



Community Development Department

**RENAISSANCE ZONE AUTHORITY
MEETING AGENDA
October 8, 2020**

Tom Baker Meeting Room 4:00 p.m. City-County Office Building

SPECIAL NOTICE ON PUBLIC ACCESS

Watch live meeting coverage on Government Access Channels 2 & 602HD, listen to Radio Access 102.5 FM Radio, or stream FreeTV.org and RadioAccess.org. Agenda items can be found online at www.bismarcknd.gov/agendacenter.

Due to ongoing public health concerns related to COVID-19, the City of Bismarck is encouraging citizens to provide their comments for public hearing items on this agenda via email to dnairn@bismarcknd.gov. The comments will be sent to the Renaissance Zone Authority prior to the meeting and included in the minutes of the meeting. To ensure your comments are received and distributed prior to the meeting, please submit them by 12noon on the day of the meeting and reference the agenda item your comment addresses.

If you would like to appear via video or audio link for a 3-5-minute comment on a public hearing item, please provide your e-mail

address and contact information to dnairn@bismarcknd.gov at least one business day before the meeting.

The physical meeting room will be open to the public, but we certainly understand the public wishing to limit their exposure at this time, while still participating in government. Before entering the City-County Office Building, all individuals should self-screen for COVID-19 symptoms or potential exposure and, if unable to pass the screening protocol, will be expected to participate remotely in the meeting for the public's safety.

Some Renaissance Zone Authority members may be attending this meeting in person, but it is anticipated that most will participate remotely. The number of meeting participants attending in person in the Tom Baker Meeting Room, including the Renaissance Zone Authority, will be limited to maintain social distancing



MINUTES

- 1. Consider approval of the minutes of the September 10, 2020 regular meeting of the Renaissance Zone Authority.

REGULAR AGENDA

Requests for Renaissance Zone and/or Downtown Design Review approval

2. Prince Hotel Rehabilitation | 114 North 3rd Street

- Renaissance Zone | RZ2020-0026
Staff recommendation: Approve approve continue table deny

3. The North Dakota Guaranty and Title Co. Renovations | 324 North 3rd Street

- Downtown Design Review | DDR2020-009 11
Staff recommendation: Approve approve continue table deny

4. First Street Lofts Extension Request | 215 South 1st Street

- Renaissance Zone | RZ2019-003 17
Staff recommendation: Approve approve continue table deny

5. 630 Main Apartments Extension Request and Design Revision | 630 East Main Avenue

- Renaissance Zone | RZ2018-005 21
Staff recommendation: Approve approve continue table deny

OTHER BUSINESS

- 6. Report from the City Staff
- 7. Report from the Downtowners

ADJOURNMENT

- 8. **Adjourn.** The next regular meeting is scheduled for **November 12, 2020.**

Enclosure: *Renaissance Zone Project Status Spreadsheet*

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
September 10, 2020**

The Bismarck Renaissance Zone Authority met on September 10, 2020 in the Tom Baker Meeting Room in the City-County Office Building at 221 North 5th Street. Due to ongoing public health concerns related to COVID-19, the meeting was held remotely via the online platform Zoom as well as the meeting room. Chair Christianson presided remotely.

Authority members present were Jim Christianson, Joe Fink, Dustin Gawrylow, Todd Van Orman, and Greg Zenker.

Authority members absent were George Keiser and Curt Walth.

Technical Advisor Bruce Whittey was present and Technical Advisor Steph Smith was absent.

Staff members present were Sandra Bogaczyk (Office Assistant II), Jannelle Combs (City Attorney), Ben Ehreth (Community Development Director), Allison Jensen (City Assessor), Kim Lee (Planning Manager) and Daniel Nairn (Senior Planner).

Guests present were Kate Herzog (The Downtowners) and Chad Johnson (First Western Bank).

CALL TO ORDER

Chair Christianson called the meeting to order at 4:04 p.m.

MINUTES

The minutes of the June 11, 2020 meeting were distributed prior to the meeting.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Van Orman to approve the minutes of the June 11, 2020 meeting. The motion passed unanimously by voice vote with members Fink, Gawrylow, Van Orman, Zenker and Chair Christianson voting in favor.

**DOWNTOWN DESIGN REVIEW – 304 EAST FRONT AVENUE
FIRST WESTERN BANK AND TRUST – FENCE**

Mr. Nairn gave an overview of the staff report and stated that the applicant, First Western Bank and Trust, is requesting downtown design review approval for the installation of a fence along

the east border of the property at 304 East Front Avenue. Mr. Nairn stated that the proposed material is a municipal-grade metal and would be six feet tall with a gate insert, to be controlled by the property owner and generally kept locked. He stated that the property is adjacent to Bismarck Parks and Recreation property.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed design for a fence at 304 East Front Avenue as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Mr. Johnson stated that installation is scheduled for the end of October.

MOTION: A motion was made by Mr. Van Orman and seconded by Mr. Fink to approve the proposed design for a fence at 304 East Front Avenue as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

The motion passed unanimously with members Fink, Gawrylow, Van Orman, Zenker and Chair Christianson voting in favor.

OTHER BUSINESS

REPORT FROM CITY STAFF

Mr. Nairn stated that the subcommittee task force, created to study the effectiveness of the Renaissance Zone program, met twice since the Authority's last meeting. There is a scheduled third meeting in one week, but there was nothing to report yet, and the draft outcome will be included in a future agenda packet.

Mr. Nairn stated that it was concluded that not enough survey responses were returned in order to create a viable statistical response to the questions about owners' experiences with the Renaissance Zone program.

Mr. Nairn stated that several projects are underway and moving forward in the downtown area, some of which will need to request extensions of their completion deadline from the Renaissance Zone Authority.

REPORT FROM THE DOWNTOWNERS

Ms. Herzog reported on the state of the downtown economy and said that some business sectors are doing better than others due to COVID-19 restrictions. She mentioned that the annual Downtown Street Fair will still be held, but 50% of the typical vendors will be attending and other precautions will be taken.

ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 4:15 p.m. to meet again on October 8, 2020.

Respectfully submitted,

Sandra Bogaczyk
Recording Secretary

Jim Christianson
Chair



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 2

October 8, 2020

Application for: Renaissance Zone

TRAKiT Project ID: RZ2020-002

Project Summary

<i>Title:</i>	Prince Hotel Rehabilitation
<i>Project Type:</i>	Rehabilitation
<i>Status:</i>	Renaissance Zone Authority
<i>Applicant(s)</i>	Rolf Eggers
<i>Owner(s):</i>	Transition Florida, LLC
<i>Project Description:</i>	Rehabilitate 4-story mixed use building, including ground-floor commercial spaces and apartments on upper floors



Street Address: 114 North 3rd Street

Legal Description: Lots 4-6, Block 52, Original Plat

RZ Block # 18

Project Information

<i>Parcel Size (square feet):</i>	10,500	<i>Building Floor Area (square feet):</i>	35,413	<i>Certificate of Good Standing:</i>	Pending
<i>Assessed 2020 Building Value:</i>	\$1,560,000	<i>Proposed Investment:</i>	\$780,000	<i>Estimated Value with Investment:</i>	\$1,800,000
<i>2020 Property Taxes:</i>	\$18,131	<i>Estimated Property Tax Benefit:</i>	\$94,600	<i>Estimated Income Tax Benefit:</i>	Pending

Staff Analysis

Transition Florida, LLC is requesting approval of a Rehabilitation Renaissance Zone project for the 4-story mixed use building known as the Prince Hotel at 114 North 3rd Street.

The public has been duly notified of this request. A notice was published in the Bismarck Tribune on September 29th and October 2nd and 31 letters were mailed to the owners of nearby properties on September 25th.

The applicant is proposing to rehabilitate the mixed-use building. This includes the installation of new storefronts and windows on the ground floor for commercial occupancy. The existing ground-floor lobby would be

converted to a commercial space, with an access hall from North 3rd Street to be used for the residences. New transom windows would be installed in the upper portions of the storefront. New lighting and decorative accents would be installed on the ground-floor of the façade.

The electrical and heating system would be replaced for the entire building, including new lighting throughout. The project also includes necessary repairs to the elevators to assure safe working order. The residential uses of the building, consisting of 71 apartments, would remain the same. Cosmetic improvements would be made to the apartment units,

although these costs are not included in the project cost estimate.

According to the Development Plan, rehabilitation projects must “eliminate any and all deteriorated conditions visible on the exterior of the building.” The applicant has submitted a condition assessment form which is attached to this report. The roof was recently replaced in 2018. Brick on the façade is in good condition and not in need of any repairs, with the exception of small areas of the ground-floor storefront which will be replaced. The outward-facing double-hung windows were installed in the 1980s. There is some isolated damage that would be repaired as needed. Windows facing the courtyard are older. Comprehensive replacement of windows is not proposed.

No downtown design review approval is requested at this time. The applicant would like to begin the interior portions of the project over this winter and complete the storefront rehabilitation in the Spring of 2021. Designs for this would be presented to the Downtown Design Review Committee at that time.

This building is a contributing structure to the Downtown Historic District. It was constructed in 1916 with an addition to the north in 1926. Many of the original historic elements on the exterior remain in place in good condition, and the applicant intends to preserve the historic character of the building with the rehabilitation.

In the Renaissance Zone Development Plan, the minimum investment required is 50% of the assessed building value or \$40 per square foot of finished floor area, whichever is higher. The first threshold is based on state rules and cannot be varied. The Development Plan gives the Renaissance Zone Authority the authority to waive the per-square-foot threshold “for good reason.”

The 2020 assessed building value of this property is \$1,560,000, which results in a minimum investment requirement of \$780,000. The total floor area of the building is 35,413 square feet, which results in a minimum investment of \$1,416,520. The applicant proposed a total project cost for capital improvements of \$780,000 and requests a waiver from the per-square foot requirement.

The following rationale may be considered for the waiver from the minimum investment requirements:

1. The assessed building value may exceed the true value of the building. The Bismarck Assessing Department has evaluated the structure and will propose an abatement for the City Commission to consider. If approved, the abatement would take effect in tandem with the Renaissance Zone project. The amount of the reduction has not yet been determined, but can be provided by the time of the meeting.
2. The majority of the floor area is for residential use, which tends to have lower input costs than commercial rehabilitation. The Renaissance Zone Authority recently reduced the minimum investment requirements for multifamily



Façade of building from North 3rd Street facing north



Storefronts to be replaced from North 3rd Street facing south

residential new construction, but has not made any similar adjustment for rehabilitation.

- 3. The property is a prominent historic building that would be improved and preserved, given the potential to promote updates and redevelopment of surrounding properties.
- 4. The project would result in the retention of 71 units of housing available for affordable rental rates.
- 5. Replacement of ground-floor storefronts would remedy significant blighted conditions that were not created by the present owner.
- 6. Cosmetic improvements will be made to individual residential units that are not included within the proposed investment estimate, per requirements of the Development Plan.

The Renaissance Zone Authority may consider whether to issue this waiver, given these reasons.

Required Findings of Fact

- 1. The proposed project is consistent with the goals and objectives of the City’s Renaissance Zone Development Plan;
- 2. The proposed project meets the relevant minimum project eligibility criteria for the City

of Bismarck Renaissance Zone program, if a waiver from the minimum investment per square foot is granted by the Renaissance Zone Authority;

- 3. The subject property has not previously been designated a Renaissance Zone project of this type;
- 4. The project would meet all applicable building code and zoning requirements.

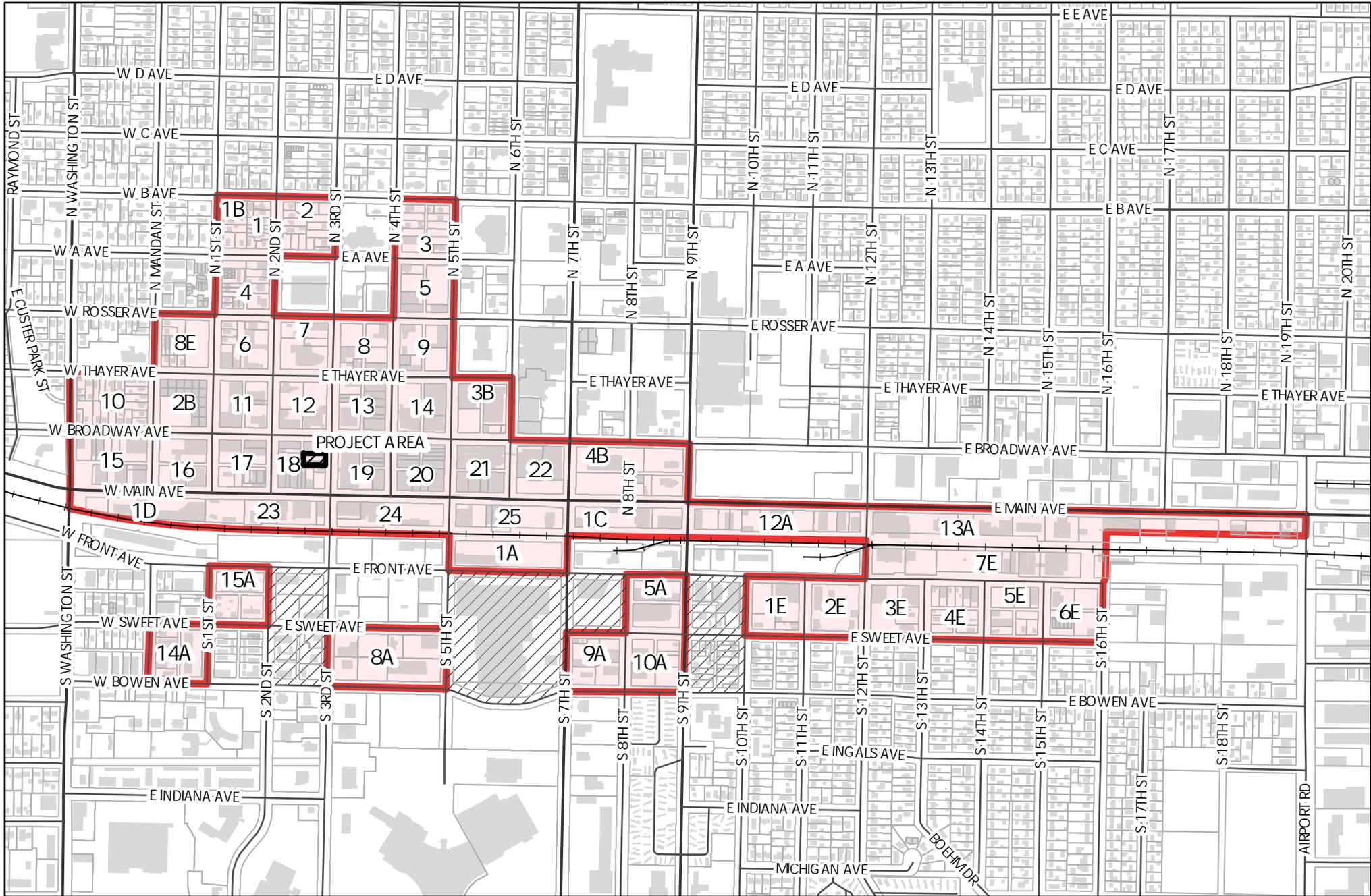
Staff Recommendation

Based on the above findings, staff recommends approval of the Rehabilitation Renaissance Zone project for the building known as the Prince Hotel at 114 North 3rd Street as presented in all submitted documents and materials, including a waiver from the requirement to invest at least \$40 per square foot of finished floor area, as a 100% property tax exemption on the building for five years and an exemption from state tax on income derived from the location for five years.

Attachments

- 1. Location Map
- 2. Condition Assessment Form

Staff report prepared by: Daniel Nairn, AICP, Senior Planner
701-355-1854 | dnairn@bismarcknd.gov



Building Exterior Condition Assessment

Condition of brick and other materials:

Brick is in good shape. Front facade doors and windows are in bad shape.

Condition of the roof:

New in 2018

Condition of the windows:

Most of the windows were installed in the 1980's and are serviceable.

Type of windows (single-pane, reflective, etc.)

Most windows from the 1980's are double pane

List the remaining elements from the original/historic design (if the building is historically significant).

The ~~most~~ vast majority of the original exterior details are still intact. There is original brick and lion head details.

List the modified elements from the original/historic design (if the building is historically significant)

Other than newer facade windows and entrances, there is no modification of the historical details

Have any of the original windows been removed or covered up?

Yes. This facade remodel will replace them.

Is there EIFS/Dry-Vit as an existing exterior building material?

No.

Has any of the brick been painted?

No.

List any visible signs of blight.

The facade from the 1950's is in poor shape and looks bad. There are large facade windows that are boarded up.



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 3

October 8, 2020

Application for: Downtown Design Review

TRAKiT Project ID: DDR2020-009

Project Summary

Title:	The North Dakota Guaranty and Title Co. Renovations
Status:	Renaissance Zone Authority
Owner(s):	The North Dakota Guaranty and Title Co.
Project Contact:	Nathan Todd, Northwest Contracting
Location:	In the southwest corner of the intersection of North 3 rd Street and East Rosser Avenue (324 North 3 rd Street)
Request:	Update building façade, including new windows and painting



Staff Analysis

The North Dakota Guaranty and Title Co. is requesting downtown design review approval of renovations to the façade of the building at 324 North 3rd Street.



Existing building at 324 North 3rd Street

The current design, with a clock tower in the corner, resulted from the rehabilitation of the building as a Renaissance Zone project completed in 2006. The property has been purchased by The North Dakota Guaranty and Title Co. and a full interior and exterior remodel is proposed.

Elevations of the existing and proposed designs are attached. The existing EIFS siding would be patched as need and repainted with a grey color scheme. Existing windows would be replaced, with additional spandrel

glass applied in certain areas. The new glass would be solargrey reflective where needed to conceal building elements, and clear Low E coating on the vision areas. The clock tower and sloped tower roof would be removed.

Minor changes are proposed for the site, including cleaning up boulevard landscaping, and adding a secured dumpster enclosure in the back of the lot. The parking lot will be resurfaced with a mill and overlay and restriped in current configuration.

The site currently includes seven tree wells, although only three trees remain.

Staff affirms that the proposed design generally meets the Downtown Design Guidelines. The building complements the street context in terms of both form and material. Planting four additional trees along Rosser Avenue within the vacant wells will be required with site development. Significant vegetation is already proposed for this site, but the addition of street trees will remedy a currently missing element. It should be noted that one existing street tree along North 3rd Street has been deemed unhealthy and is scheduled for removal by the City.

(continued)

Required Findings of Fact

- 1. The proposed design conforms to Sections 4-04-09, 14-04-21.1, and 14-04-21.2 of the Bismarck Code of Ordinances, relating to Design Standards within the DC – Downtown Core and DF – Downtown Fringe zoning districts.
- 2. The proposed design generally conforms to the purpose and intent of the 2015 Downtown Design Guidelines, and other relevant plans and policies.

Staff Recommendation

Based on the above findings, staff recommends approval of the proposed design for 324 North 3rd Street as presented in all submitted documents and

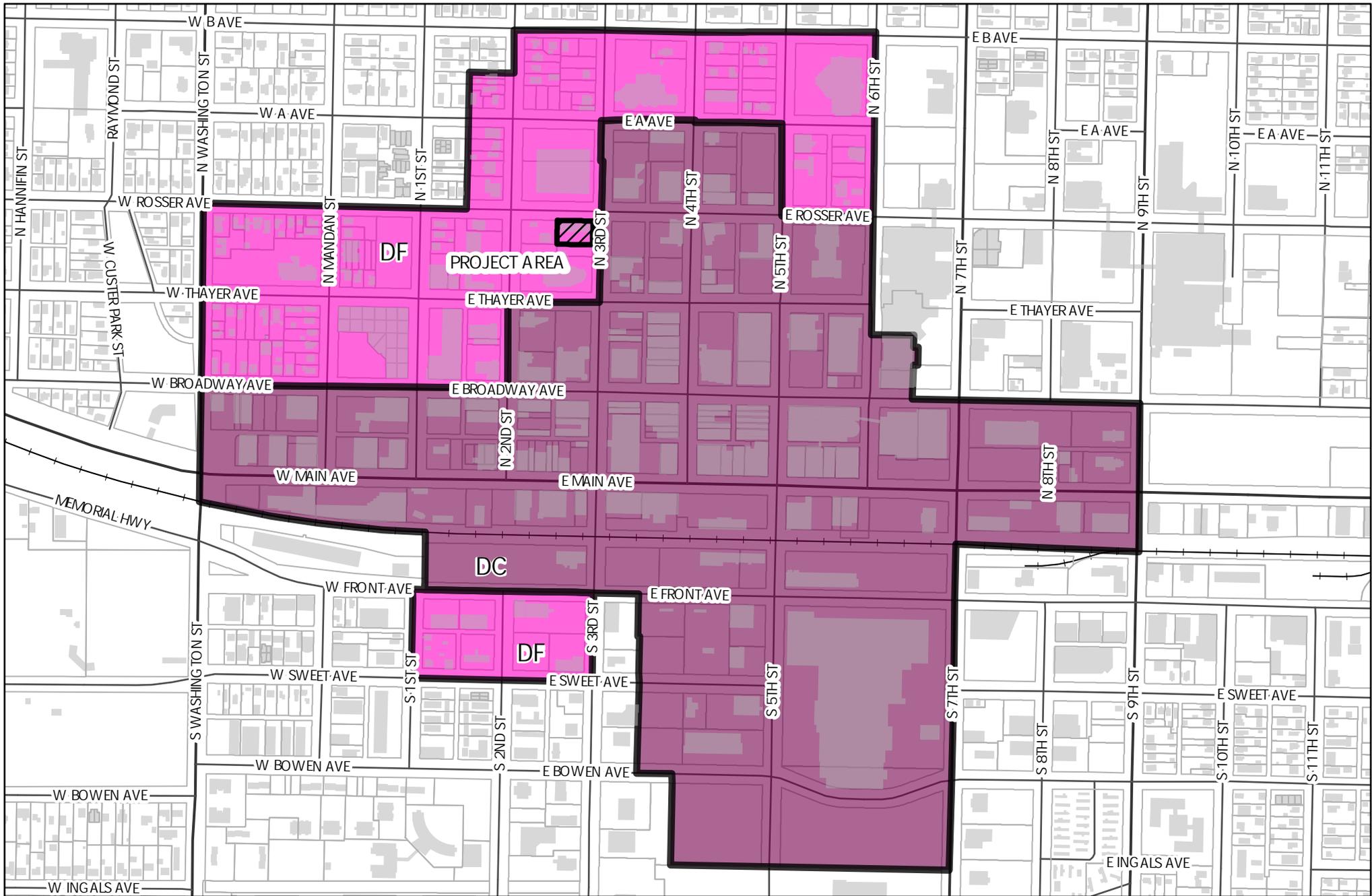
materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation, with the following condition:

- 1. Street trees are planted in the location of existing tree wells along Rosser Avenue per requirements of the Downtown Streetscape Standards and the City Forester.

Attachments

- 1. Location Map
- 2. Existing Elevations
- 3. Proposed Elevations
- 4. Site Plan

Staff report prepared by: Daniel Nairn, AICP, Senior Planner
701-355-1854 | dnairn@bismarcknd.gov





STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 4

October 8, 2020

Application for: Renaissance Zone

TRAKiT Project ID: RZ2019-003

Project Summary

Title:	First Street Lofts Extension Request
Project Type:	New Construction
Status:	Renaissance Zone Authority - Extension
Applicant(s)	Eagle Ridge Development, LLC
Owner(s):	First Street Lofts, LLC
Project Description:	Demolish four structures and construct a 56-unit multifamily residential building



Street Address:	215 South 1 st Street
Legal Description:	Lots 13-18, Block 51, Original Plat
RZ Block #	15A

Project Information

Parcel Size (square feet):	10,399	New Building Floor Area (square feet):	57,000	Certificate of Good Standing:	Complete
Assessed Building Value:	\$186,800 (existing)	Proposed Investment:	\$7 Million	Estimated Value with Investment:	\$7 Million
Estimated 2018 Property Taxes:	\$4,339	Estimated Property Tax Benefit:	\$480,000	Estimated Income Tax Benefit:	NA

Staff Analysis

Jonathan Youness, Eagle Ridge Development, LLC, is requesting an extension of the completion deadline tied to the approval of the New Construction Renaissance Zone project called First Street Lofts at 215 South 1st Street.

According to the Bismarck Renaissance Zone Development Plan, projects must be completed within eighteen months of state approval, unless stated otherwise at the time of application. The Renaissance Zone Authority is authorized to grant an extension upon request.

The project was tentatively approved by the North Dakota Department of Commerce on June 27, 2019, which means the deadline for completion would be December 26, 2020. The applicant is requesting an extension to April 1, 2021. Construction on the site is underway, with an expected completion in early Spring of 2021.

Required Findings of Fact

Renaissance Zone

1. The proposed project is consistent with the goals and objectives of the City’s Renaissance Zone Development Plan;
2. The proposed project meets the relevant minimum project eligibility criteria for the City of Bismarck Renaissance Zone program;
3. The subject property has not previously been designated a Renaissance Zone project of this type;

4. The project would meet all applicable building code and zoning requirements.

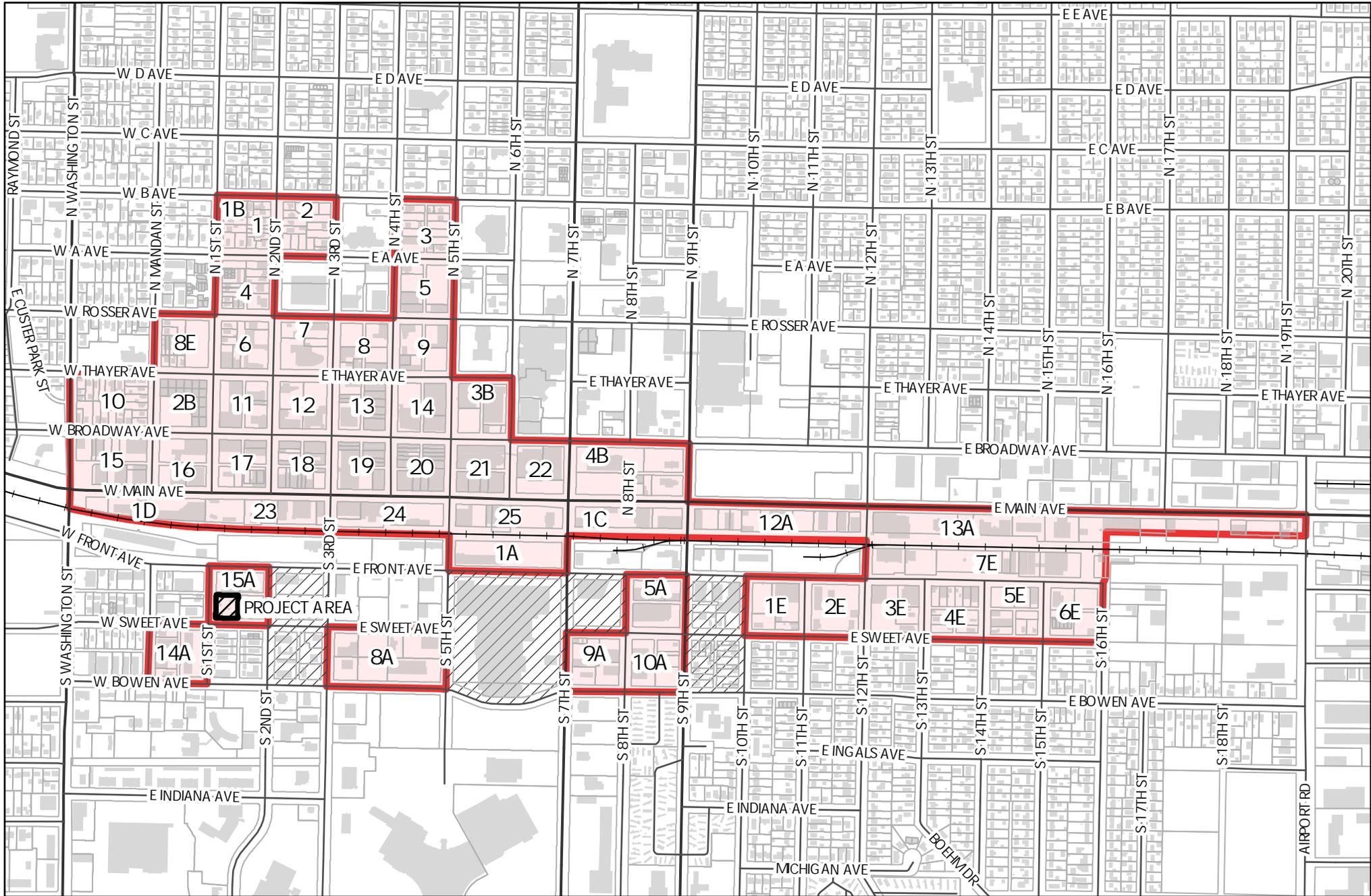
Staff Recommendation

Based on the above findings, staff recommends granting an extension of the deadline to complete the Renaissance Zone project until April 1, 2021.

Attachments

1. Location Map
 2. Current Photos of Site
-

Staff report prepared by: Daniel Nairn, AICP, Senior Planner
701-355-1854 | dnairn@bismarcknd.gov



First Street Lofts Project from Southwest



From Southeast



From East



Photos taken 9/29/2020



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 5
October 8, 2020

**Application for: Renaissance Zone
Downtown Design Review**

TRAKiT Project ID: RZ2018-005
DDR2018-031

Project Summary

<i>Title:</i>	630 East Main Apartments Extension Request and Design Revision
<i>Project Type:</i>	New Construction
<i>Status:</i>	Renaissance Zone Authority – Extension and Amendment
<i>Applicant(s)</i>	630 Main Development, LLC
<i>Owner(s):</i>	City of Bismarck
<i>Project Description:</i>	Construct new three-story mixed use building, including 52 housing units and approximately 11,000 square feet of ground-floor retail space



<i>Street Address:</i>	630 East Main Avenue
<i>Legal Description:</i>	Parts of Lots 7-18, Block 44, Original Plat
<i>RZ Block #</i>	22

Project Information

<i>Parcel Size (square feet):</i>	27,470	<i>Building Floor Area (square feet):</i>	50,000	<i>Certificate of Good Standing:</i>	Complete
<i>Assessed Building Value:</i>	\$0	<i>Proposed Investment:</i>	\$8.2 Million	<i>Estimated Value with Investment:</i>	\$8.2 Million
<i>Estimated 2017 Property Taxes: (city-owned)</i>	\$0	<i>Estimated Property Tax Benefit:</i>	\$475,000	<i>Estimated Income Tax Benefit:</i>	\$165,000

Staff Analysis

630 Main Development, LLC is requesting an extension of the completion deadline tied to the approval of the New Construction Renaissance Zone project and a revision to the approved design for the project known as 630 Main Apartments at 630 East Main Avenue.

Renaissance Zone Extension

According to the Bismarck Renaissance Zone Development Plan, projects must be completed within eighteen months of state approval, unless stated

otherwise at the time of application. The Renaissance Zone Authority is authorized to grant an extension upon request.

The project was tentatively approved by the North Dakota Department of Commerce on May 1, 2019, which means the deadline for completion would be October 30, 2020. The applicant is requesting an additional 18-month extension to May 1, 2022. Site preparation work is underway, with an expected completion in early Spring of 2022.

(continued)

Downtown Design Review Revision

The proposed revision to the design is a substitution of siding materials on portions of the façade with more cost-effective and readily available alternatives. Revised elevations are submitted to show where materials will be applied.

Siding for portions of the upper-floors was previously identified as a fiber cement panel manufactured by Nichiha. These areas would be substituted for fiber cement shiplap siding on the front and a lap siding on the rear, manufactured by James Hardie. The brick and storefront portions of the façade would remain the same, and the fiber cement siding would only extend to the street-level in one location in an accent column.

Staff affirms that this meets ordinance requirements. Residential-grade materials are not permitted as a primary material, with “vinyl and steel” mentioned explicitly in the ordinance. James Hardie products have both residential and commercial applications, and this alternative siding does not cover a majority of the street-facing façade.

Required Findings of Fact

Renaissance Zone

1. The proposed project is consistent with the goals and objectives of the City’s Renaissance Zone Development Plan;
2. The proposed project meets the relevant minimum project eligibility criteria for the City of Bismarck Renaissance Zone program, as shown in the attached scoring sheet;
3. The subject property has not previously been designated a Renaissance Zone project of this type;

4. The project would meet all applicable building code and zoning requirements.

Downtown Design Review

1. The proposed design conforms to Sections 4-04-09, 14-04-21.1, and 14-04-21.2 of the Bismarck Code of Ordinances, relating to Design Standards within the DC – Downtown Core and DF – Downtown Fringe zoning districts;
2. The proposed design generally conforms to the purpose and intent of the 2015 Downtown Design Guidelines, and other relevant plans and policies; and
3. The project would meet all applicable building code and zoning requirements.

Staff Recommendation

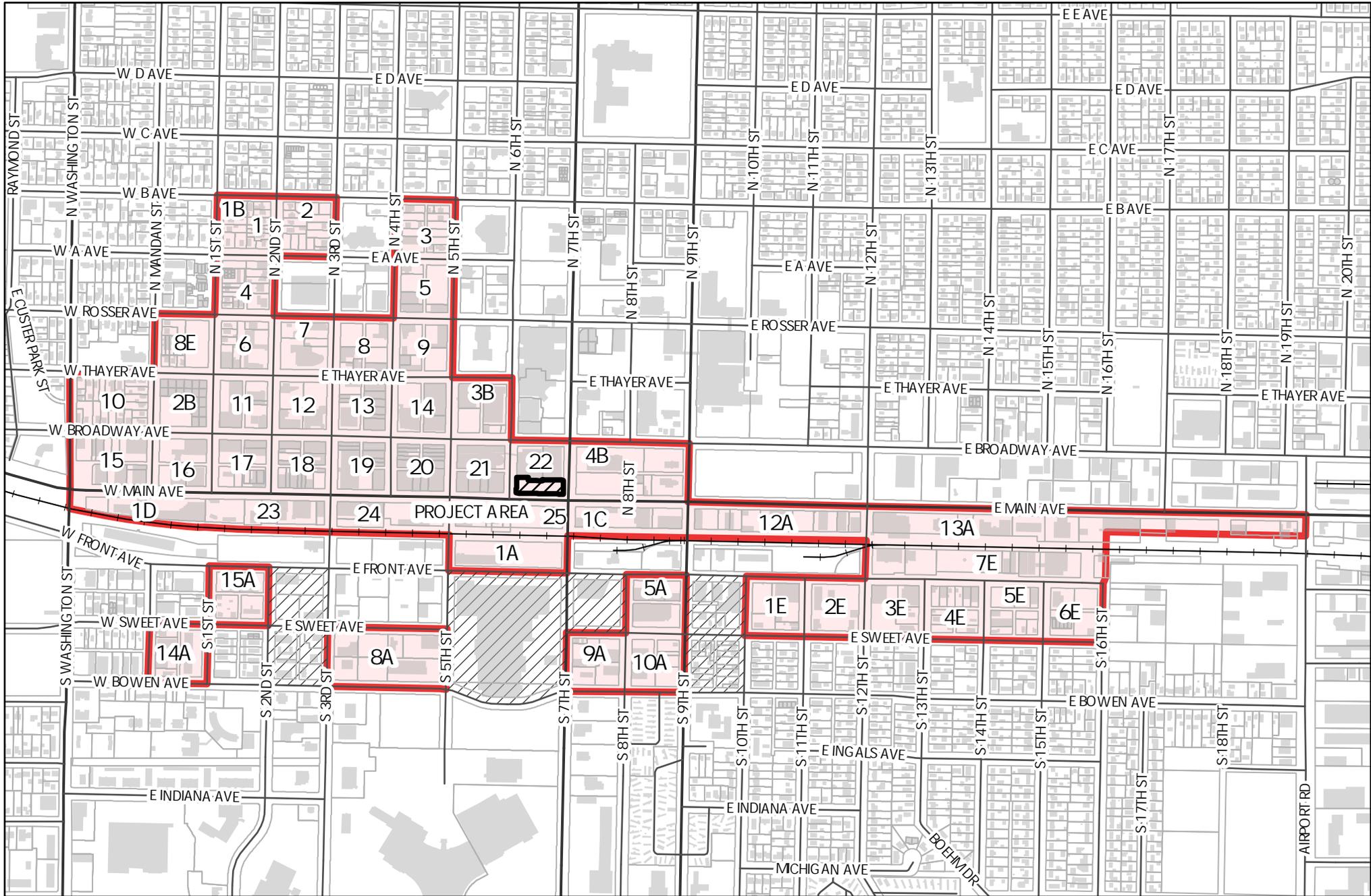
Based on the above findings, staff recommends granting an extension of the deadline to complete the Renaissance Zone project until May 1, 2022.

Staff also recommends Downtown Design Review approval of the revisions to the proposed design for 630 East Main Avenue as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Attachments

1. Location Map
2. Submitted Revised Design Documents
3. Current Photos of Site

Staff report prepared by: Daniel Nairn, AICP, Senior Planner
 701-355-1854 | dnairn@bismarcknd.gov



630 MAIN APARTMENTS
EXTERIOR ELEVATIONS UPDATE

Exterior Material Legend

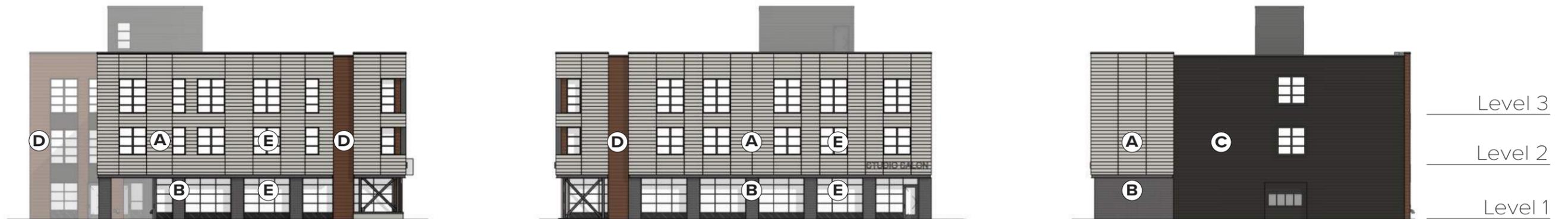
- (A) Fiber Cement Shiplap Siding, Manufacturer: James Hardie , Color: Light Gray
- (B) Dark Colored Brick, Manufacturer: Hebron Brick Company, Color: Overture
- (C) Fiber Cement Lap Siding, Manufacturer: James Hardie, Color: Charcoal Gray
- (D) Fiber Cement Shiplap Siding, Manufacturer: James Hardie, Color: Burnt Umber
- (E) Aluminum Storefront and Windows, Manufacturer: Gerkin, Color: Black/Dark Bronze



1 | Main Street Elevation - South Facade



2 | Courtyard Elevation - North Facade



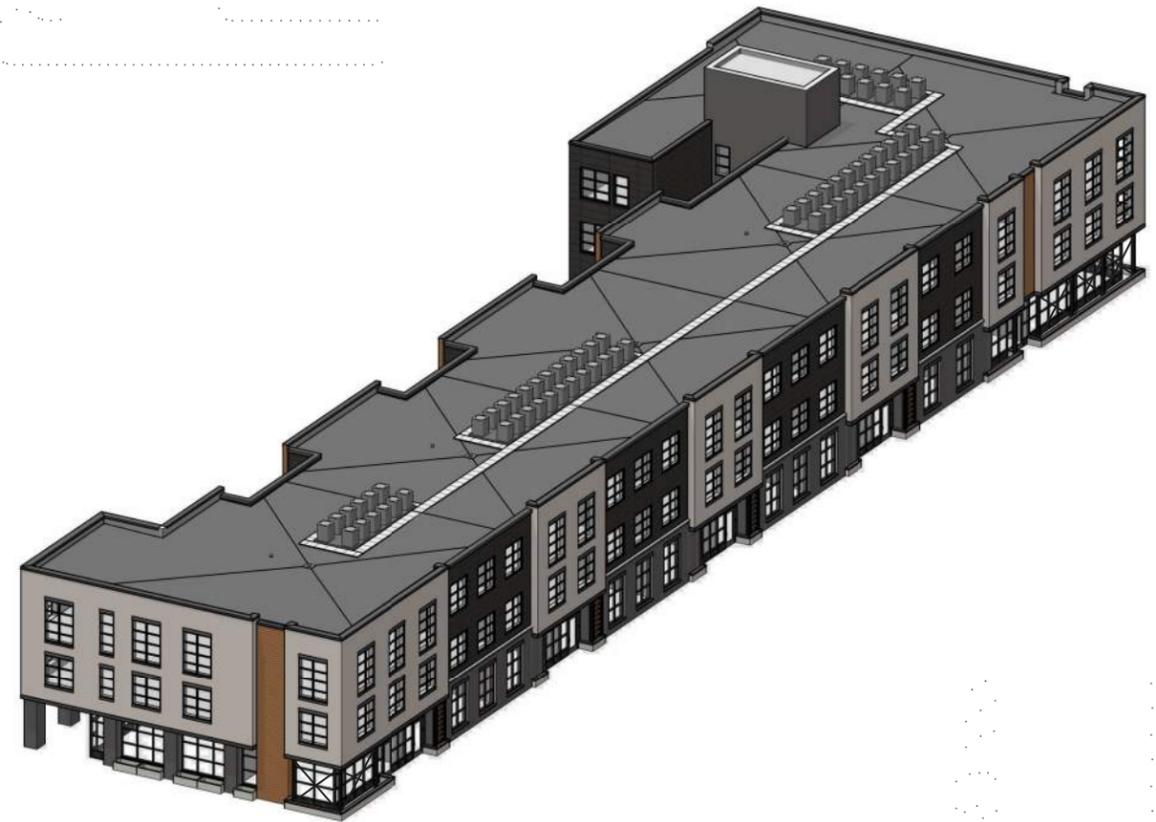
3 | 6TH ST Elevation - West Facade

4 | 7TH ST Elevation - East Facade

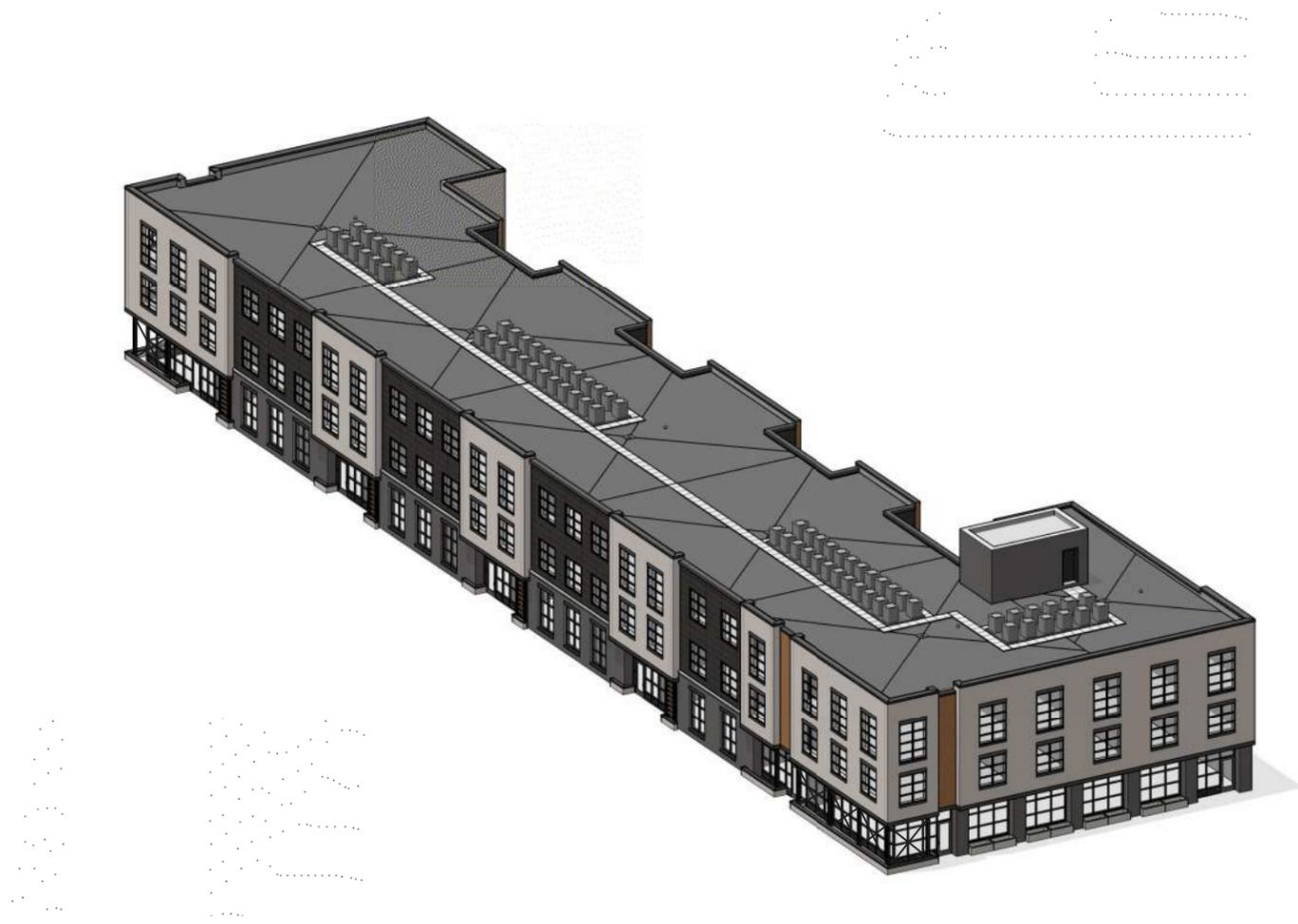
5 | Walkway Elevation - North Facade



NE CORNER AXONOMETRIC



SW CORNER AXONOMETRIC



SE CORNER AXONOMETRIC



NW CORNER AXONOMETRIC

630 Main Apartments Development Site



From North 6th Street



Photos taken 9/29/2020

BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

State ID	Applicant	Street Address	Project Type	Status	RZA Hearing	Commission Review	State Approval	Completion Date	Proposed Investment	Verified Actual Investment	Initial Building Value	Estimated Building Value w/Investment
001-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/ Improve	Completed	12/10/02	12/17/02	01/02/03	12/01/03	\$44,366	\$66,397	\$77,000	\$150,000
002-B	Dakota Building Partnership	501 East Main Avenue	Purchase w/ Improve	Completed	01/06/03	01/07/03	02/26/03	01/31/07	\$300,000	\$284,195	\$444,200	\$540,000
003-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/ Improve	Completed	02/07/03	02/11/03	04/21/03	12/31/07	\$600,000	\$618,111	\$500	\$500,000
004-B	Duemelands Commercial LLLP	301 East Thayer Avenue	Lease	Completed	07/14/03	07/22/03	09/25/03	12/01/03	N/A	N/A	N/A	N/A
005-B	John & Barbara Grinsteiner	200 North Mandan Street	Purchase	Completed	10/07/03	10/14/03	10/16/03	10/17/03	\$5,000	N/A	\$43,300	\$77,500
006-B	Woodmansee's, Inc.	114 North 4th Street	Rehabilitation	Completed	10/30/03	11/15/03	11/21/03	01/26/05	\$125,000	\$129,333	\$49,900	\$120,000
007-B	Bertsch Properties LLC	207 East Front Avenue	Rehabilitation	Completed	11/19/03	11/25/03	12/03/03	01/19/05	\$601,600	\$734,707	\$371,200	\$1,455,000
008-B	Northland Financial	207 East Front Avenue	Lease	Completed	11/19/03	11/25/03	12/03/03	09/16/04	N/A	N/A	N/A	N/A
009-B	Bertsch Properties LLC	218 South 3rd Street	Rehabilitation	Completed	11/19/03	11/25/03	12/03/03	01/20/05	\$329,150	\$378,013	\$142,300	\$840,000
010-B	Lee Enterprises Inc.	707 East Front Avenue	Rehabilitation	Completed	12/15/03	12/16/03	12/29/03	10/26/05	\$2,256,624	\$2,400,776	\$2,508,200	\$4,408,200
011-B	PJCM Partners, LLP	901/907 East Front Avenue	Rehabilitation	Completed	03/03/04	03/23/04	03/29/04	06/30/05	\$298,840	\$409,846	\$151,300	\$420,000
012-B	Gartner's Capital Shoe Hospital	302 East Thayer Avenue	Rehabilitation	Completed	05/25/04	05/25/04	06/04/04	12/06/05	\$85,000	\$103,455	\$49,900	\$125,000
013-B	AW Enterprises	216 North 2nd Street	Rehabilitation	Completed	08/10/04	08/10/04	08/18/04	06/22/05	\$208,814	\$263,473	\$173,500	\$275,000
014-B	Daryl Rosenau & Clarence Sayler	225 West Broadway Avenue	Purchase	Completed	02/07/05	02/08/05	02/16/05	12/26/07	\$69,550	\$70,002	\$167,000	\$182,500
015-B	J & L Development, Inc.	324 North 3rd Street	Rehabilitation	Completed	11/15/04	12/14/04	02/16/05	09/15/06	\$750,000	\$698,396	\$500,000	\$900,000
016-B	Pirogue Grille, Inc.	121 North 4th Street	Lease	Completed	03/02/05	03/08/05	03/22/05	08/24/05	N/A	N/A	N/A	N/A
017-B	Zorells Jewelry Inc.	221 South 9th Street	New Construction	Completed	09/20/04	03/08/05	03/22/05	07/30/05	\$200,000	\$191,898	\$20,100	\$200,000
019-B	CCC Properties, LLLP	310 South 5th Street	Purchase	Completed	08/25/05	09/13/05	09/21/05	07/01/06	\$168,000	\$298,372	\$410,400	\$450,000
020-B	American Bank Center	320 North 4th Street	Rehabilitation	Completed	09/21/05	09/27/05	10/04/05	08/01/09	\$3,100,000	\$2,301,478	\$809,500	\$2,000,000
021-B	Foot Care Associates PC	310 South 5th Street	Lease	Completed	01/12/06	01/24/06	02/03/05	04/01/06	N/A	N/A	N/A	N/A
022-B	Dentyne, Inc. (Bakke & Roller)	310 South 5th Street	Lease	Completed	01/12/06	01/24/06	02/03/05	03/13/06	N/A	N/A	N/A	N/A
023-B	Duemelands Properties, LLLP	302 South 3rd Street	Purchase	Completed	01/12/06	02/14/06	02/16/06	12/01/06	\$190,900	\$227,295	\$312,700	\$345,000
024-B	Duemelands Properties, LLLP	312 South 3rd Street	New Construction	Completed	01/12/06	02/14/06	02/16/06	12/01/06	\$215,223	\$233,855	\$0	\$250,000
025-B	Makoché Media, LLC	208 North 4th Street	Purchase	Completed	01/12/06	02/14/06	02/16/06	12/27/07	\$71,612	\$91,672	\$247,000	\$320,000
026-B	River Q, LLC	312 South 3rd Street	Lease	Completed	04/13/06	04/25/06	05/05/06	12/04/06	N/A	N/A	N/A	N/A
027-B	Gem Group LLC	412 East Main Avenue	Rehabilitation	Completed	05/23/06	05/23/06	05/30/06	10/20/06	\$40,000	\$50,292	\$47,800	\$75,000
028-B	Heartland Mortgage Company	412 East Main Avenue	Lease	Completed	05/23/06	05/23/06	05/30/06	07/01/06	N/A	N/A	N/A	N/A
029-B	Bismarck MSA dba Verizon Wireless	302 South 3rd Street	Lease	Completed	07/24/06	07/25/06	08/02/06	09/14/06	N/A	N/A	N/A	N/A
030-B	Main Avenue Properties, LLC	122 East Main Avenue	New Construction	Completed	10/09/06	10/10/06	12/05/06	12/17/07	\$3,020,590	\$2,370,152	\$0	\$3,200,000
031-B	Dakota Office Building, LLC	300 North 4th Street	Purchase	Completed	02/05/07	02/13/07	02/20/07	01/30/08	\$250,000	\$407,003	\$1,095,900	\$1,400,000
032-B	American Legal Services PC	521 East Main Avenue	Lease	Completed	04/02/07	04/10/07	04/19/07	08/01/07	N/A	N/A	N/A	N/A
033-B	Internet Design & Consulting	521 East Main Avenue	Lease	Completed	04/02/07	04/10/07	04/24/07	08/01/07	N/A	N/A	N/A	N/A
034-B	Larson Latham Heuttle LLP	521 East Main Avenue	Lease	Completed	05/14/07	05/22/07	06/08/07	07/01/07	N/A	N/A	N/A	N/A
035-B	Retirement Consulting LLC	521 East Main Avenue	Lease	Completed	05/14/07	05/22/07	06/08/07	07/01/07	N/A	N/A	N/A	N/A
036-B	Jason Kirchmeier & Associates	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	08/01/07	N/A	N/A	N/A	N/A
037-B	Roger Koski & Associates	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	08/01/07	N/A	N/A	N/A	N/A
038-B	Melvie Financial Planning	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	08/01/07	N/A	N/A	N/A	N/A
039-B	Westgard Financial Services	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	08/01/07	N/A	N/A	N/A	N/A
040-B	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Purchase w/ Improve	Completed	09/04/07	09/11/07	10/30/07	05/21/08	\$137,500	\$142,050	\$166,800	\$300,000
041-B	The Rainmaker Group, Inc.	116 North 5th Street	Lease	Completed	11/14/07	12/18/07	12/27/07	06/12/08	N/A	N/A	N/A	N/A
044-B	Rick & Theresa Keimele	413 East Broadway Avenue	Rehabilitation	Completed	11/14/07	12/18/07	01/11/08	10/01/08	\$136,836	\$176,955	\$184,400	\$263,500
045-B	Centennial Plaza, LLC	116 North 4th Street	Purchase	Completed	12/05/07	12/18/07	01/22/08	01/29/09	\$238,000	\$167,894	\$803,100	\$1,047,600
046-B	Westley's Inc.	423 East Broadway Avenue	Lease	Completed	02/21/08	03/11/08	03/19/08	07/14/08	N/A	N/A	N/A	N/A
047-B	Depot Associates	401 East Main Avenue	Rehabilitation	Completed	04/18/08	05/13/08	05/28/08	07/01/09	\$200,000	\$243,344	\$372,300	\$600,000
048-B	FV Restaurant, Inc.	401/411 East Main Avenue	Lease	Completed	04/18/08	05/13/08	05/28/08	06/27/08	N/A	N/A	N/A	N/A
049-B	T. Casey Cashman	523 North 1st Street	Rehabilitation	Completed	05/12/08	05/27/08	06/12/08	12/15/08	\$25,000	\$23,375	\$103,100	\$130,000
050-B	Starion Financial	333 North 4th Street	Rehabilitation	Completed	05/12/08	05/27/08	06/12/08	12/01/09	\$2,500,000	\$3,193,260	\$1,154,600	\$2,654,600
052-B	Mark Benesh & Associates/Prudential	521 East Main Avenue	Lease	Completed	10/08/08	10/22/08	11/04/08	04/01/09	N/A	N/A	N/A	N/A
053-B	CIG Investments, LLP	408 East Main Avenue	Rehabilitation	Completed	03/11/09	03/24/09	04/21/09	10/21/09	\$258,720	\$199,620	\$80,700	\$420,000
054-B	RC Properties, LLLP	800 East Sweet Avenue	Rehabilitation	Completed	05/13/09	05/26/09	06/03/09	01/20/11	\$2,145,500	\$1,335,670	\$576,100	\$1,900,000
055-B	Blarney Stone Pub, LLC	408 East Main Avenue	Lease	Completed	06/10/09	06/23/09	07/07/09	10/01/09	N/A	N/A	N/A	N/A
056-B	Cavalier Homes, Inc.	408 East Main Avenue	Lease	Completed	06/10/09	06/23/09	07/07/09	10/15/09	N/A	N/A	N/A	N/A
057-B	Jim Poolman Consulting, Inc.	408 East Main Avenue	Lease	Completed	06/10/09	06/23/09	07/07/09	09/05/09	N/A	N/A	N/A	N/A
058-B	TFRE, LLC	120/124 North 4th Street	Purchase w/ Improve	Completed	06/10/09	06/23/09	06/25/09	11/01/10	\$245,284	\$246,603	\$231,100	\$350,000
060-B	SRSSM Partnership	122 East Broadway Avenue	Purchase w/ Improve	Completed	10/14/09	10/27/09	11/25/09	06/17/10	\$727,000	\$620,109	\$437,680	\$843,500
061-B	Sheldon A. Smith, P.C.	123 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	06/21/10	N/A	N/A	N/A	N/A
062-B	Randall J. Bakke, P.C.	124 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	06/21/10	N/A	N/A	N/A	N/A
063-B	Scott K. Porsborg, P.C.	125 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	06/21/10	N/A	N/A	N/A	N/A
064-B	Mitchell D. Armstrong, P.C.	126 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	06/21/10	N/A	N/A	N/A	N/A
065-B	Suzanne M. Schweigert, P.C.	122 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	07/01/10	N/A	N/A	N/A	N/A
066-B	Kranzler Kingsley Communications, LTD	501 East Main Avenue	Lease	Completed	12/09/09	12/22/09	01/10/10	07/16/10	\$180,000	\$295,896	N/A	N/A

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067-B	IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	Completed	12/09/09	12/22/09	01/10/10	09/08/10	\$1,136,650	\$837,783	\$1,251,000	\$1,818,000
068-B	J & J Smith Property Management, LLC	115 North 4th Street	Purchase w/ Improve	Completed	01/13/10	01/26/10	02/12/10	10/25/10	\$120,000	\$161,746	\$294,400	\$437,000
069-B	Jimmy John's	301 South 3rd Street	Lease	Completed	02/10/10	02/23/10	03/02/10	07/13/10	\$75,000	\$140,000	N/A	N/A
070-B	J2 Studio Architecture + Design	521 East Main Avenue	Lease	Completed	02/10/10	02/23/10	03/02/10	03/11/10	N/A	N/A	N/A	N/A
071-B	JS Bridal, LLC	115 North 4th Street	Lease	Completed	06/09/10	06/22/10	07/02/10	11/01/10	N/A	N/A	N/A	N/A
072-B	Toasted Frog West, LLC	124 North 4th Street	Lease	Completed	10/19/10	10/26/10	11/10/10	12/01/10	N/A	N/A	N/A	N/A
073-B	A.L. Brend, DDS	207 East Front Avenue	Lease	Completed	10/13/10	10/26/10	11/10/10	10/24/11	N/A	N/A	N/A	N/A
074-B	Magi-Touch Carpet & Furniture, Inc	800 East Sweet Avenue	Lease	Completed	10/19/10	10/26/10	11/10/10	02/01/11	N/A	N/A	N/A	N/A
075-B	American Bank Center	401 North 4th Street	New Construction	Completed	10/19/10	10/26/10	11/10/10	10/15/12	\$3,200,000	\$3,046,296	\$125,000	\$3,500,000
076-B	Spaces, Inc.	122 East Main Avenue	Lease	Completed	01/12/11	01/25/11	02/07/11	02/21/11	N/A	N/A	N/A	N/A
077-B	Aimee C. Reidy	306 South 10th Street	Rehabilitation	Completed	03/09/11	03/22/11	04/17/11	08/24/11	\$20,000	\$45,433	\$68,200	\$120,000
080-B	Pine Properties, LLC	100 West Broadway Avenue	New Construction	Completed	06/08/11	06/28/11	08/10/11	02/01/15	\$27,000,000	\$23,947,483	\$175,000	\$23,500,000
081-B	Gulch II, LLC (fka HST, LLC)	506/510 East Main Avenue	Rehabilitation	Completed	07/12/11	07/26/11	08/10/11	01/15/14	\$3,100,000	\$3,535,146	\$243,500	\$3,000,000
082-B	Daymarck, LLC	521 East Main Avenue	Lease	Completed	07/12/11	07/26/11	08/10/11	11/07/13	N/A	N/A	N/A	N/A
083-B	JLB-BIS, Inc.	217 North 3rd Street	Rehabilitation	Completed	02/21/12	02/28/12	03/12/12	11/15/12	\$350,000	\$569,954	\$113,500	\$265,000
084-B	Broadway Centre, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	02/28/12	03/12/12	07/31/14	N/A	N/A	N/A	N/A
085-B	Pine Properties, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
086-B	Pine Investment Company, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
087-B	Pine Enterprises, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
088-B	Pine Petroleum, Inc.	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
089-B	Pine Oil Company	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
090-B	Kenneth Clark and Dave Clark	106 East Thayer Avenue	Rehabilitation	Completed	07/17/12	07/24/12	07/26/12	02/07/13	\$89,000	\$95,402	\$117,800	\$197,000
091-B	Bread Poets Baking Company, LLC	106 East Thayer Avenue	Lease	Completed	07/17/12	07/24/12	07/26/12	02/07/13	N/A	N/A	N/A	N/A
092-B	Obermiller Nelson Engineering	116 North 5th Street	Lease	Completed	08/21/12	08/28/12	08/29/12	09/01/12	N/A	N/A	N/A	N/A
095-B	Hump Back Sally's, LLC	510 East Main Avenue	Lease	Completed	11/20/12	11/27/12	01/09/13	01/01/15	N/A	N/A	N/A	N/A
096-B	Faass Lavidia, LLC	510 East Main Avenue	Lease	Completed	01/15/13	01/22/13	02/21/13	09/01/13	N/A	N/A	N/A	N/A
097-B	J&G, Inc dba Red Wing Shoes	529 East Broadway Avenue	Lease	Completed	06/18/13	06/25/13	06/27/13	10/01/13	\$73,996	\$73,514	N/A	N/A
098-B	Skjonsby Unlimited, Inc.	222 West Broadway Avenue	Rehabilitation	Completed	06/18/13	06/25/13	06/27/13	12/20/13	\$72,421	\$93,607	\$41,300	\$90,000
099-B	Arikota, LP (United Printing)	306 South 1st Street	New Construction	Completed	06/18/13	06/25/13	09/18/13	11/17/17	\$3,000,000	\$3,166,484	\$0	\$2,000,000
100-B	Langan Engineering & Environmental	401 East Broadway Avenue	Lease	Completed	08/20/13	08/27/13	01/14/14	05/16/14	N/A	N/A	N/A	N/A
101-B	Kadlec Enterprises, LLC	307 North 3rd Street	Rehabilitation	Completed	09/17/13	09/24/13	09/25/13	06/14/14	\$490,051	\$412,637	\$212,400	\$550,000
102-B	Fireflour, LLC	111 North 5th Street	Lease	Completed	09/17/13	09/24/13	09/25/13	10/23/13	\$28,500	\$35,814	N/A	N/A
103-B	Norma Apartments, LLP	215 North 3rd Street	Rehabilitation	Completed	10/15/13	10/22/13	11/15/13	03/03/16	\$704,226	\$859,156	\$418,700	\$450,000
104-B	CC's Physical Therapy, LLC	100 West Broadway Avenue	Lease	Completed	03/18/14	03/26/14	04/02/14	12/10/14	N/A	N/A	N/A	N/A
105-B	Pure Skin, LLC	100 West Broadway Avenue	Lease	Completed	04/15/14	04/22/14	05/29/14	12/12/14	N/A	N/A	N/A	N/A
106-B	Broadway Centre Salon & Spa, Inc.	100 West Broadway Avenue	Lease	Completed	04/15/14	04/22/14	05/29/14	12/04/14	N/A	N/A	N/A	N/A
107-B	Lucky Ducks ND, LLC	307 North 3rd Street	Lease	Completed	05/20/14	05/27/14	05/28/14	06/15/14	N/A	N/A	N/A	N/A
108-B	George Yineman/Bismarck Realty Co.	113 South 5th Street	Lease	Completed	10/22/14	10/28/14	11/06/14	01/01/15	\$17,100	\$20,365	N/A	N/A
109-B	William F. Cleary	100 West Broadway Avenue, Suite 308	Primary Residential	Completed	11/18/14	11/25/14	12/15/14	12/17/14	N/A	N/A	\$0	N/A
110-B	Gulch Holdings II, LLC	514 East Main Avenue	Purchase w/ Improve	Completed	01/20/15	01/27/15	03/08/14	02/11/16	\$246,035	\$258,513	\$190,300	\$400,000
111-B	Juniper, LLC	315 East Broadway Avenue	Lease	Completed	02/17/15	02/24/15	03/27/15	09/24/15	N/A	N/A	N/A	N/A
112-B	Terra Nomad, LLC	514 East Main Avenue	Lease	Completed	03/17/15	03/24/15	04/20/15	06/30/15	N/A	N/A	N/A	N/A
113-B	Leon 'Curly' Schoch	100 West Broadway Avenue, Suite 311	Primary Residential	Completed	04/30/15	05/12/15	06/03/15	06/10/15	N/A	N/A	\$0	N/A
114-B	The Barber's Wife, LLC	116 North 5th Street	Lease	Completed	04/30/15	05/12/15	07/20/15	07/23/15	N/A	N/A	N/A	N/A
115-B	Rick and Lori Lee	100 West Broadway Avenue, Suite 318	Primary Residential	Completed	05/19/15	05/26/15	06/30/15	07/01/15	N/A	N/A	\$0	N/A
116-B	Kevin D. Reisenauer	100 West Broadway Avenue, Suite 309	Primary Residential	Completed	04/30/15	05/12/15	08/11/15	08/11/15	N/A	N/A	\$0	N/A
117-B	100 West Main, LP	100 West Main Avenue	New Construction	Completed	09/15/15	09/22/15	11/23/15	02/02/18	\$5,206,732	\$5,677,613	\$20,000	\$3,000,000
118-B	Glasser Images, LLC	510 East Main Avenue	Lease	Completed	11/17/15	11/24/15	04/25/16	04/25/16	N/A	N/A	N/A	N/A
119-B	River Road Partners, LLC	212 East Main Avenue	Purchase w/ Improve	Completed	12/15/15	12/22/15	02/11/16	08/01/18	\$100,000	\$125,140	\$130,200	\$360,000
120-B	The Starving Rooster, LLC	512 East Main Avenue	Lease	Completed	06/21/16	06/28/16	07/20/16	03/31/17	N/A	N/A	N/A	N/A
121-B	Steven and Carl Hall	100 West Broadway Avenue, Suite 310	Primary Residential	Completed	10/18/16	10/25/16	11/16/16	11/16/16	N/A	N/A	\$0	N/A
122-B	NoodleZip	208 East Main Avenue	Lease	Completed	02/09/17	02/28/17	03/17/17	07/21/17	\$62,000	\$63,950	N/A	N/A
123-B	Mark Ruhland	101 West Broadway Avenue, Suite 302	Primary Residential	Completed	06/08/17	06/27/17	08/01/17	08/01/17	N/A	N/A	\$0	N/A
124-B	701 Roots LLC	201 West Main Avenue	Rehabilitation	Completed	07/13/17	07/25/17	08/02/17	08/02/18	\$600,000	\$646,351	\$827,600	\$1,427,600
125-B	Active Life Chiropractic, PC	201 West Main Avenue	Lease	Completed	07/13/17	07/25/17	08/02/17	08/02/18	N/A	N/A	N/A	N/A
126-B	Harvester Truck Shop, LLC	122 North Mandan Street	Rehabilitation	Completed	08/10/17	08/22/17	08/28/17	08/29/18	\$590,000	\$633,413	\$349,400	\$1,000,000
127-B	Proximal 50, Inc	122 North Mandan Street	Lease	Completed	08/10/17	08/22/17	08/28/17	08/29/18	N/A	N/A	N/A	N/A
128-B	Traci and Bruce Maragos	100 West Broadway Avenue, Suite 306	Primary Residential	Completed	04/13/17	04/25/17	09/19/17	09/19/17	N/A	N/A	\$0	N/A
129-B	Lester and Patricia Neff	102 West Broadway Avenue, Suite 320	Primary Residential	Completed	06/08/17	06/27/17	09/26/17	09/26/17	N/A	N/A	\$0	N/A
130-B	Butterhorn, Inc	210 East Main Avenue	Lease	Completed	09/14/17	09/26/17	10/03/17	05/11/18	\$860,000	\$492,641	N/A	N/A
131-B	Advanced Skin Support, LLC	401 East Broadway Avenue	Lease	Completed	09/14/17	09/26/17	10/18/17	01/12/18	N/A	N/A	N/A	N/A

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132-B	Newgen 1, LLC	112 North 4th Street	Purchase w/ Improve	Completed	10/12/17	10/24/17	10/30/17	03/03/20	\$127,700	\$113,948	\$220,400	\$350,000
133-B	Boutique Twenty-Three, LLC	201 West Main Avenue	Lease	Completed	10/12/17	10/24/17	10/30/17	08/11/18	N/A	N/A	N/A	N/A
134-B	The Barbers Wife, LLC	401 East Broadway Avenue	Lease	Completed	11/09/17	11/27/17	12/04/17	08/07/18	N/A	N/A	N/A	N/A
135-B	Anima Cucina, LLC	101 North 5th Street	Lease	Completed	12/14/17	12/26/17	01/12/18	10/30/18	N/A	N/A	N/A	N/A
136-B	Invision Property, LLP	815 East Main Avenue	Rehabilitation	Completed	02/08/18	02/27/18	10/14/19	04/26/19	\$968,000	\$999,446	\$426,500	\$1,000,000
137-B	The Craftcade, LLC	405 North 4th Street	Lease	Completed	03/08/18	03/27/18	04/11/18	05/15/19	\$215,000	\$227,267	N/A	N/A
138-B	Soul Haven Studios, LLP	209 West Main Avenue	Lease	Completed	11/08/18	11/27/18	12/05/18	06/25/19	N/A	N/A	N/A	N/A
139-B	Schuett Development, LLC	420 East Main Avenue	Purchase w/ Improve	Approved	11/09/17	12/18/18	12/20/18		\$7,182,725	Pending	\$5,509,100	\$7,275,000
140-B	Todd Neff	100 West Broadway Avenue, Suite 316	Primary Residential	Completed	04/11/19	04/23/19	04/26/19	04/26/19	N/A	N/A	\$0	N/A
141-B	630 Main Apartments	630 East Main Avenue	New Construction	Approved	01/10/19	02/26/19	05/01/19		\$8,200,000	Pending	\$0	\$8,200,000
142-B	Brick Oven Bakery, LLC	112 North 4th Street	Lease	Completed	05/09/19	05/28/19	06/10/19	03/03/20	N/A	N/A	N/A	N/A
143-B	First Street Lofts	215 S 1st Street	New Construction	Approved	06/13/19	06/25/19	06/27/19		\$7,700,000	Pending	\$186,800	\$7,700,000
144-B	Lander Group/506 Properties, LLC	112-120 E Ave A and 506-510 N 2nd St	New Construction	Approved	02/13/20	02/25/20	03/02/20		\$2,560,000	Pending	\$289,100	\$3,000,000
145-B	Lander Group/The Boutrous Group, LLC	202-220 E Ave A and 500-506 N 3rd St	New Construction	Approved	02/13/20	02/25/20	03/02/20		\$9,150,000	Pending	\$306,100	\$9,500,000
146-B	JJ Hageness Renovation, LLC	418 East Rosser Avenue	Rehabilitation	Approved	05/14/20	05/26/20	06/02/20		\$2,500,000	Pending	\$1,085,700	\$2,500,000
	Transition Florida LLC	114 North 3rd Street	Rehabilitation	In Review	10/08/20				\$780,000	Pending	\$1,560,000	\$1,800,000
									\$106,249,245	\$65,252,599	\$25,893,580	\$110,182,000