



Community Development Department

RENAISSANCE ZONE AUTHORITY MEETING AGENDA January 14, 2021

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. If attending in person, masks will be required as social distancing cannot be assured in the City-County Office Building public areas.

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 December 10, 2020 regular meeting of the Renaissance Zone Authority, and correction of minutes of the November 12, 2020 regular meeting.

REGULAR AGENDA

Requests for Renaissance Zone and/or Downtown Design Review approval

2. Storefront and Façade Improvements | 204 East Main Avenue

- Downtown Design Review | DDR2020-011 8

Staff recommendation: Approve

☐ approve

☐ continue

☐ table

☐ deny

3. Event Center Public Art Installation | 315 S 5th Street

- Downtown Design Review | DDR2020-012 12

Staff recommendation: Approve

☐ approve

☐ continue

☐ table

☐ deny

4. Amendment to Ten on Main | 402 East Main Avenue

- Downtown Design Review | DDR2020-002 17

Staff recommendation: Approve

☐ approve

☐ continue

☐ table

☐ deny

OTHER BUSINESS

5. Election of Chair and Vice-Chair
6. Report from Staff
7. Report from the Downtowners

ADJOURNMENT

8. **Adjourn.** The next regular meeting is scheduled for **February 11, 2021.**

Enclosure: *Renaissance Zone Project Status Spreadsheet*

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

The Bismarck Renaissance Zone Authority met on December 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, Todd Van Orman, Curt Walth and Greg Zenker.

Authority members Dustin Gawrylow and George Keiser were not present.

Technical Advisor Bruce Whittey was present. Technical Advisor Steph Smith was not present.

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

Guests present were Kate Herzog (The Downtowners), Abbey Benson (Eagle Ridge Development, LLC) and Pete Nelson (Schuett Companies, Inc.).

CALL TO ORDER

Chair Christianson called the meeting to order at 4:00 p.m.

MINUTES

The minutes of the November 12, 2020 meeting were distributed prior to the meeting.

MOTION: A motion was made by Mr. Walth and seconded by Mr. Fink to approve the minutes of the November 12, 2020 meeting, as presented. The motion passed unanimously by voice vote with members Fink, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

AMENDMENTS TO RENAISSANCE ZONE DEVELOPMENT PLAN

Mr. Nairn reviewed proposed amendments to the Renaissance Zone Development Plan, including a change of minimum investment for the rehabilitation of multi-family residential properties, a Return on Investment Evaluation appendix, the addition of an exit survey to help determine program effectiveness, as requested by Authority members, along with some other minor amendment suggestions by staff and map updates.

Mr. Whittey asked if there was marketing material which would need to be updated along with the content of the Development Plan. Mr. Nairn confirmed that there are materials which will be updated in the near future.

Mr. Fink asked if the former Prince Hotel rehabilitation project at 114 North 3rd Street, which was approved with exceptions at the October meeting, would conform to the newly suggested change to the minimum investment. Mr. Nairn stated that this is unclear, since the applicant increased their investment as requested at that meeting and might have increased their investment again had they been given the minimum investment bar being suggested. He stated that the applicant's estimated investment was, however, slightly lower than the newly suggested minimum investment.

Mr. Van Orman asked if an exit survey question were to be altered from the proposed survey would that edition have to be presented at the Renaissance Zone Authority meeting or could it be changed administratively. Mr. Nairn stated that the Plan would only have a reference to the survey and not list the specific questions in order to remain flexible.

Chair Christianson opened the public hearing.

There being no comments, Chair Christianson closed the public hearing.

MOTION: A motion was made by Mr. Walth and seconded by Mr. Van Orman to approve the amendments as proposed. The motion passed unanimously with members Fink, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

DOWNTOWN DESIGN REVIEW – 215 SOUTH 1ST STREET FIRST STREET LOFTS, LLC – TEMPORARY BANNER SIGNS

Mr. Nairn gave an overview of the staff report and stated that the applicant, First Street Lofts, LLC, is requesting downtown design review approval for two temporary banners to be installed on the north and east sides of the building at 215 South 1st Street. Mr. Nairn stated that the applicant is requesting placement of both signs for up to 300 days and requesting Authority members to waive size limitations for the downtown area. He explained that the signs would be allowed in a commercial zone but not in the downtown district.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed temporary banner sign design at 215 South 1st 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.

Ms. Benson stated that the banners are to promote the building and said that the signs would be removed earlier than 300 days if apartments are leased.

Chair Christianson asked what material would be used for the signs. Ms. Benson replied that they are vinyl. Chair Christianson stated that the sign seems appropriate for the size of the building.

Mr. Walth stated that they are much larger than allowed but seem appropriate for the proposed space. He asked what precedent, if any, would be set if Authority members allow the exception. Mr. Van Orman stated that setting precedence was also a concern of his and asked if the City has allowed exceptions historically. Mr. Nairn stated that the specific provision for banners is new to the sign code, but the downtown has always had restrictions. Mr. Nairn and Ms. Lee stated that they do not recall any banner signs of this size in the district.

Mr. Whittey agreed that the sign seems appropriate for the scale of the building and that standard could be used as an exemption.

Mr. Walth stated that he could support a motion which states the specific exemption regarding appropriateness.

Chair Christianson stated that the sign dimensions are much smaller than other apartment building advertisement banners.

Mr. Fink asked for clarity regarding the Renaissance Zone Authority having the authority to waive the sign ordinance. Mr. Nairn stated that since the sign is within the DC- Downtown Core district that they do have that authority.

Mr. Fink asked if the proposed banner is generally the same size of other apartment banners. Ms. Benson stated that the proposed sign is generally a similar size.

Mr. Zenker asked if the request needs to go to City Commission. Ms. Combs stated that Authority members have the authority to waive the sign ordinance in the downtown area and the request does not have to go to City Commission unless approval is denied and the applicant appeals to City Commission.

Mr. Fink stated that the size and scope of the sign seems appropriate and does not seem to detract from the neighbors.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Zenker to approve the proposed design for two temporary banners to be installed on the north and east sides of the building at 215 South 1st Street as presented in all submitted documents and materials, including a waiver from the size limitations in a downtown zoning district, 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, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

RENAISSANCE ZONE PROJECT – 420 EAST MAIN AVENUE PATTERSON BUILDING EXTENSION REQUEST – PURCHASE WITH IMPROVEMENTS

Mr. Nairn gave an overview of the staff report and stated that the applicant, Schuett Development, LLC, is requesting an extension of the completion deadline tied to the approval of the Purchase with Improvements Renaissance Zone project at 420 East Main Avenue, known as the Patterson building. The default timeline is 18 months and Authority members have the authority to extend deadlines. The applicant has requested a deadline of April 1, 2021.

Based on the findings contained in the staff report, staff recommended granting an extension of the deadline to complete the Renaissance Zone project until April 1, 2021.

Mr. Nelson stated that a few elements of the project, including the storefronts and the roof, have been delayed and therefore he requested an extension.

Mr. Walth asked if April 1, 2021 was a sufficient amount of time. Mr. Nelson stated that his contractor stated that date would be sufficient. Chair Christianson asked if there were other areas of concern. Mr. Nelson stated that the window installation was delayed, which caused the roof delay.

Mr. Fink asked if the delay affects what paperwork the state requires. Mr. Nairn stated that the deadline is only for when construction is to be completed.

MOTION: A motion was made by Mr. Zenker and seconded by Mr. Fink to grant an extension of the deadline to complete the Renaissance Zone project until April 1, 2021. The motion passed unanimously with members Fink, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

OTHER BUSINESS REVIEW 2021 MEETING SCHEDULE

Mr. Nairn stated that only the Veterans Day meeting had to be shifted to a week earlier. All other meeting dates in 2021 would follow the standard schedule or the second Thursday of the month.

REPORT FROM STAFF

Mr. Nairn stated that two Renaissance Zone Authority member terms are ending for Mr. Walth and Chair Christianson this month. City Commission will appoint those seats at the December 22nd meeting. Mr. Walth and Chair Christianson have reapplied. Mr. Ehreth stated that one other application was received.

REPORT FROM THE DOWNTOWNERS

Ms. Herzog reported that the Starving Rooster location was leased to Nardello's Restaurant as Jimmy B's. The District, Lucky Ducks, was sold but she is unaware of plans yet. The changes to the transit routes approved at City Commission are positive changes with the Blue route moving closer to Sanford to alleviate parking issues. Ms. Herzog commended City planning staff and Chair Christianson said he agreed.

Chair Christianson pointed out an error in the staff report for the Patterson building agenda item. Mr. Nairn stated that the figures were mistakenly cut and paste from a previous staff report and that he would include a corrected version of the existing building value and estimated property taxes as an attachment to the minutes of this meeting. The corrected staff report is attached as Exhibit A.

Chair Christianson wished everyone a Merry Christmas and good holidays.

ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 4:36 p.m. to meet again on January 14, 2021.

Respectfully submitted,

Sandra Bogaczyk
Recording Secretary

Jim Christianson
Chair



STAFF REPORT (CORRECTED)

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 4
December 10, 2020

Application for: Renaissance Zone

TRAKiT Project ID: RZ2019-003

Project Summary

Title:	Patterson Building – Extension Request
Project Type:	Purchase with Improvements
Status:	Renaissance Zone Authority - Extension
Applicant(s):	Schuetz Development, LLC
Owner(s):	Patterson Place Limited Partnership
Project Description:	Extend project completion until April 1, 2021



Street Address: 420 East Main Avenue

Legal Description: Lots 7-10 and part of a vacated alley, Block 48, Original Plat.

RZ Block # 20

Project Information (Information corrected)

Parcel Size (square feet):	15,682	Building Floor Area (square feet):	106,869	Certificate of Good Standing:	Complete
Assessed Building Value (2017):	\$5,509,100	Proposed Investment:	\$7,182,725	Estimated Value with Investment:	\$7,275,000
Estimated 2016 Property Taxes:	\$57,638	Estimated Property Tax Benefit:	\$250,000	Estimated Income Tax Benefit:	\$20,000

Staff Analysis

Schuetz Development, LLC is requesting an extension of the completion deadline tied to the approval of the Purchase with Improvements Renaissance Zone project at 420 East Main Avenue, known as the Patterson building.

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 December 20, 2018. On May 14, 2020, The project deadline was extended by the Renaissance Zone Authority to December 31, 2020

The project is well underway, but the applicant estimates that final project completion would not occur until April 1, 2021. An extension is requested to allow adequate time for completion.

(continued)



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 2
January 14, 2021

Application for: Downtown Design Review

TRAKiT Project ID: DDR2020-011

Project Summary

Title:	Storefront and Façade Improvements
Status:	Renaissance Zone Authority
Owner(s):	Benchmark Properties, LLC
Project Contact:	Chad Moldenhauer
Location:	204 East Main Avenue
Request:	Improve façade and storefront for commercial tenant



Staff Analysis

Benchmark Properties, LLC is requesting Downtown Design Review approval for alterations of the commercial storefront and façade at 204 East Main Avenue.

The applicant proposes to alter the façade of the building, previously occupied by Jacobsen Music, for lease as a commercial property. The existing brick would be painted a silver-gray color. Window frames would be painted a darker gray, and broken windows would be replaced with like glass. Currently a portion of the EIFS from the adjoining building at 200 East Main Avenue, also owned by the applicant, extends into the façade of this building. This would be removed and the brick beneath exposed. If no brick exists beneath, the applicant would install a column and paint to match. The signage area would be covered with a wood-style planking produced by Vesta, installed in a vertical orientation. The color used would be “driftwood,” as shown on the attached exhibit.

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.

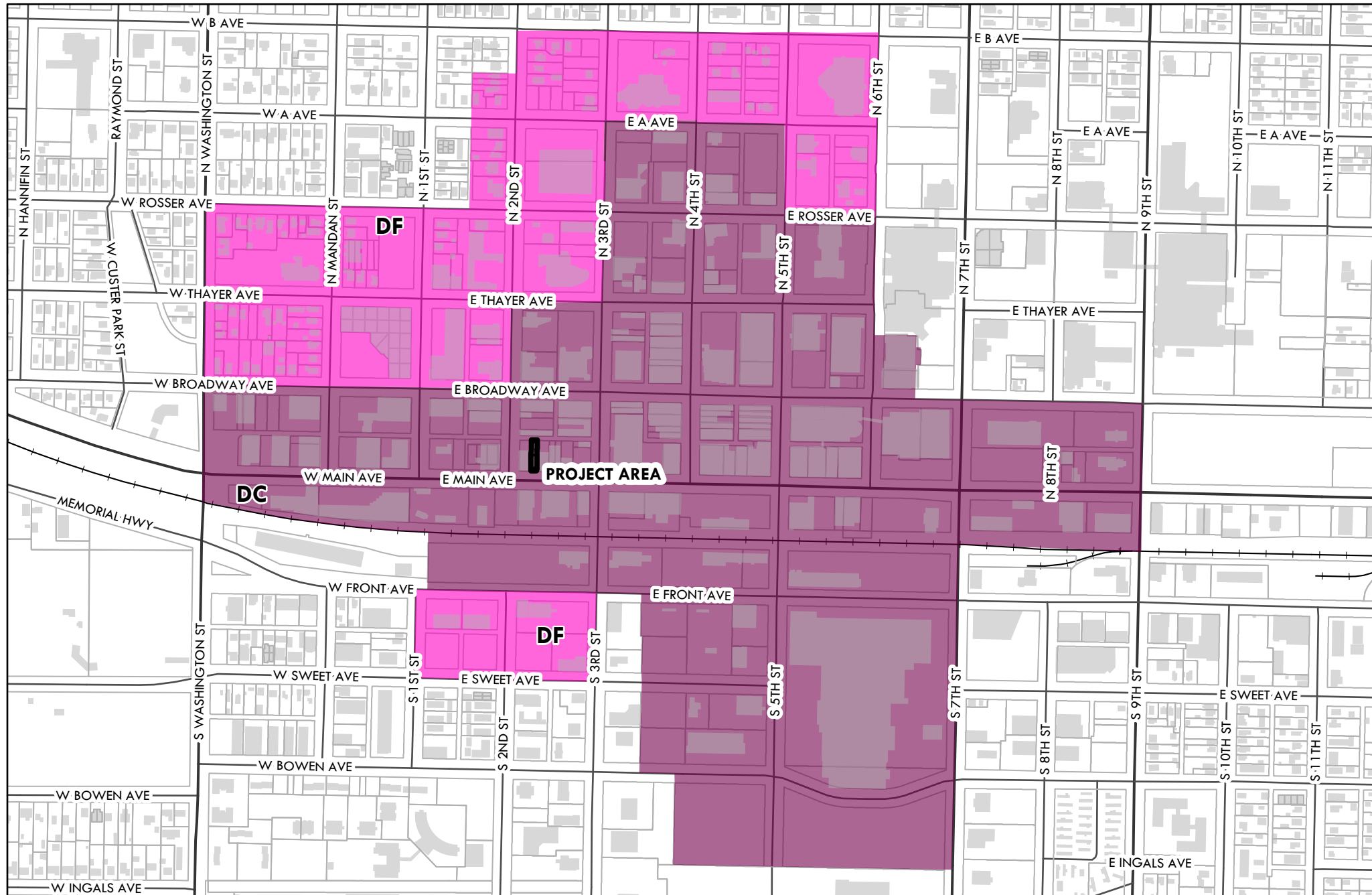
Staff Recommendation

Based on the above findings, staff recommends approval of the proposed design for 204 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 design documents

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



**Design for Façade of 202
East Main Avenue**

Remove EIFS
overhanging building
and expose brick
beneath

Paint existing brick
Silver Lining



Replace broken
storefront glass with
like material

Install wood-style Vesta
planking in a vertical
orientation. Driftwood
color.



With a 6-8" frame
around the signage area

Paint widow frames and
frame around signage
area Ironstone





STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 3
January 14, 2021

Application for: Downtown Design Review

TRAKiT Project ID: DDR2021-012

Project Summary

Title:	Event Center Public Art Installation
Status:	Renaissance Zone Authority
Owner(s):	City of Bismarck
Project Contact:	Natalie Pierce, Bismarck-Mandan Chamber-EDC Leadership 2020 Charlie Jeske, Event Center
Location:	315 South 5 th Street
Request:	Install public art in existing monument outside entrance of Event Center



Staff Analysis

The City of Bismarck Event Center is requesting downtown design review approval of a public art installation in an existing 3-sided brick monument sign in the pedestrian area outside of the south entrance of the Event Center.



Existing monument sign proposed for alteration

The monument currently includes three identical signs for the Civic Center (the previous name for the Event Center). These signs would be removed and replaced with three public art pieces. The frame of the sign has been changed from red to anodized bronze, as shown

in the attached exhibit. LED cabinet lighting will be installed to illuminate the artwork internally, and the pieces would be digitally printed on a polycarbonate sheet.

A Bismarck-Mandan Chamber-EDC Leadership team has initiated this project, with cooperation from the Bismarck Event Center, Dakota West Arts Council, and Growing Bismarck. An art competition was held and a selection committee chose three artists to create pieces. Prototypes submitted by the artists are attached, although the color schemes of the final works will be adjusted somewhat to coordinate between the pieces.

The applicant intends to install the artwork in the Spring of 2021.

The four criteria for approval of public art in Section 4-04-09(14) of the City Code of Ordinances (Public Art) are as follows, annotated by compliance in *italics*:

- The public art is not installed on any side of a building directly adjacent to a public right-of-way, excluding alleys.

(continued)

This provision does not apply since it would be installed within a monument sign.

- b) The public art does not contain any brand name, product name, letters of the alphabet spelling or abbreviating the name of any product, company, profession, or business, or logo, trademark, or other commercial message.

The subject piece does not contain a commercial message.

- c) The public art is not installed on a vacant building or within a vacant lot, unless the property owner has filed a building permit with the intention of occupation or is otherwise actively in the process of improving the building or lot for the purpose of occupation.

The site is not vacant.

- d) The public art is not installed on any original façade of a building listed as a contributing structure of the downtown historic district, unless the art is attached to a removable panel without damage to the underlying historic façade and the artwork meets all other downtown design review requirements pertaining to historic structures.

The Event Center is not an historic building, nor is the monument sign being altered original to the

Event Center building. It was installed when the civic center lobby was expanded.

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.

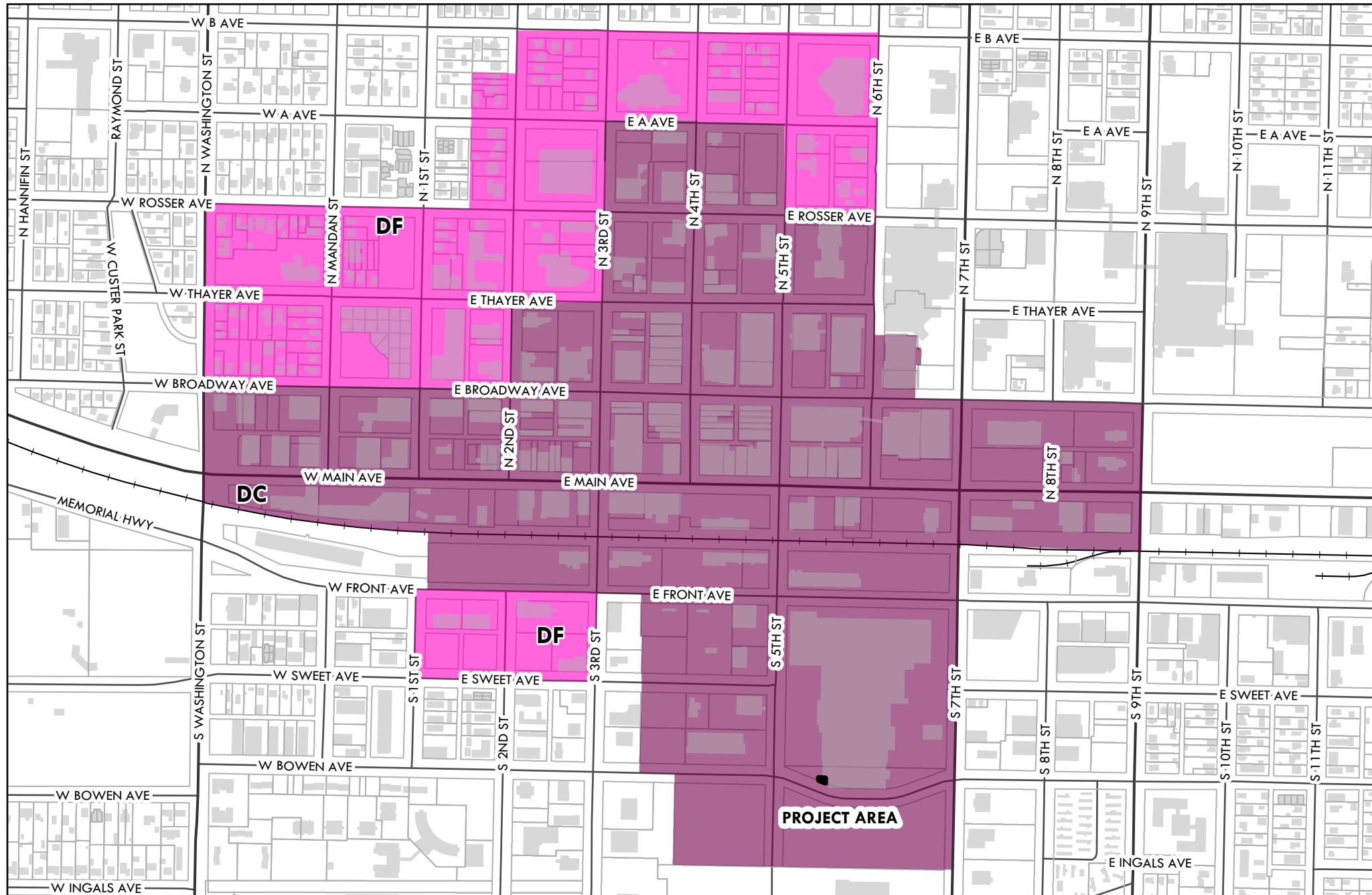
Staff Recommendation

Based on the above findings, staff recommends approval of the proposed design for the monument sign at 315 South 5th 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.

Attachments

1. Location Map
2. Submitted design documents

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



Before



After (Bronze)



Artist Name Artist Location Art Example

Lacie
Van Orman Bismarck

With brighter/less gray
color scheme



Angie
Swiec Bismarck
Kambietz

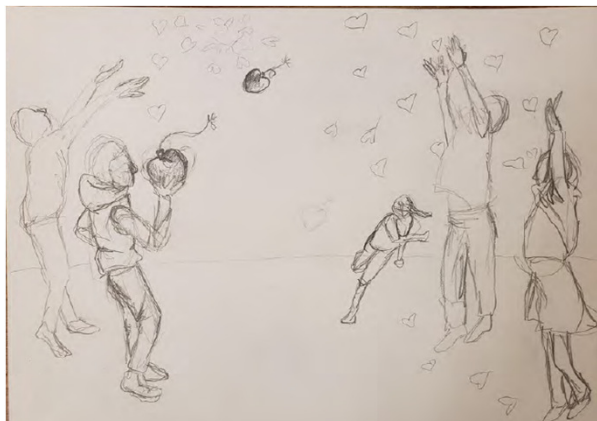


Keely
Perkins Montana

This color scheme



With this concept, in 5 x 10 ratio





STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 5
January 14, 2021

Application for: Downtown Design Review

TRAKiT Project ID: DDR2020-002

Project Summary

Title:	Amendment to Ten on Main Building
Status:	Renaissance Zone Authority
Owner(s):	Ten on Main LLC
Project Contact:	Jerry Anderson
Location:	In the northeast quadrant of the intersection of East Main Avenue and North 4 th Street (402 East Main Avenue)
Request:	Amend design to include an exterior door along North 4 th Street



Staff Analysis

Ten on Main LLC is requesting downtown design review approval for the alteration of an approved design for the project known as Ten on Main at 402 East Main Avenue. The alteration would include an exterior door along the sidewalk of North 4th Street that was not shown on the approved design. The door would be installed to allow occupation of the space by a new office tenant.

The opening for the door and an adjacent window (approved with the design) has been cut in the façade.

A building permit for the interior tenant space, including these elements, was approved in October of 2020. The applicant has agreed to halt installation of the door and request an amendment of the approved design.

The openings for the window and door already existed beneath the stucco façade and appear to be original to the building. This photo from North 4th Street, taken between 1940 and 1950, clearly shows these openings already filled in:

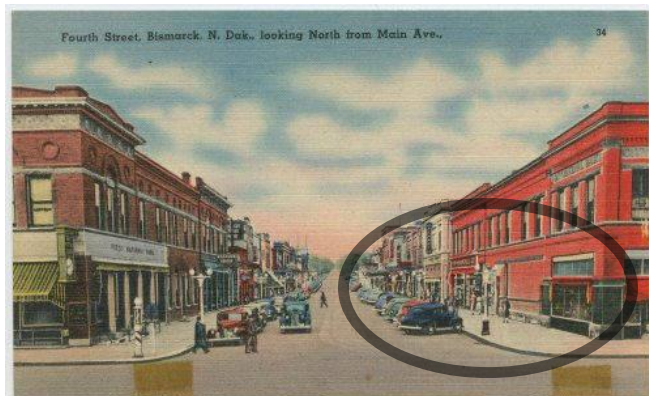


Existing condition of the façade with the new door and window



Source: Bismarck Veterans Memorial Library
(continued)

This image of North 4th Street, taken prior to 1940, appears to show the doorway and window in the present location:



Source: State Historical Society of North Dakota

Title 14-04-21.1 includes the following provision related to entrances in the DC – Downtown Core zoning district:

“Entrances. Main entrances to buildings shall face and be clearly visible from the street, and be recessed to maintain a coherent pattern along the sidewalk and to define the entry point. Recessed entrances shall allow operation of the door(s) without the doors extending beyond the property line into the public right-of-way.”

The applicant proposes to install the door flush to its existing opening, which is recessed approximately 18” from the wall of the building. However, this recess would not be deep enough to prevent portions of the 36” door from swinging into the sidewalk area.

There are a few factors to consider with interpreting this requirement:

1. This is not the main entrance of the building. The provision applies to main entrances to include recesses to enhance the visibility from the street. This provision would not be applicable for secondary entrances.
2. The existing opening that appears to be original to the building would be utilized. The applicant has concerns that adding a recessed area to the entrance that was not originally designed as an exterior floor would expose the

wooden floor joists below to the elements, and that any waterproofing treatments would not be as effective in the long-term as leaving the building envelope intact.

3. The new door would be recessed the same depth as the storefront door that exists approximately 10 feet to the north on the same building. Because the intent of the ordinance is to ensure a “coherent pattern along the sidewalk,” matching this recess would meet this intent.

For these reasons, staff believes that installation of the door in the existing opening, without need for further recess, meets ordinance requirements. However, an encroachment agreement with the Engineering Department will be necessary to allow the door to swing into the public right-of-way. This was included as a condition of the initial design review approval.

The Downtown Streetscape Standards allow for the placement of moveable planters within the building zone of a sidewalk (i.e. within a few feet of the building) with an encroachment agreement. If the door would not be recessed, staff recommends placement of planters on each side of the door to guide pedestrians away from the door and help emphasize the entrance to the office space. The glass in the door should also match other doors on this street in transparency. Clear glass will improve visibility of pedestrians.

The remainder of the scope of the project is underway as approved by the Downtown Design Review Committee, and the historic brick façade along Main Avenue has been restored. The current status of the overall project is depicted on the attached exhibit.

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 2015 Downtown Design Guidelines, and other relevant plans and policies.

(continued)

Staff Recommendation

Based on the above findings, staff recommends approval of the alterations of the proposed design for 402 East Main Avenue to include a new exterior door along North 4th Street as presented in all submitted documents and materials, with the following conditions:

1. If the door is not recessed, moveable planters are placed in the sidewalk against the building on each side of the door. An encroachment agreement is obtained from the Engineering Department for any encroachments into the public right-of-way.
2. Any substantive revisions to the approved design must be reconsidered by the Downtown

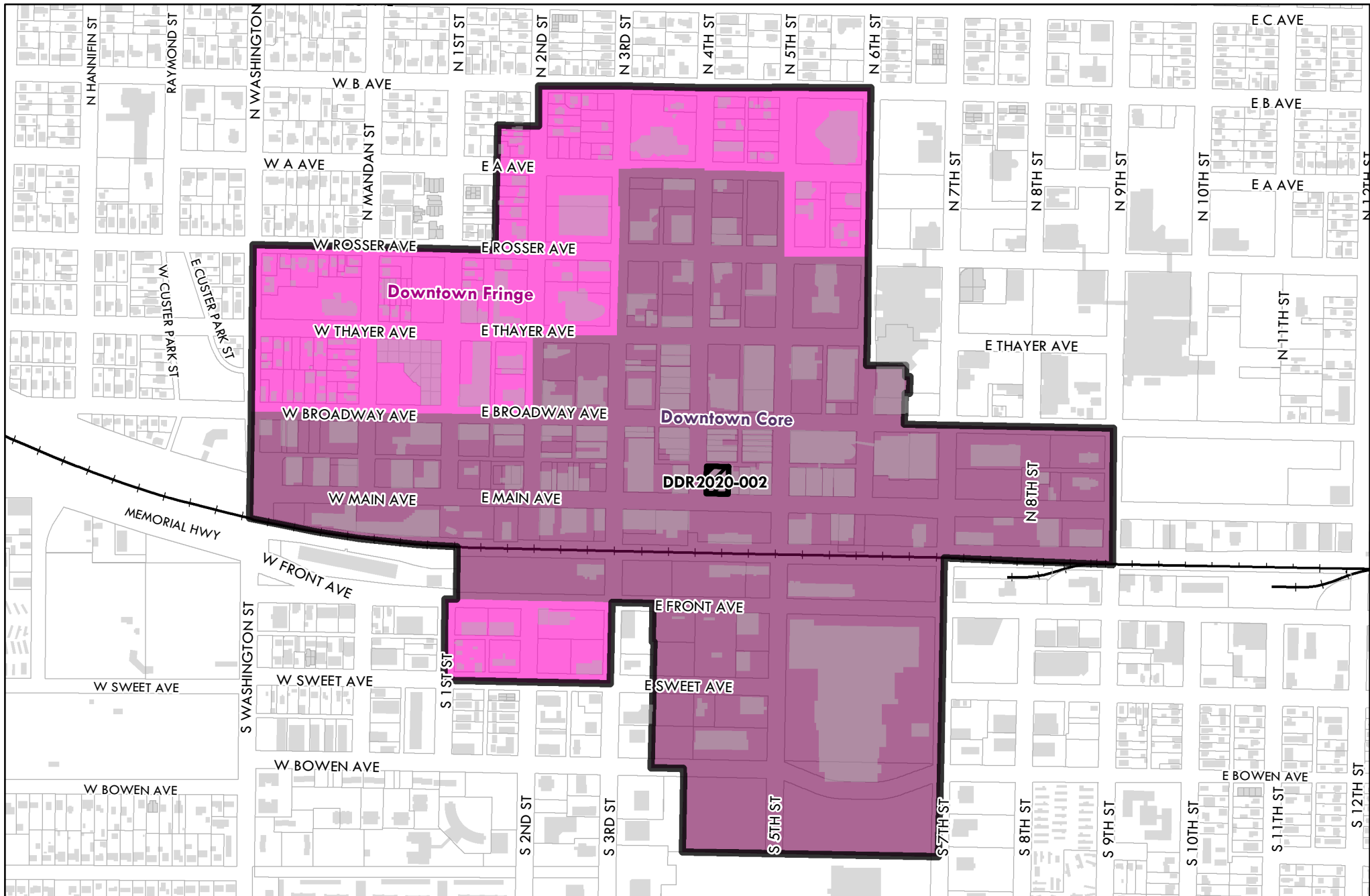
Design Review Committee prior to implementation if any new materials are applied to, or original bricks or architectural features are removed from, the façade where not shown on the design.

Attachments

1. Location Map
2. Approved Design Rendering of Project
3. Photos Showing Current Status of Entire Project (for reference)

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

Downtown Design Review - Project Location Map





Existing Condition of Ten on Main Building | January 6, 2021



Condition of Ten on Main Building Prior to Project Initiation | January 22, 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 Saylor	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, LLP	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 Heutle 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
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

BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

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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	N/A	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	N/A	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	N/A	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	N/A	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	N/A	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	N/A	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	N/A	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	N/A	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
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

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136-B	Invision Property, LLP	815 East Main Avenue	Rehabilitation	Completed	02/08/18	02/27/18	03/07/18	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	04/26/19	N/A	N/A	N/A	N/A
139-B	Schuetz 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	N/A	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	02/19/20	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
147-B	Transition Florida LLC	114 North 3rd Street	Rehabilitation	Approved	10/08/20	10/27/20	10/29/20		\$780,000	Pending	\$1,560,000	\$1,800,000
148-B	Dennis and Linda Abel	102 West Broadway Avenue, Suite 307	Primary Residential	Completed	11/12/20	11/24/20	12/02/20	12/04/20	N/A	N/A	N/A	N/A
									\$106,249,245	\$65,252,599	\$25,893,580	\$110,182,000