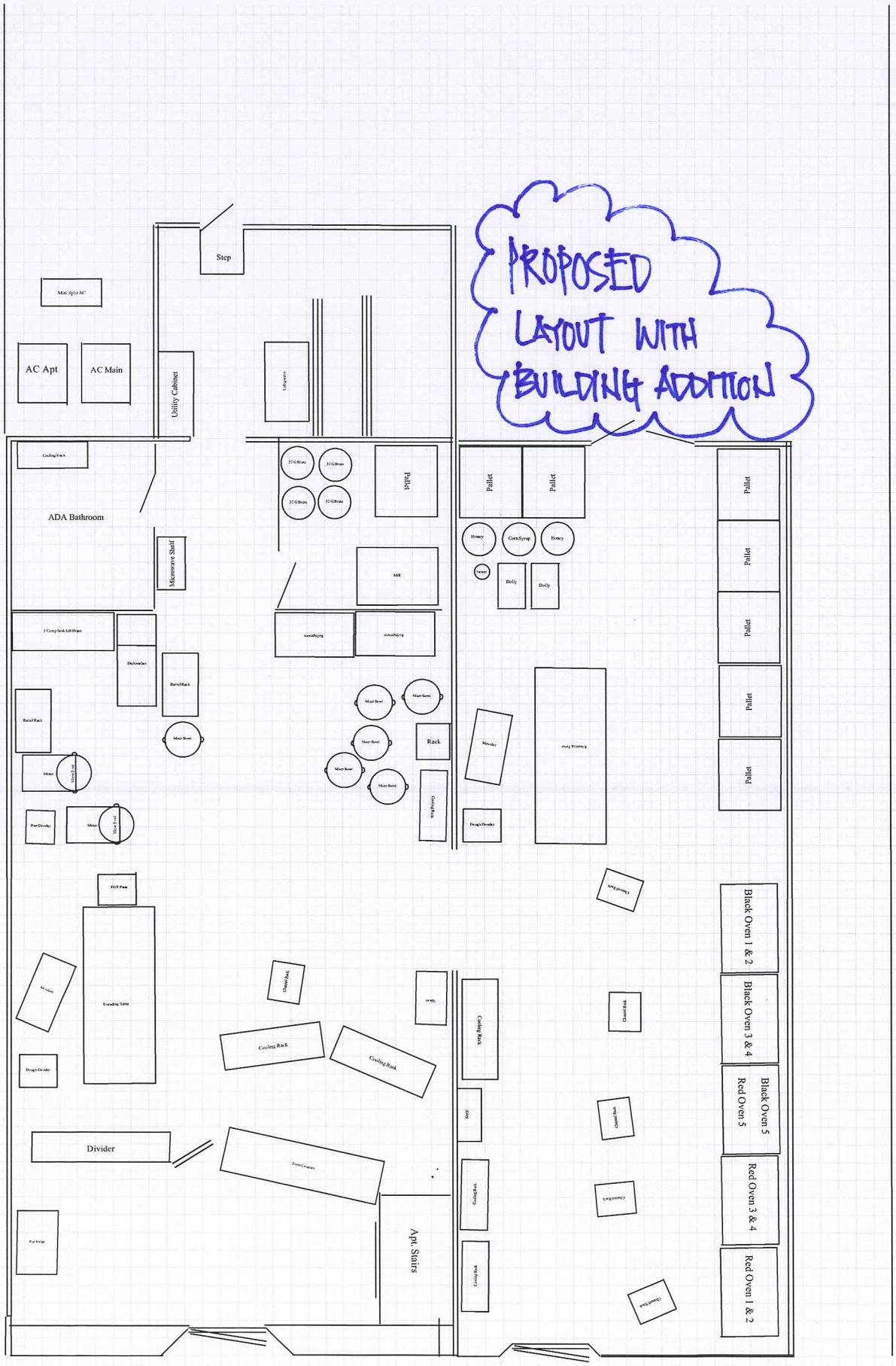
July 2012


Step
AC Apt
AC Main
Utility Cabinet
ADA Bathroom
Microwave Shelf
Pallet
Rack
Cooling Rack
Cooling Rack
Divider
Apt. Stairs
PROPOSED
BUILDING
ADDITION


PROPOSED LAYOUT WITH BUILDING ADDITION
Step
AC Apt
AC Main
Utility Cabinet
ADA Bathroom
Microwave Shelf
Pallet
Pallet
Pallet
Pallet
Pallet
Pallet
Pallet
Pallet
Honey
Corn Syrup
Honey
Dolly
Dolly
Rack
Divider
Apt. Stairs
Black Oven 1 & 2
Black Oven 3 & 4
Black Oven 5
Red Oven 5
Red Oven 3 & 4
Red Oven 1 & 2

Project	Applicant	Street Address	Project Type	RZA Hearing	Commission Approval	State Approval	Beginning Building Market Value	Proposed Investment	Estimated Building Value w/Investment	Estimated Property Tax Benefit	Estimated State Income Tax Benefit	Completion Date	Actual Investment	2010 Building Market Value	Jobs Credated FTE	Parcel ID
01-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/Major	12/10/02	12/17/02	1/2/2003	$77,000	$44,366	$150,000	$18,095	$5,650	12/1/2003	$66,397	$192,800	0	0001-063-001
02-B	Dakota Building Partnership	501 East Main Avenue	Purchase - Land	01/06/03	01/07/03	2/26/2003	$444,200	$300,000	$540,000	$32,023	$7,500	1/31/2007	$284,195	$671,800	0	0001-012-000
03-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/Major	02/07/03	02/11/03	4/21/2003	$500	$600,000	$500,000	$61,000	$2,500	12/31/2007	$618,111	$1,037,300	0	0001-012-001
04-B	Duemelands Commercial LLLP	301 East Thayer Avenue	Lease	07/14/03	07/22/03	9/25/2003	N/A	N/A	N/A	N/A	$609	12/1/2003	N/A	N/A	2	
05-B	John & Barbara Grinsteiner	200 North Mandan Street	Purchase	10/07/03	10/14/03	10/16/2003	$43,300	$5,000	$77,500	$5,550	$2,000	10/17/2003	N/A	$110,600	2	0001-084-025
06-B	Woodmansee's	114 North 4th Street	Rehab/Historic	10/30/03	11/15/03	11/21/2003	$49,900	$125,000	$120,000	$15,500	$25,000	1/26/2005	$129,333	$125,500	1	0001-050-015
07-B	Bertsch Properties LLC	207 East Front Avenue	Rehab	11/19/03	11/25/03	12/3/2003	$371,200	$601,600	$1,455,000	$186,375	$8,200	1/19/2005	$734,707	$2,673,100	0	0001-049-005
08-B	Northland 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	9/16/2004	N/A	N/A	14.25	
09-B	Bertsch Properties LLC	218 South 3rd Street	Rehab	11/19/03	11/25/03	12/3/2003	$142,300	$329,150	$840,000	$107,600	$3,000	1/20/2005	$378,013	$696,900	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	$4,408,200	$550,000	$1,248,000	10/26/2005	$2,400,776	$4,943,900	7.5	0001-039-001
11-B	PJCM Partners, LLP	901/907 East Front Avenue	Rehab	03/03/04	03/23/04	3/29/2004	$151,300	$298,840	$420,000	$52,795	$2,700	6/30/2005	$409,846	$541,400	3	0005-035-015
12-B	Mark Gartner	302 East Thayer Avenue	Rehab	05/25/04	05/25/04	6/4/2004	$49,900	$85,000	$125,000	$15,715	$4,700	12/6/2005	$103,455	$141,000	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	6/22/2005	$263,473	$324,100	1	0001-060-005
14-B	Daryl Rosenau & Clarence Sayler	225 West Broadway Avenue	Purchase	02/07/05	02/08/05	2/16/2005	$176,000	$69,550	$182,500	$21,470	$1,750	12/26/2007	$70,002	$244,900	0	0001-030-065
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	9/15/2006	$698,396	$729,600	6	0001-108-001
16-B	Pirogue Grille, Inc.	121 North 4th Street	Lease	03/02/05	03/08/05	3/22/2005	N/A	$128,000	N/A	N/A	$3,500	8/24/2005	N/A	N/A	8	
17-B	Zorells Jewelry Inc.	221 South 9th Street	New Construction	09/20/04	03/08/05	3/22/2005	$20,100	$200,000	$200,000	$25,000	$4,000	7/30/2005	$191,898	$205,800	6	0005-035-040
18-B	Susan & Ed Stroh/Petals & More	122 East Rosser Avenue	Rehab	08/25/05	09/13/05	9/21/2005	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	
19-B	CCC Properties, LLLP	310 South 5th Street	Purchase	08/25/05	09/13/05	9/21/2005	$410,400	$168,000	$450,000	$58,500	$10,500	7/1/2006	$298,372	$470,700	0	0001-067-011
20-B	American Bank Center	320 North 4th Street	Rehab	09/21/05	09/27/05	10/4/2005	$809,500	$3,100,000	$2,000,000	$258,760	$250,000	8/1/2009	$2,301,478	$2,238,100		0001-106-001
21-B	Foot Care Associates PC	310 South 5th Street	Lease	01/12/06	01/24/06	2/3/2005	N/A	N/A	N/A	N/A	$1,000	4/1/2006	N/A	N/A	3.5	
22-B	Dentyne, 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	3/13/2006	N/A	N/A	12	
23-B	Duemelands 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	12/1/2006	$227,295	$192,400	0	0001-063-001
24-B	Duemelands 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	12/1/2006	$233,855	$398,700	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	$41,600	$1,000	12/27/2007	$91,672	$278,300	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	12/4/2006	N/A	N/A	21	
27-B	Gem Group LLC	412 East Main Avenue	Rehab	05/23/06	05/23/06	5/30/2006	$47,800	$40,000	$75,000	$5,990	$6,500	10/20/2006	$50,292	$71,600	0	0001-048-030
28-B	Heartland 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	
29-B	Bismarck MSA dba Verizon Wireless	302 South 3rd Street	Lease	07/24/06	07/25/06	8/2/2006	N/A	$100,000	N/A	N/A	$172,000	9/14/2006	N/A	N/A	6	

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30-B	Main Avenue Properties, LLC	122 East Main Avenue	New Construction	10/09/06	10/10/06	12/5/2006	N/A	$3,020,590	$3,200,000	$370,000	$15,000	12/17/2007	$2,370,152	$2,371,400	0	0001-054-023
31-B	Dakota Office Building, LLC	300 North 4th Street	Purchase	02/05/07	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	0001-106-015
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	
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	
34-B	Larson Latham Heuttle 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	
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	
36-B	Jason Kirchmeier & Associates	501 East Main Avenue	Lease	06/20/07	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	$30,000	8/1/2007	N/A	N/A	1	
37-B	Roger Koski & Associates	501 East Main Avenue	Lease	06/20/07	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	$30,000	8/1/2007	N/A	N/A	1	
38-B	Melvie Financial Planning	501 East Main Avenue	Lease	06/20/07	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	$35,000	8/1/2007	N/A	N/A	2	
39-B	Westgard Financial Services	501 East Main Avenue	Lease	06/20/07	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	$30,000	8/1/2007	N/A	N/A	1	
40-B	Rainmaker 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	0001-048-015
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	
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	
43-B	Kinselco, Inc.	402 East Main Avenue	Lease	12/05/07	12/18/07	12/27/2007	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	
44-B	Rick & Theresa Keimele	413 East Broadway	Rehab	11/14/07	12/18/07	1/11/2008	$184,400	$136,836	$263,500	$28,000	$28,000	10/1/2008	$176,955	$266,500	1	0001-048-001
45-B	Centennial Plaza, LLC	116 North 4th Street	Purchase	12/05/07	12/18/07	1/22/2008	$803,100	$238,000	$1,047,600	$25,000	$25,000	1/29/2009	$167,894	$930,200	0	0001-050-010
46-B	Westley's Inc.	423 East Broadway	Lease	02/21/08	03/11/08	3/19/2008	N/A	N/A	N/A	N/A	$28,000	7/14/2008	N/A	N/A	1	
47-B	Depot Associates	401 East Main Avenue	Rehab	04/18/08	05/13/08	5/28/2008	$372,300	$200,000	$600,000	$50,000	$5,000	7/1/2009	$243,344	$569,300	0	0001-010-001
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	
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	0005-016-070
50-B	Starion Financial	333 North 4th Street	Rehab	05/12/08	05/27/08	6/12/2008	$1,154,600	$2,500,000	$2,654,600	$270,000	$550,000	12/1/2509	$3,193,260	$2,336,100	25	0001-104-030
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	
52-B	Mark Benesh & 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	
53-B	CIG Investments, LLP	408 East Main Avenue	Rehab	03/11/09	03/24/09	4/21/2009	$80,700	$258,720	$420,000	$22,030	$20,975	10/21/2009	$199,620	$512,100	0	0001-048-040
54-B	RC Properties, LLLP	800 East Sweet Avenue	Rehab/New Const.	05/13/09	05/26/09	6/3/2009	$576,100	$2,145,500	$1,900,000	$68,000	$485,000	1/20/2011	$1,335,670		0	0001-037-025
55-B	Blarney Stone Pub, LLC	408 East Main Avenue	Lease	06/10/09	06/23/09	7/7/2009	N/A	N/A	N/A	N/A	$30,000	10/1/2009	N/A	N/A	46	
56-B	Cavalier Homes, Inc.	408 East Main Avenue	Lease	06/10/09	06/23/09	7/7/2009	N/A	N/A	N/A	N/A	$153,665	10/15/2009	N/A	N/A	3	
57-B	Jim Poolman Consulting, Inc.	408 East Main Avenue	Lease	06/10/09	06/23/09	7/7/2009	N/A	N/A	N/A	N/A	$50,000	9/5/2009	N/A	N/A	1	
58-B	TFRE, LLC	120/124 North 4th Street	Purchase w/ Major	06/10/09	06/23/09	6/25/2009	$231,100	$245,284	$350,000	$30,000	$15,000	11/1/2010	$246,603	$350,000	0	0001-050-001
59-B	Boardwalk on Broadway	100 West Broadway	Rehabilitation	08/12/09	08/25/09	9/11/2009	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	

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60-B	SRSSM Partnership	122 East Broadway	Purchase w/ Major	10/14/09	10/27/09	11/25/2009	$437,680	$727,000	$843,500	$54,080	$843,500	6/17/2010	$620,109	$882,000	0	0001-060-025
61-B	Sheldon A. Smith, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	$192,500	6/21/2010	N/A	N/A	1.5	
62-B	Randall J. Bakke, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	$192,500	6/21/2010	N/A	N/A	1	
63-B	Scott K. Porsborg, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	$192,500	6/21/2010	N/A	N/A	1	
64-B	Mitchell D. Armstrong, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	$192,500	6/21/2010	N/A	N/A	0.5	
65-B	Suzanne K. Schweigert, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	$192,500	6/21/2010	N/A	N/A	1.5	
66-B	Kranzler Kingsley Communications, LTD	501 East Main Avenue	Lease	12/9/2009	12/22/09	1/10/2010	N/A	$180,000	N/A	N/A	$17,000	7/16/2010	$295,896	N/A	4	
67-B	IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	12/9/2009	12/22/09	1/10/2010	$1,251,000	$1,136,650	$1,818,000	$125,287	$0	9/8/2010	$837,783		0	0001-042-001
68-B	J & J Smith Property Management, LLC	115 North 4th Street	Purchase w/ Major	1/13/2010	01/26/10	2/12/2010	$294,400	$120,000	$437,000	$25,000	$2,500	10/25/2010	$161,746		0	0001-048-050
69-B	Jimmy John's	301 South 3rd Street	Lease	2/10/2010	02/23/10	3/2/2010	N/A	$75,000	N/A	N/A	$8,000	7/13/2010	$140,000	N/A	14	
70-B	J2 Studio Architecture + Design	521 East Main Avenue	Lease	2/10/2010	02/23/10	3/2/2010	N/A	N/A	N/A	N/A	$8,000	3/11/2010	N/A	N/A	1	
71-B	JS Bridal, LLC	115 North 4th Street	Lease	6/9/2010	06/22/10	7/2/2010	N/A	N/A	N/A	N/A	$4,000	11/1/2010	N/A		4	
72-B	Toasted Frog West, LLC	124 North 4th Street	Lease	10/19/2010	10/26/10	11/10/2010	N/A	N/A	N/A	N/A	$12,000	12/1/2010	N/A	N/A	10	
73-B	A.L. Brend, DDS	207 East Front Avenue	Lease	10/13/2010	10/26/10	11/10/2010	N/A	$300,000	N/A	N/A	$55,000	10/24/2011	N/A	N/A	8	
74-B	Magi-Touch Carpet & Furniture, Inc	800 East Sweet Avenue	Lease	10/19/2010	10/26/10	11/10/2010	N/A	N/A	N/A	N/A	$106,000	2/1/2011	N/A	N/A	3	
75-B	613 Development Corporation	401 North 4th Street	New Construction	10/19/2010	10/26/10	11/10/2010	N/A	$3,500,00	$3,500,00	$15,500	$15,000					0001-122-030
76-B	Spaces, Inc.	122 East Main Avenue	Lease	1/12/2011	01/25/11	2/7/2011	N/A	$60,000	N/A	N/A	$7,500	2/21/2011	N/A	N/A	3.5	
77-B	Aimee C. Reidy	306 South 10th Street	Rehabilitation	3/9/2011	03/22/11	4/17/2011	$68,200	$20,000	$120,000	$5,500	$2,500	8/24/2011	$45,433		0	0005-077-010
78-B	Four-2-Five on Broadway/Loran Galpin	123 North 4th Street	Purchase w/Major	4/13/2011	04/26/11	5/17/2011	$96,300	$1,100,000	$1,200,000	$41,000	$6,000	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
79-B	Jennifer I. Davis	522 North 5th Street	Purchase w/Major	5/11/2011	05/24/11	6/12/2011	$41,400	$300,000	$250,000	$5,170	$42,050	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	0015-013-005
80-B	Pine Properties, LLC	100 West Broadway Avenue	New Construction	6/8/2011	06/28/11	8/10/2011	$25,00	$27,000,000	$23,500,000	$1,869,310	$15,000					0001-058-010
81-B	HST, LLC	506/510 East Main Avenue	Rehabilitation	07/12/11	7/26/2011	8/10/2011	$243,500	$3,100,000	$3,000,000	$238,635	$15,439					0001-046-020
82-B	Daymarck, LLC	521 East Main Avenue	Lease	07/12/11	7/26/2011	8/10/2011	N/A	N/A	N/A	N/A	$80,000				4	
83-B	JLB-BIS, Inc.	217 North 3rd Street	Rehabilitation	02/21/12	2/28/2012	3/12/2012	$113,500	$350,000	$265,000	$20,750	$75,000				25	001-064-040
84-B	Broadway Centre, LLC	100 West Broadway	Lease	02/21/12	2/28/2012	3/12/2012	N/A	N/A	N/A	N/A	$10,000				35	
85-B	Pine Properties, LLC	100 West Broadway	Lease	02/21/12	3/27/2012		N/A	N/A	N/A	N/A	$0					
86-B	Pine Investment Compay, LLC	100 West Broadway	Lease	02/21/12	3/27/2012		N/A	N/A	N/A	N/A	$351,020		N/A	N/A		
87-B	Pine Enterprises, LLC	100 West Broadway	Lease	02/21/12	3/27/2012		N/A	N/A	N/A	N/A	$0		N/A	N/A		
88-B	Pine Petroleum, Inc.	100 West Broadway	Lease	02/21/12	3/27/2012		N/A	N/A	N/A	N/A	$509,880		N/A	N/A		
89-B	Pine Oil Company	100 West Broadway	Lease	02/21/12	3/27/2012		N/A	N/A	N/A	N/A	$16,485		N/A	N/A		

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90-B	Kenneth Clark and Dave Clark	106 East Thayer Avenue	Rehabilitation	07/17/12			$117,800	$89,000		$24,430	$600					001-110-035
91-B	Bread Poets Baking Company, LLC	106 East Thayer Avenue	Lease	07/17/12			N/A	N/A	N/A	N/A	$12,400					
					TOTALS		$13,848,880	$53,513,759	$57,332,400	$5,035,648	$7,476,123		$15,137,081	$26,192,700	348.75	