



RENAISSANCE ZONE AUTHORITY

MEETING AGENDA

August 12, 2021

Tom Baker Meeting Room	4:00 p.m.	City-County Office Building
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The City of Bismarck is encouraging citizens to provide their comments for public hearing items on the Renaissance Zone Authority agenda via email to whutchings@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 that comments are compiled and forwarded to the Renaissance Zone Authority with enough time to review all comments, please submit your comments no later than 8am the day of the meeting. Comments received after 8am the day of the meeting will not be included for consideration by the Renaissance Zone Authority. Comments should also

include which agenda item number your comment references and your name (anonymous comments will not be forwarded to the Renaissance Zone Authority or included in the minutes of the meeting). 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 whutchings@bismarcknd.gov at least one business day before the meeting.

As always, live meeting coverage is available on Government Access Channels 2 & 602HD, Radio Access 102.5 FM Radio, or stream FreeTV.org and RadioAccess.org.

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MINUTES

1. Consider approval of the minutes of the July 8, 2021 regular meeting of the Renaissance Zone Authority.

REGULAR AGENDA

Requests for Renaissance Zone and/or Downtown Design Review approval

2. **Applewood Group Rowhouses | 215 W Thayer Avenue** 21

- Renaissance Zone New Construction | RZ2021-003

Staff recommendation: Approve

☐ approve

☐ continue

☐ table

☐ deny



- Downtown Design Review (*continued*) | DDR2021-007

Staff recommendation: Continue

☐ approve

☐ continue

☐ table

☐ deny

OTHER BUSINESS

3. Discussion on requests for Renaissance Zone expansion 25
4. Update on rezoning request for Blocks 11 and 12, Northern Pacific Addition to DF – Downtown Fringe zoning district
5. Report from Staff
6. Report from Downtowners

ADJOURNMENT

5. **Adjourn:** The next regular meeting date is scheduled for **September 9, 2021**

Enclosures: *Renaissance Zone Project Status Spreadsheet*

BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
July 8, 2021

The Bismarck Renaissance Zone Authority met on July 8, 2021 in the Tom Baker Meeting Room in the City-County Office Building at 221 North 5th Street. The meeting was held remotely via the online platform Zoom as well as the meeting room. Chair Christianson presided.

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

Authority member George Keiser was not present.

Technical Advisors Steph Smith and Bruce Whittey were 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), and Daniel Nairn (Senior Planner).

Guests present were Kate Herzog (The Downtowners), Jay Caldwell (Freedom Financial), Chris Tyce and Jonathan Casper (Alliance Management) and Bryan Dean (Applewood Homes).

CALL TO ORDER

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

MINUTES

The minutes of the May 13, 2021 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 May 13, 2021 meeting. The motion passed unanimously by voice vote with members Fink, Gawrylow, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

RENAISSANCE ZONE PROJECT – 212 NORTH 2ND STREET
JMN ROOTS, LLC FREEDOM FINANCIAL GROUP OFFICES – PURCHASE WITH IMPROVEMENTS AND LEASE

Mr. Nairn gave an overview of the staff report and stated that the applicant, JMN Roots, LLC, is requesting approval of a Purchase with Improvements Renaissance Zone project at 212 North 2nd Street. Mr. Nairn stated that the owner intends to modify the interior for occupation by a financial services firm. The build-out includes new HVAC, electrical, plumbing, framing, sheetrock and all finishes and new windows on the south wall. Mr. Nairn stated that the applicant estimates a budget of \$125,000 in project costs, exceeding the 50% of assessed

building value of \$95,000 necessary to meet minimum program requirements. He stated that both have a common ownership, but each would be a recipient of a separate Renaissance Zone project whereas the Purchase with Improvements project would be granted to JMN Roots, LLC and the Lease project would be granted to Freedom Financial Group – Bismarck, LLC who would be operating out of the building.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the Purchase with Improvements Renaissance Zone project for the building at 212 North 2nd Street as presented in all submitted documents and materials, as a 100% property tax exemption on the building for five years.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the Lease Renaissance Zone project for the building at 212 North 2nd Street as presented in all submitted documents and materials for an exemption from state tax on income derived from the location for five years.

Chair Christianson asked staff if any public responses had been submitted. Mr. Nairn answered that he had not received any statements.

Mr. Fink asked if all listed expenses were considered qualified purchases. Mr. Nairn answered that all expenses listed were capital expenses and traditionally the Authority has accepted façade improvements as capital improvements.

Mr. Van Orman asked if a Downtown Design Review is needed for the windows improvements. Mr. Nairn stated that the windows were not facing the right-of-way and therefore staff decided to not schedule Downtown Design Review.

Mr. Fink asked if a lease is recorded. Mr. Nairn stated that he did not know if there was a formal lease but the Commerce Department does not require it.

MOTION: A motion was made by Mr. Walth and seconded by Mr. Van Orman to recommend approval of the Purchase with Improvements Renaissance Zone project for the building at 212 North 2nd Street as presented in all submitted documents and materials, as a 100% property tax exemption on the building and improvements for five years. The motion passed with members Fink, Gawrylow, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

MOTION: A motion was made by Mr. Van Orman and seconded by Mr. Walth to recommend approval of the Lease Renaissance Zone project for the building at 212 North 2nd Street as presented in all submitted documents and materials, as a exemption from state tax on income derived from the location for five years. The motion passed with members Gawrylow, Van Orman, Walth, Zenker and Chair Christianson voting in favor. Authority member Fink opposed the motion.

DOWNTOWN DESIGN REVIEW – 215 WEST THAYER AVENUE APPLEWOOD GROUP, LLC – NEW CONSTRUCTION OF EIGHT ROWHOUSES

Mr. Nairn gave an overview of the staff report and stated that the applicant, Applewood Group, LLC, is requesting Downtown Design Review approval for the design of the new construction of rowhomes at 215 West Thayer Avenue. He described the scope of the project including the construction of eight housing units of a rowhouse-style arranged in three buildings. Mr. Nairn stated that off-street parking is not required in the DF-Downtown Fringe zoning district and although the submitted site plan shows a small parking area the lot, as shown, it should be modified to include adequate turnaround space or removed from the plans. He stated that both restricted and unrestricted on-street parking is available and that at least one street tree should be planted in the boulevard in front of the parcel. He also stated that the building plans would be subject to stormwater and site plan review.

Mr. Nairn stated that the building would be 3 stories in height and that design elements could be used to soften the boundary between buildings and the adjacent properties to avoid a monotonous blank wall.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the design of the new construction of rowhomes at 215 West Thayer Avenue as presented in all submitted documents and materials, with the following conditions:

1. The design of the western wall is modified to provide variation and visual interest.
2. The parking lot is equipped with an adequate turnaround or removed from the site plan.
3. A continuous pedestrian pathway is provided to all housing units.
4. The driveway apron is removed from the right-of-way with removal of one driveway.
5. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to installation.

At Chair Christianson's invitation Mr. Dean, Applewood Homes, distributed samples of the siding materials and described how his project would address the west wall design and instead of having any parking he would build a pergola with a common outdoor grilling area but would have to look at ideas between the street and the building.

Mr. Walth asked several questions about what materials would be used on the façade. Mr. Dean stated that a corrugated metal siding is proposed. Mr. Walth stated that he is hesitant to approve the use of corrugated metal as a main building material.

Mr. Whittey and Ms. Smith stated that the plans do not show enough detail to assess direction, streetscape, door and window openings, tree plantings, neighboring buildings and materials and suggested that the applicant return with a more detailed plan.

Chair Christianson read a letter noting several concerns about the building plan as presented. Submitted as Appendix A and B.

There was discussion between the applicant and technical advisors as to what needs to be

included in a more complete plan submittal.

Mr. Fink asked if a retaining wall would be built. Mr. Dean stated that an existing retaining wall exists and a fence would be built. The applicant was asked to put the material of the fence on the new plan.

Chair Christianson asked if the lot had any grade changes. Mr. Dean stated that the same grade exists on the lot.

Mr. Walth stated that he would like to see the corrugated metal sample and struggles with approving that material and that it is a solid wall of black. Chair Christianson agreed and asked if it was a commercial material. Mr. Nairn stated that corrugated metal is not considered a commercial material.

Mr. Fink asked the applicant what his building schedule would be. Mr. Dean stated that he would like the exterior walls completed by winter.

There was discussion about the lack of parking and street restrictions.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Walth to continue the request for the design of the new construction of rowhomes at 215 West Thayer Avenue to the August 13, 2021 meeting. The motion passed with members Fink, Gawrylow, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

DOWNTOWN DESIGN REVIEW – 120 NORTH 3RD STREET BENCHMARK PROPERTIES, LLC – LOGAN ON THIRD PROJECTING SIGN

Mr. Nairn gave an overview of the staff report and stated that the applicant, Benchmark Properties, LLC, is requesting Downtown Design Review approval for a projecting sign at 120 North 3rd Street. He described the scope of the project to include a sign that would brand the building rather than listing the tenants on the sign and the applicant would list tenants on a directory installed at the entrances. Because the sign does not meet dimensional requirements listed in Section 14-03.1-09(8), stating that a sign may not be above the sill of any second floor window, the request has been brought to the Downtown Design Review Committee for approval since they might choose to waive the requirement since there is an historic reference to a similar sign previously hung in the same position.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed design for 120 North 3rd Street as presented in all submitted documents and materials on the basis of the historic character of the building, with the following conditions:

1. An encroachment agreement from the City Engineering Department is obtained prior to installation.
2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Mr. Fink asked what shape the sign is. Mr. Nairn stated that it is rectangular design but visible from both adjacent streets.

MOTION: A motion was made by Mr. Walth and seconded by Mr. Fink recommended to approve the sign design for 120 North 3rd Street as presented in all submitted documents and materials on the basis of the historic character of the building, with the following conditions:

1. An encroachment agreement from the City Engineering Department is obtained prior to installation.
2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

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

OTHER BUSINESS

DISCUSSION ON REQUEST FOR RENAISSANCE ZONE EXPANSION AND ISLAND

Chair Christianson invited Mr. Casper, Alliance Management, to present his idea to possibly utilize a Renaissance Zone island if one were to be created by the Renaissance Zone Authority. Mr. Dean distributed images of existing and proposed redevelopment at the existing apartments west of South 3rd Street and south of East Arbor Avenue, submitted as Appendix C.

There was discussion about location, commercial and residential space, potential revenue projections and parking.

Chair Christianson thanked the applicant and stated that Authority members would like some time to consider his ideas. He asked staff what would be an estimate of time needed to pass such a proposal. Mr. Nairn stated that at least one Renaissance Zone Authority meeting and a Bismarck City Commission meeting. He added that the State would need to concur, which collectively would take a couple months.

There was discussion about how many blocks would be needed for the proposal and how that affects the contiguous Renaissance Zone. Possibly changing the number and location of current blocks and possible remodel of completed blocks were discussed.

There was a consensus that Authority members were open to discussion and asked to add the discussion to next month's agenda.

Mr. Walth voiced concern that the area could not be expanded, yet would use the entire Renaissance Zone island. Mr. Nairn suggested that he could show a map of potential areas for development.

Chair Christianson asked staff to add a discussion about adding a Renaissance Zone island to the August agenda.

REPORT FROM STAFF

There was no report from staff at this time.

REPORT FROM THE DOWNTOWNERS

Ms. Herzog suggested adding more Technical Advisors to the Authority since new construction projects rather than rehabilitation projects seem to be the norm in the near future.

Ms. Smith welcomed the idea and suggested that a civil and structural engineer would be nice to have. Mr. Nairn suggested that a request for advisors could be placed on the City website.

Mr. Whittey reminded Authority members that the CORE Program process would be valuable at this time so that applicants would have affordable access to professional services. Ms. Smith suggested that staff might look at the expenses of the CORE program and the return on investment. She also suggested that there might be other financial sources available. Chair Christianson asked staff to consider. Mr. Gawrylow suggested that staff find ways to make the development process easier for applicants.

ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 5:15 p.m. to meet again on August 12, 2021.

Respectfully submitted,

Sandra Bogaczyk
Recording Secretary

Jim Christianson
Chair

APPENDIX A

From: [REDACTED]
Sent: Wednesday, July 7, 2021 11:21 AM
To: Daniel Nairn
Cc: [REDACTED]
Subject: Applewood Homes - Thayer Rowhomes

CAUTION: ***External Email - Use caution clicking links or opening attachments***

Good Morning Daniel,

I wanted to voice concerns related to the Applewood Homes project ahead of the RZ meeting. The design is under-developed and I would be worried about the long-term viability of the project with the current design. Here are my specific concerns.

- Wrong building prototype for an interior lot – rowhomes usually engage the street?
- Blank wall facades of this magnitude are not appropriate
- Lack of windows looking south – which would offer views as far as Fort Lincoln
- Ground floor window height – vehicle headlights directly into living space
- Dumpster – this site would require trash cans for each unit (dumpsters would not be allowed)
- AC unit / gas meter locations not depicted
- Raised panel / mission style doors are not in line with contemporary design vernacular of the building
- Topography on site would likely necessitate steps in the building
- Where will roof drainage go?
- The building setback on the west lot line is not appropriate, given the proximity of the neighbor's building. Would there be enough space between buildings for fire separation?
- This appears to be a three story building. Does the ND Century code require an architect to design buildings of this type when over 2 stories?

Daniel, I'm concerned about this project and the precedent it may set for infill and development downtown. These types of projects require thoughtful, skillful, and professional design to be successful.

Unfortunately, I will not be able to attend the public input meeting tomorrow, but please feel free to share my comments as you see fit. I'm excited and encouraged to see additional infill in and around downtown. I oppose this project as currently designed. I hope the developer will consider engaging a registered professional architect with infill development experience.

Jake Axtman, PLA
Principal Landscape Architect
AGL Landscape Architects, P.C.
400 East Broadway Ave., Suite 304
Bismarck ND 58501

VISIT OUR NEW WEBSITE!



DOWNTOWNERS
BISMARCK



Downtown Design Review Committee,

Some members and partners of ours have reached out and expressed concern to our staff regarding the Applewood Homes Thayer Ave Infill Project design and lack of specific site information provided to the committee. I believe that they may reach out with their specific design concerns.

We appreciate the applicant's interest in Downtown and hopefully through the design review process can assist them in addressing some of the concerns. It's our recommendation that the design not be fully or conditionally approved at the July meeting and instead have the applicant come back at a following meeting to address the missing information and design challenges.

I will be at the meeting and would be happy to answer any questions. Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Kate Herzog", is positioned above the typed name.

Kate Herzog, COO
Chief Operating Officer
Downtowners Bismarck

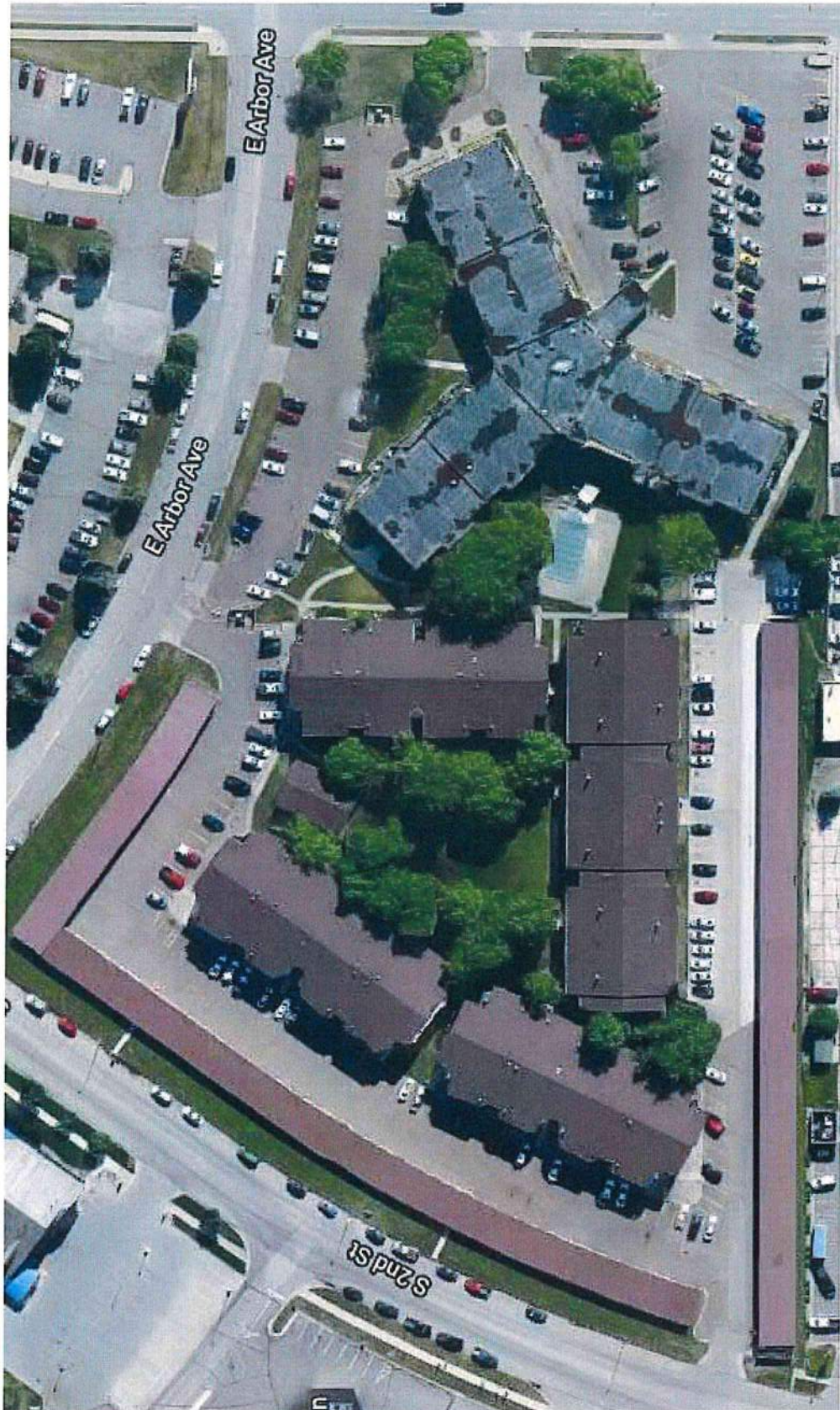
President
Downtown Council

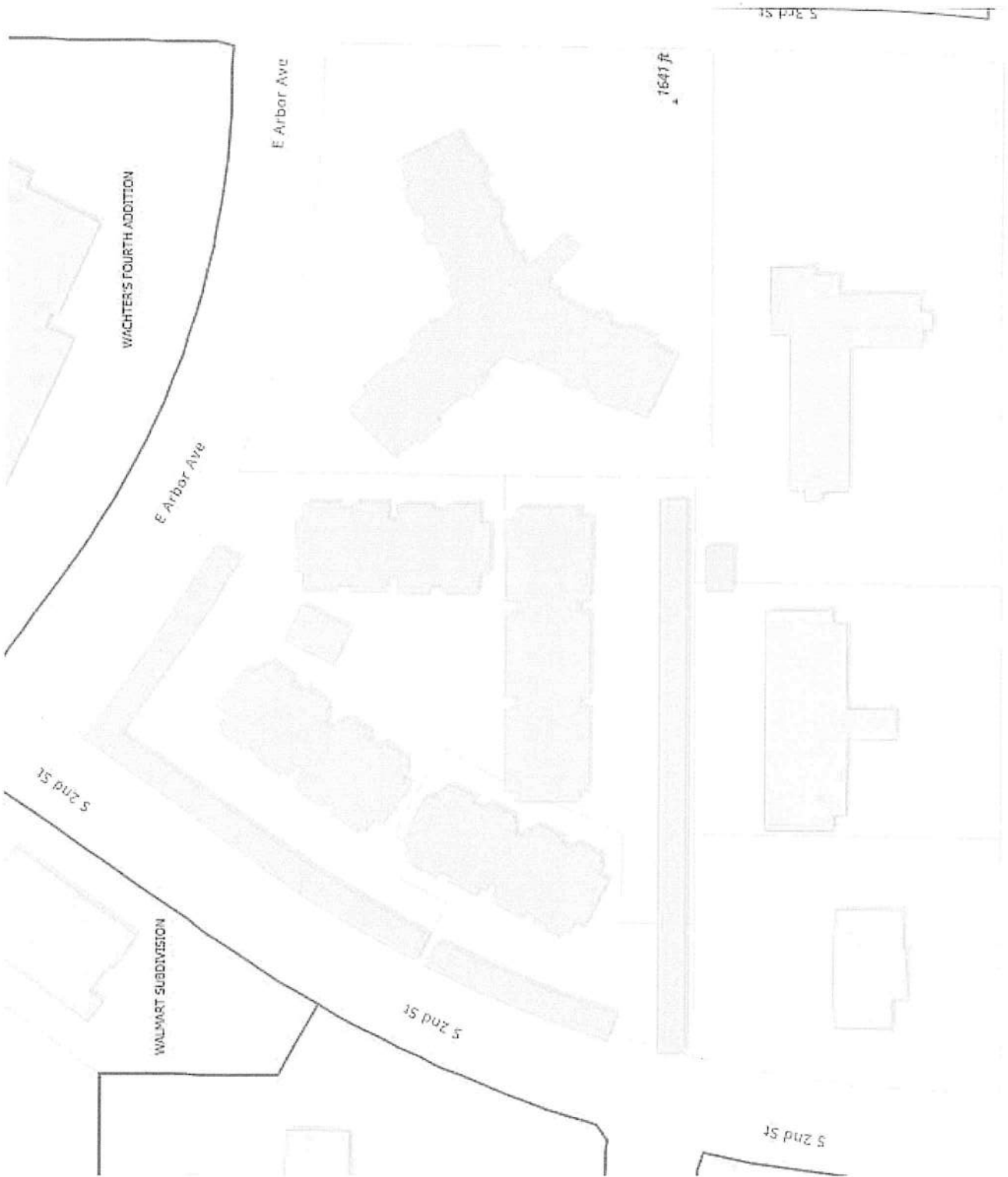


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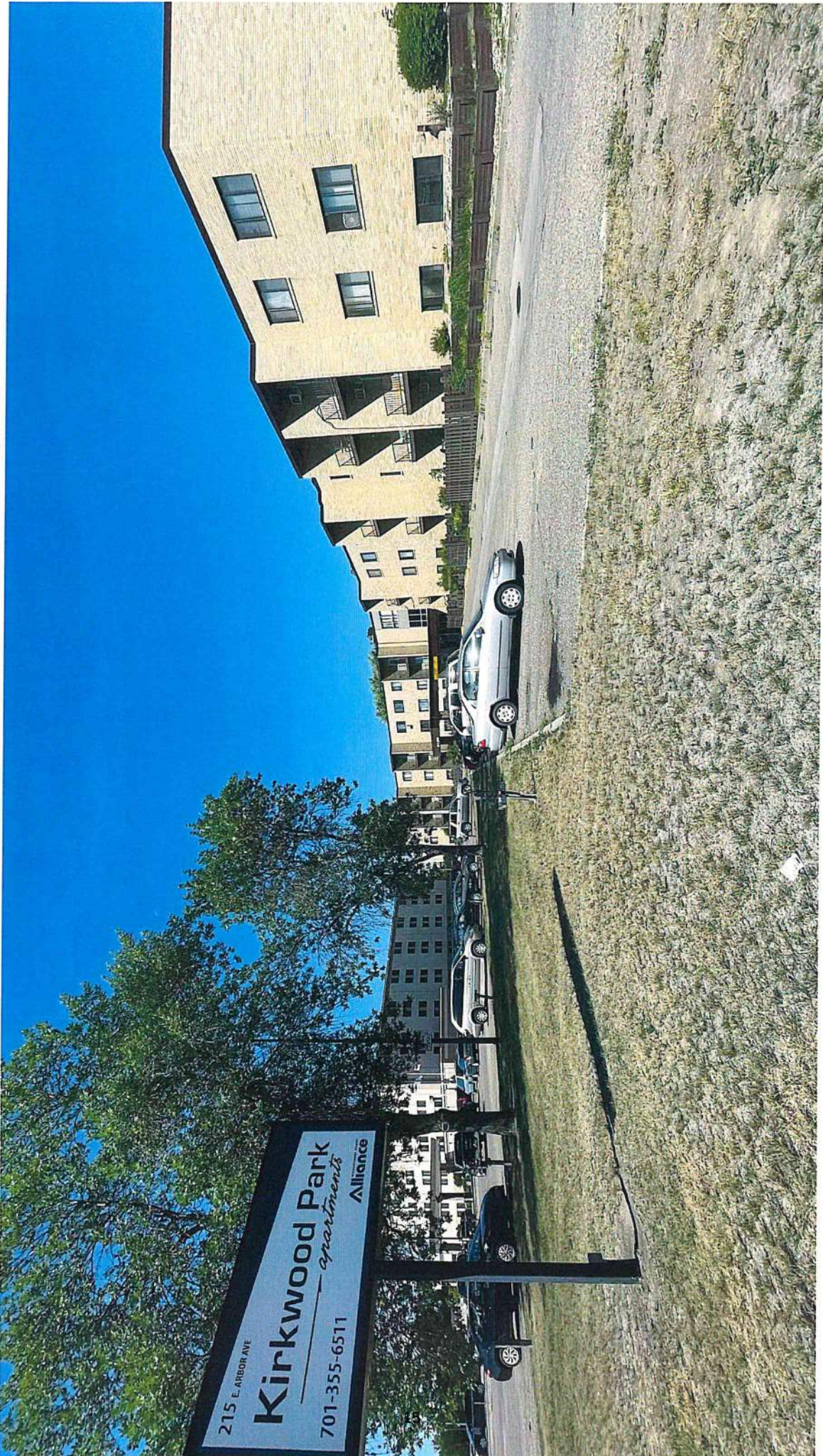
Bismarck Renaissance Zone Agenda

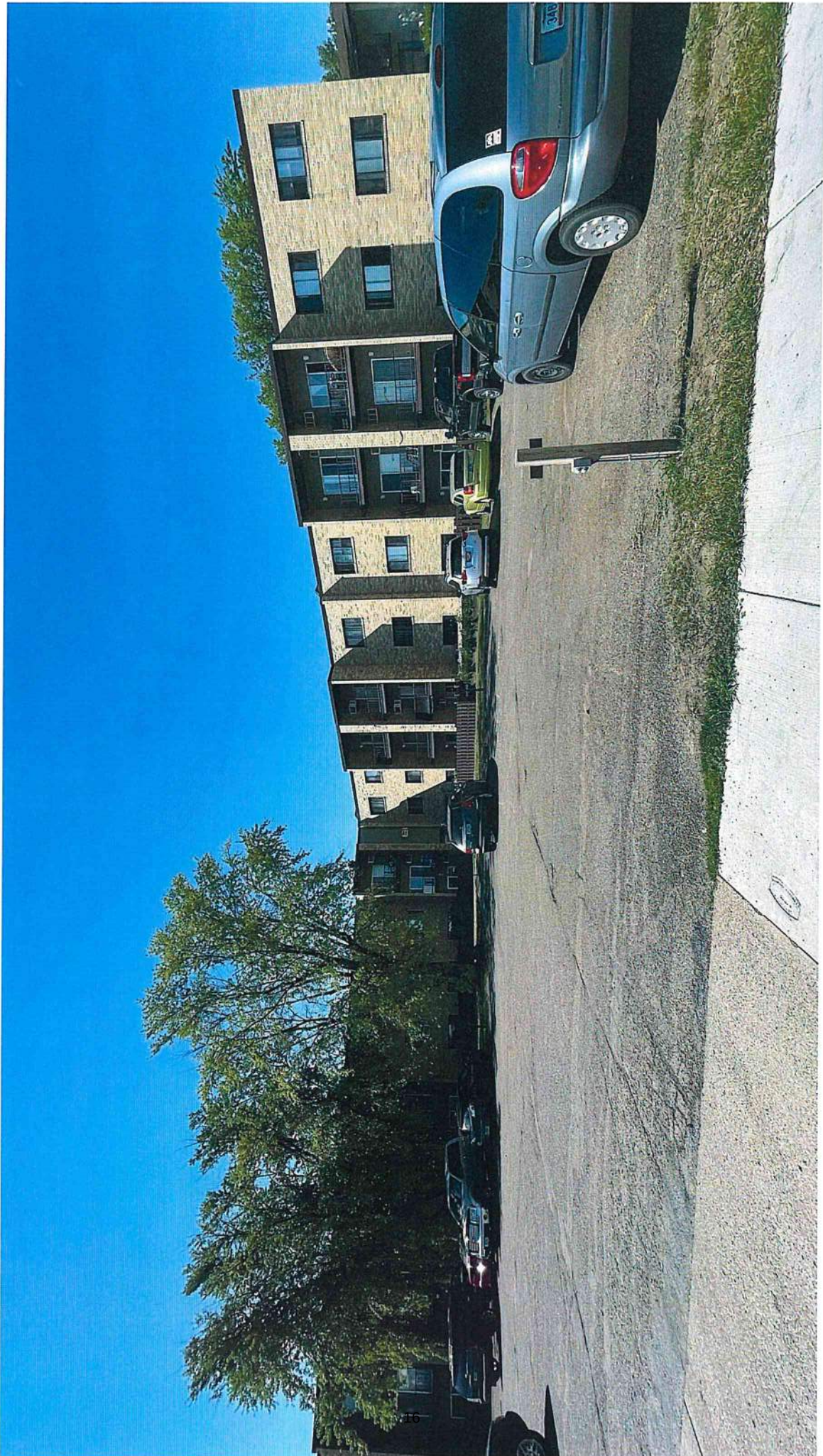
1. Asset Description
2. Current Plan for Asset
3. Potential Plan for Asset
4. Request from City of Bismarck





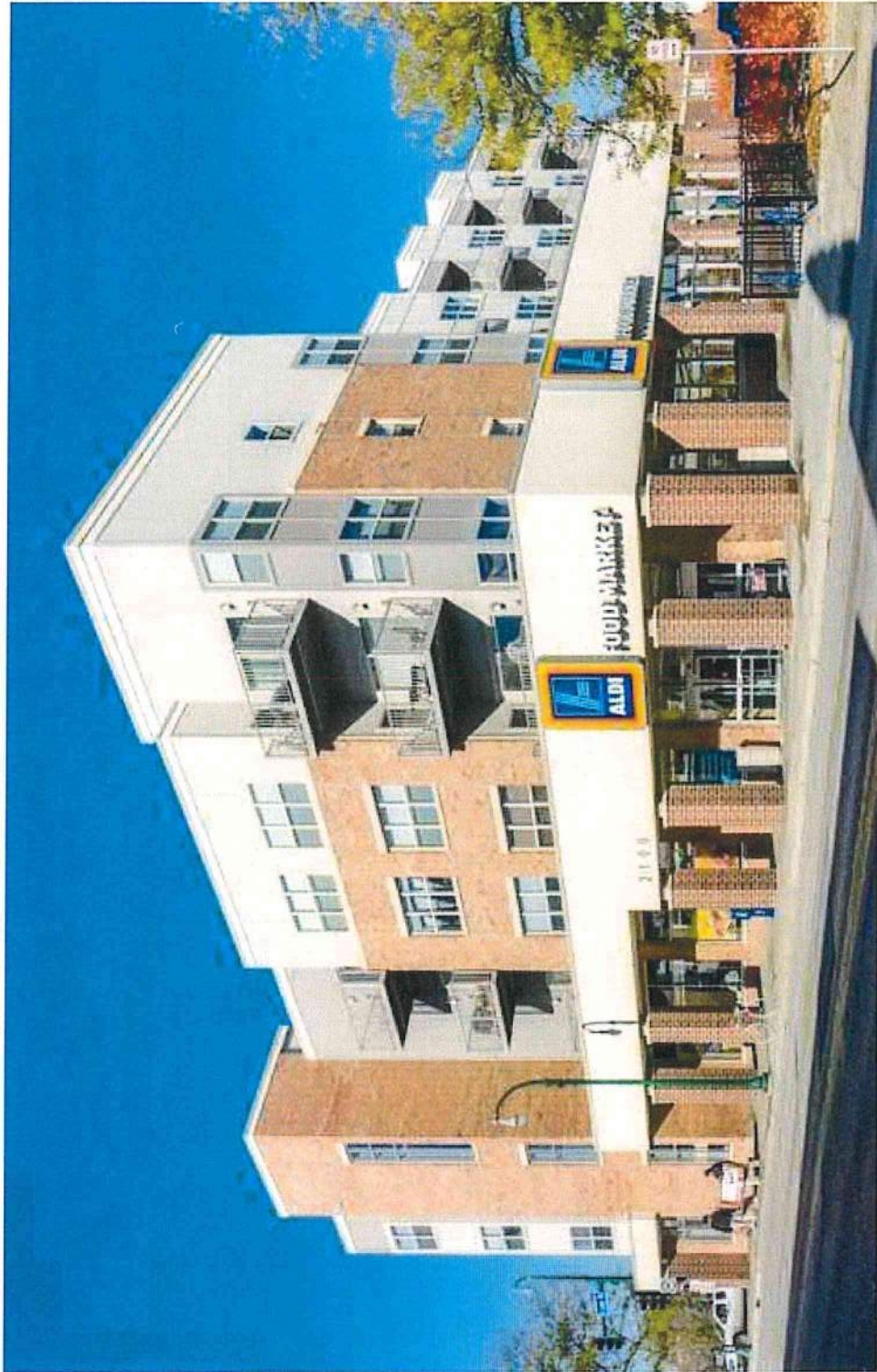


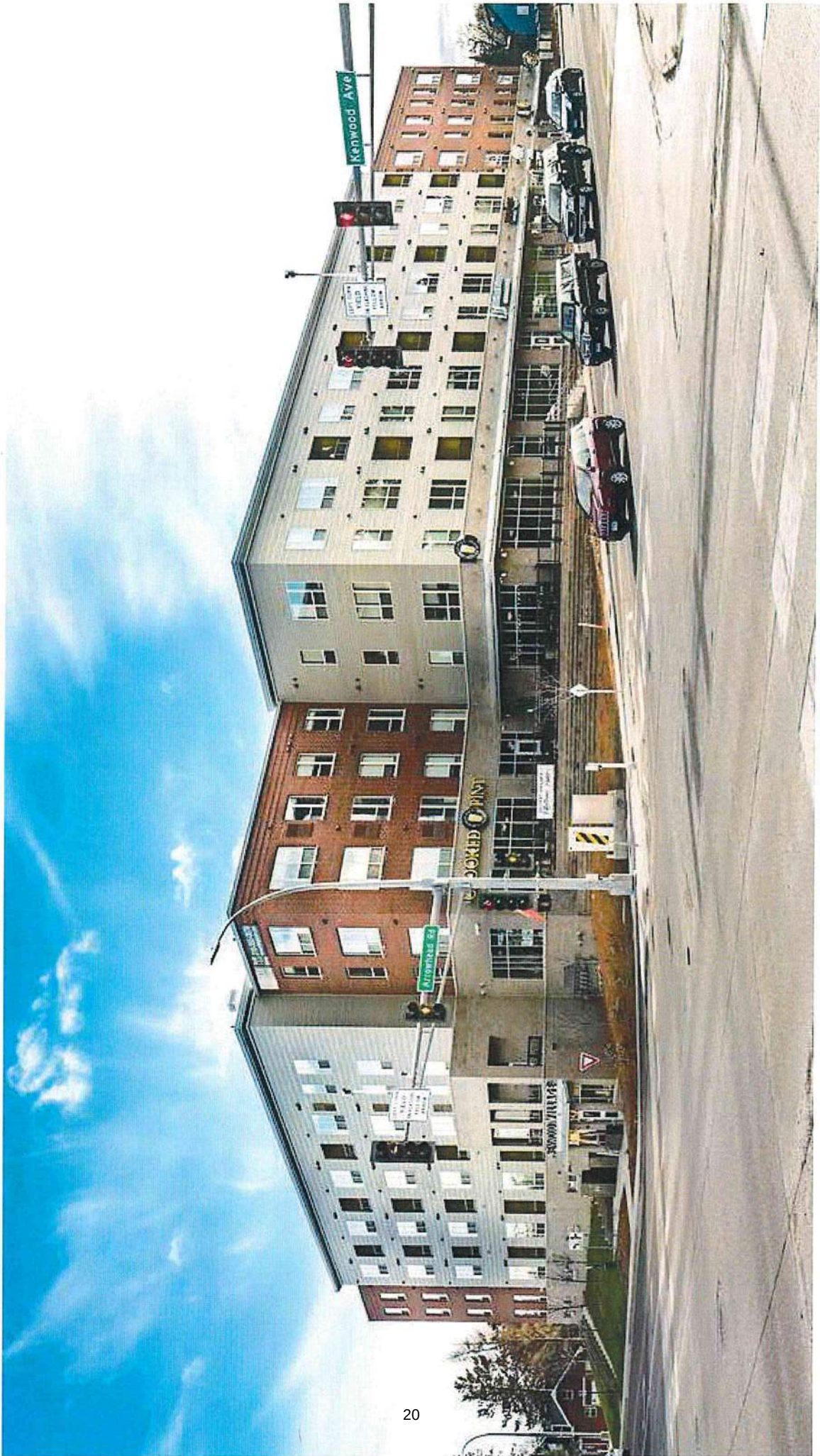












STAFF REPORT

Agenda Item #3

August 12, 2021

Application for: **Renaissance Zone**

Project ID: **RZ2021-003**

Downtown Design Review

DDR2021-007

Project Summary

<i>Title:</i>	Applewood Group Rowhouses
<i>Project Type:</i>	New Construction
<i>Status:</i>	Renaissance Zone Authority
<i>Applicant(s)</i>	Bryan Dean, Applewood Group
<i>Owner(s):</i>	Bryan Dean, Applewood Group
<i>Project Description:</i>	Construct a seven unit rowhouse style multifamily building



Street Address: 215 W Thayer Avenue

Legal Description: East half of Lot 34, Lots 35-36, Block 84, Original Plat

RZ Block # 10

Project Information

<i>Building Floor Area (square feet):</i>	13,557	<i>Completion Date:</i>	6/12/2022	<i>Certificate of Good Standing:</i>	Pending
<i>Assessed Building Value (existing):</i>	0	<i>Proposed Investment:</i>	\$1,539,300	<i>Estimated Value with Investment:</i>	\$1,800,000
<i>Annual Property Taxes (existing):</i>	\$1,373	<i>Estimated Property Tax Benefit:</i>	\$94,616	<i>Estimated Income Tax Benefit:</i>	NA

Staff Analysis



Existing site at 215 W Thayer Ave

Applewood Group, LLC is requesting approval of a New Construction Renaissance Zone project and Downtown Design Review approval for seven housing units of a rowhouse-style arrangement at 215 W Thayer Avenue. The housing units would remain on one parcel and would be sold as independent condominiums.

A duplex that had sustained fire damage was demolished on this site in the Spring of 2021. The demolition was previously approved by the Downtown Design Review Committee (DDR2021-001).

(continued)

Renaissance Zone

The 2020 Renaissance Zone Development Plan establishes minimum criteria for all Renaissance Zone projects. New construction Renaissance Zone projects of multifamily residential buildings must have project costs of at least \$100 per square foot. The proposed project costs are \$114 per square foot, which meet the minimum criteria.

If the housing units within the building are sold as condominiums, as proposed, then the Renaissance Zone benefits for the condominium unit would only be eligible while the unit is owner-occupied. Each buyer will need approval from the City Commission prior to occupation of that unit.

Staff has verified that the applicant does not own any other property in Burleigh County that is delinquent on property taxes.

Downtown Design Review

The Renaissance Zone Authority acting as the Downtown Design Review Committee reviewed the design of the proposed development during their regular scheduled meeting on July 8, 2021. Several concerns with the design of the buildings and site layout were expressed by Authority members during that meeting. In order to provide the applicant time to revise the proposed design the Renaissance Zone Authority continued the request for Downtown Design Review of the new construction of rowhomes at 215 West Thayer Avenue to the August 13, 2021 meeting

The applicant has been working with his design professionals to alter the proposed design. At the time of writing this staff report, a complete set of revised drawings outlining the new design were not available.

The applicant has provided a site plan that indicates a revised design that features seven

housing units arranged within one building instead of the previously proposed eight housing units arranged in three buildings. The applicant is working on revised building design drawings and elevations with all material details.

In order to provide the applicant additional time to provide complete documentation of the proposed design, staff recommends continuing this request for Downtown Design Review until the September 9, 2021 Renaissance Zone Authority meeting.

Required Findings of Fact (relating to land use)*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 approval of a New Construction Renaissance Zone project for seven housing unit development in a rowhouse-style at 215 W Thayer Avenue.

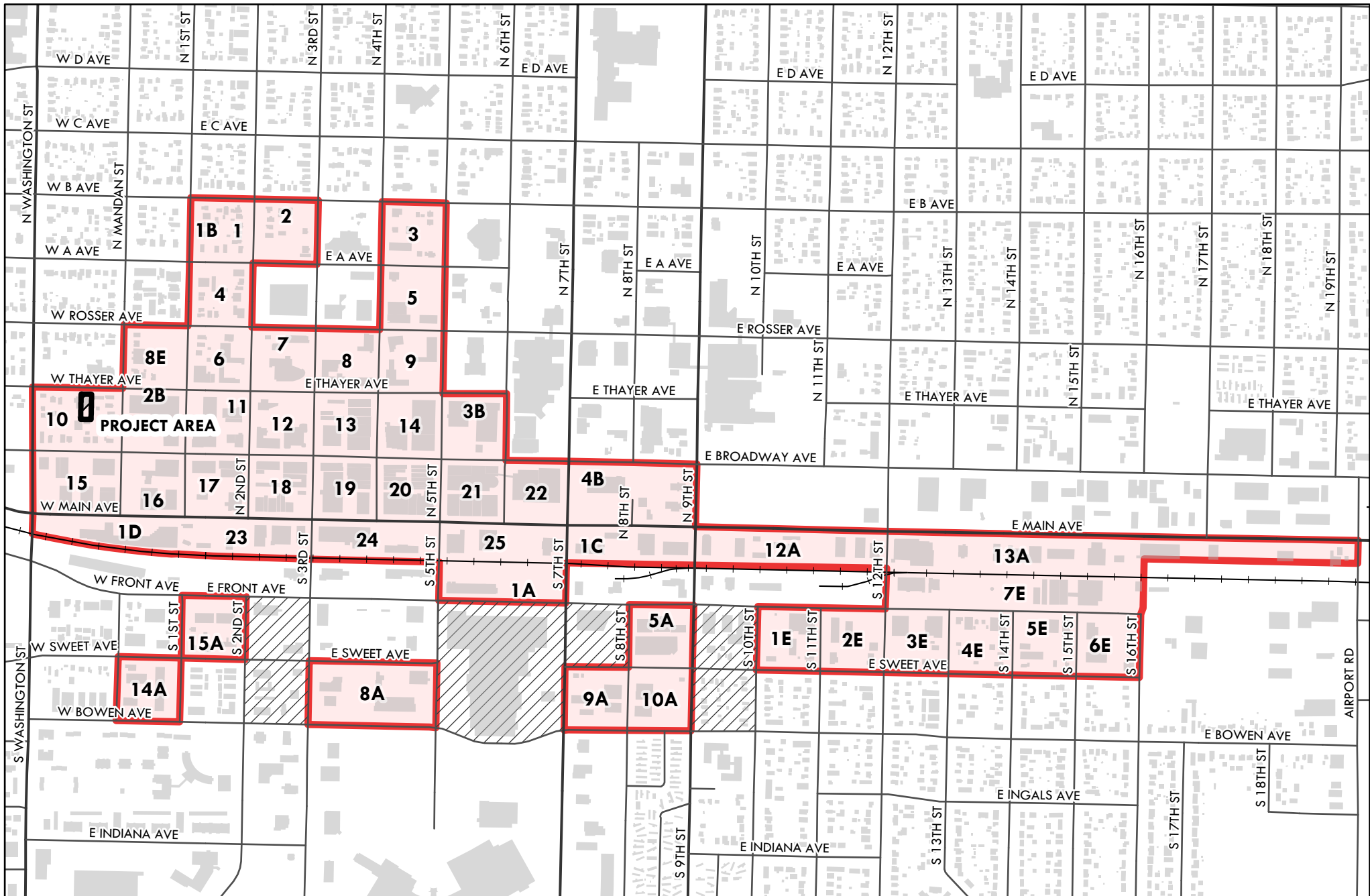
Staff recommends continuation of Downtown Design Review for 215 W Thayer Avenue until the September 9, 2021 meeting.

Attachments

1. Location Map

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

Will Hutchings, AICP, Planner
701-355-1850 | whutchings@bismarcknd.gov





MEMORANDUM

Discussion on requests for Renaissance Zone expansion

TO: Chair Christianson and Renaissance Zone Authority members

FROM: Daniel Nairn, AICP, Senior Planner

DATE: August 6, 2021

During the July 8, 2021 Renaissance Zone Authority meeting, the Authority considered a request from Jonathan Casper, Berg Group North Dakota, for an expansion of the Renaissance Zone into the block bounded by Bismarck Expressway, South 3rd Street, South 2nd Street, and East Arbor Avenue. This would utilize the one non-contiguous island allowed for the City of Bismarck, according to State Renaissance Zone boundary requirements. The City has 4.5 potential blocks remaining (a half block is counted if a significant number of parcels are tax exempt).

The Renaissance Zone Authority requested a follow-up discussion on potential expansions, as well as potential completions of blocks within the existing boundaries. The purpose of this memo is to provide a few options to consider.

An [online map available here](#) shows all of the following options with additional information on parcels.

Potential Expansions

Option A: The aforementioned block includes a parcel currently owned by Kirkwood Park Apartments, LLC. The owners of 215 East Arbor Avenue are reconsidering a complete redevelopment of the site with a mixed-use building. The approximately 72 existing apartments would be replaced potentially at a one-for-one rate, with nearby units under common ownership to be made available to any displaced residents. The owner anticipates a significant increase in taxable value for this parcel due to the redevelopment. The other parcels on this block contain two hotels, a restaurant, and additional multifamily residential. Staff is not aware of any potential redevelopment of these remaining parcels in the near future. This expansion would utilize one block and the one available island.



Option B: Staff has met with a representative from Denizen Partners, LLC who has proposed expansion of the Renaissance Zone into the block bounded by East Avenue C, North 9th Street, East Avenue B, and North 8th Street. The group is considering a project that would involve the re-purposing of eight residential parcels, currently containing seven single-family homes, for a complete redevelopment into multifamily residential, with potential for small-scale commercial uses. The area is currently zoned RT – Residential and R10 – Residential, but a proposed rezoning to a Planned Unit Development (PUD) would be sought in conjunction with a Renaissance Zone request. This expansion would utilize one block and the one available island. A representative from Denizen Partners will be available at your August 12 meeting to provide more details.

Option C: Staff has been approached by a prospective buyer for 110 North 26th Street, a former brewery building, with intentions of adaptive reuse of the building for commercial or office space. A significant portion of the existing building on the north side would be removed to provide off-street parking, which is currently lacking on this site. The property is zoned MA – Industrial, and the current zoning would likely allow all intended uses. The existing Renaissance Zone boundary could be extended to this block via another block bounded by East Main Avenue, North 24th Street, The BNSF railroad tracks, and Airport Road and remain contiguous with the existing boundary. Staff is not aware of any other parcels with redevelopment proposals in these two blocks. However, there are several properties that are potential candidates. It should be noted that the Renaissance Zone was extended to the south side of East Main Avenue in 2012, and there have been no projects in this area. The MPO is initiating a study of the East Main Avenue corridor at present. Although the current street configuration of five lanes with no on-street parking is not conducive to urban development, any changes resulting from this study may open new redevelopment potential for this area.

Potential Block Completion:

Although state requirements do not necessitate any block completions at this time, the Renaissance Zone Authority may consider the following options:

Block 1A: This block is comprised on one parcel, the property formerly owned by the City of Bismarck and occupied by Bismarck-Burleigh Public Health, and now owned by the University of Mary. This parcel is already tax-exempt.

Block 3B: This block is mostly tax-exempt except for 514 East Broadway Avenue, an existing jewelry store. However, a parking lot currently owned by Sanford Health could potentially be sold to a private party in the future.

Block 7: The majority of this block is either tax exempt or has already participated in the Renaissance Zone program. The only remaining potential project would be 207 East Rosser Avenue, an existing gas station and convenience store.

Block 8: Most of the parcels have completed a Renaissance Zone project, and the parking lot on the northwest quadrant is publicly owned. The only potential project would be 308 East Thayer, an existing single-family home and commercial building.

Block 20: This block has had eight completed projects, leaving four smaller parcels with potential for a project.

Block 21: There are no potential projects on this block at this time. The Parkade parking garage is publicly owned, and the Seeds of Hope store is a tax-exempt non-profit. The remaining parcels have all completed Renaissance Zone projects.



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	09/23/03	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, 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 Heutte 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

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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
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

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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
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 Boutros 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
	JMN Roots, LLC	212 N 2 nd Street	Purchase w/ Improve	In Review	07/08/21	07/27/21			\$125,000	Pending	\$190,000	06/21/84
	Freedom Financial Group, LLC	212 N 2 nd Street	Lease	In Review	07/08/21	07/27/21			N/A	N/A	N/A	N/A
									\$106,374,245	\$65,252,599	\$26,083,580	\$110,432,000