



RENAISSANCE ZONE AUTHORITY

MEETING AGENDA September 9, 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 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 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 dnairn@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 August 12, 2021 regular meeting of the Renaissance Zone Authority.

REGULAR AGENDA

Requests for Renaissance Zone and/or Downtown Design Review approval

2. **“No Vaccine for Death” Photograph Installation** | 114 North 3th Street.....13

- Downtown Design Review | DDR2021-009

Staff recommendation: Approve

☐ approve

☐ continue

☐ table

☐ deny



- 3. Demolition of Strip Mall | 318 South 5th Street 19**
- Downtown Design Review | DDR2021-010
Staff recommendation: Approve ☐ *approve* ☐ *continue* ☐ *table* ☐ *deny*
- 4. Façade Improvements | 301 East Broadway Avenue 22**
- Downtown Design Review | DDR2021-011
Staff recommendation: Approve with conditions ☐ *approve* ☐ *continue* ☐ *table* ☐ *deny*
- 5. Renaissance Lofts and The Grove Extension Requests | 500 N 3rd St/112 E Ave A .27**
- Renaissance Zone | RZ2019-005
Staff recommendation: Approve ☐ *approve* ☐ *continue* ☐ *table* ☐ *deny*
 - Renaissance Zone | RZ2019-006
Staff recommendation: Approve ☐ *approve* ☐ *continue* ☐ *table* ☐ *deny*

OTHER BUSINESS

6. Continuation of Projects RZ2021-003 and DDR2021-007 at 215 West Thayer Avenue.
7. Update from Renaissance Zone expansion subcommittee
8. Report from Staff
9. Report from Downtowners

ADJOURNMENT

10. **Adjourn.** The next regular meeting date is scheduled for **October 14, 2021**

Enclosures: *Renaissance Zone Project Status Spreadsheet*

BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
August 12, 2021

The Bismarck Renaissance Zone Authority met on August 12, 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, George Keiser, Curt Walth and Greg Zenker.

Authority member Todd Van Orman was 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), Will Hutchings (Planner), Allison Jensen (City Assessor), and Daniel Nairn (Senior Planner).

Guests present were Bryan Dean (Applewood Homes), Rich Skjonsby (Blue Champagne Enterprises, Inc.) and David Witham (Denizen Partners).

CALL TO ORDER

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

MINUTES

The minutes of the July 8, 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 July 8, 2021 meeting. The motion passed unanimously by voice vote with members Fink, Gawrylow, Keiser, Walth, Zenker and Chair Christianson voting in favor.

**RENAISSANCE ZONE PROJECT AND DOWNTOWN DESIGN REVIEW – 215 WEST THAYER AVENUE
APPLEWOOD GROUP, LLC – NEW CONSTRUCTION OF ROWHOUSES**

Mr. Hutchings gave an overview of the staff report and stated that the applicant, Applewood Group, LLC, is requesting RZ and Downtown Design Review approval for the design of the new construction of rowhomes at 215 West Thayer Avenue. This request was continued from the last meeting so that the applicant could provide more information. Mr. Hutchings stated that the scope of the project was amended from eight to seven rowhouse units in one building and that the Downtown Design Review revision was not complete by the time of the meeting.

Mr. Hutchings stated that, based on the findings contained in the staff report, staff recommends to approve a New Construction Renaissance Zone project for seven housing unit development in a rowhouse-style and to continue Downtown Design Review for 215 West Thayer Avenue until the September 9, 2021 meeting.

Mr. Gawrylow stated that he would support continuing both Renaissance Zone and Downtown Design Review projects until the September meeting when the applicant would be able to provide more information.

A written complaint about an adjacent property owner's retaining wall was discussed at this time, submitted as Appendix A. Ms. Combs stated that there is a specific list of responsibilities the Renaissance Zone Authority has and it does not include determining an approval or denial of a project based on the complaint discussed.

Mr. Zenker agreed that the Renaissance Zone project should be reviewed with the Downtown Design Review since both would have deadlines for completion.

Mr. Whittey asked if staff was working with the applicant on the revisions. Mr. Hutchings stated that he has discussed revisions with the applicant and Mr. Hutchings stated that staff will request to meet with the Technical Advisors before the next meeting.

Chair Christianson opened the public hearing.

Mr. Skjonsby stated his concerns about not having positive interactions with the applicant about a damaged wall on his property and stated that he opposes the Renaissance Zone project. He directed staff to his email response, submitted as Appendix B.

Mr. Dean stated that he has tried working with Mr. Skjonsby and stated that the damage done to his property precedes his activities on the neighboring property.

MOTION: A motion was made by Mr. Zenker and seconded by Mr. Gawrylow to continue the request for the New Construction Renaissance Zone project for a seven housing unit development in a rowhouse-style and to continue Downtown Design Review for 215 West Thayer Avenue to the September 9, 2021 meeting. The motion passed with members Gawrylow, Keiser, Walth, Zenker and Chair Christianson voting in favor. Authority member Fink opposed the motion.

OTHER BUSINESS

DISCUSSION ON REQUESTS FOR RENAISSANCE ZONE EXPANSION

There was discussion about three options for potential Renaissance Zone expansion and completion of blocks, as noted in the agenda packet. It was noted that the Metropolitan Planning Organization (MPO) was studying the East Main Avenue area to see how it could re-develop. Mr. Nairn reminded Authority members that once a block is closed that it is a permanent status and cannot be opened again.

Mr. Witham gave a presentation for Option B calling for consideration for potential infill projects and collaboration with other possible stake holders as a shared opportunity, as noted in the agenda packet.

Mr. Gawrylow asked if there are any rules on unintentional Renaissance Zone islands if some blocks which made the zone contiguous were to be closed. Mr. Nairn stated Renaissance Zone blocks that are no longer contiguous due to block completion may remain and do not count as an island.

There was extended discussion about the potential status of particular blocks.

Chair Christianson suggested that a subcommittee might be formed and staff recommendations be made.

Mr. Fink suggested that the purview of the Renaissance Zone Authority is to create incentive for redevelopment, while not purposefully helping developers who would build anyway, but that Authority members had a responsibility to point to potential development opportunities that might not normally be completed.

Mr. Gawrylow stated that the Renaissance Zone Authority should be creating a positive situation for investment.

Mr. Fink volunteered to be on any Renaissance Zone expansion subcommittee to be formed. Mr. Gawrylow and Mr. Walth also volunteered to join. Mr. Nairn stated that he would schedule a meeting and advertise the event to the public.

UPDATE ON REZONING REQUEST FOR BLOCKS 11 AND 12, NORTHERN PACIFIC ADDITION TO DF – DOWNTOWN FRINGE ZONING DISTRICT

Mr. Nairn stated that the City of Bismarck Community Development Department – Planning Division initiated a zoning change from the RT – Residential, RM30 – Residential, and PUD – Planned Unit Development zoning districts to the DF – Downtown Fringe zoning district for Blocks 11 and 12, Northern Pacific Addition at the August 25, 2021 Planning and Zoning Commission meeting to address non-conformities and facilitate redevelopment and reuse. Mr. Nairn stated that the Planning Division was approached by two separate landowners within this area to allow building modifications or uses not currently allowed. Letters were sent to the 18 landowners prior to staff submitting this request. Property owners were invited to a meeting on June 7, and one attended. Staff have not received any objections from owners within the proposed area.

Mr. Nairn stated that Authority members do not need to do anything about this request but understand that if included in the DF – Downtown Fringe zoning district that the area would be subject to Downtown Design Review if passed.

REPORT FROM STAFF

Staff had no comments at this time.

REPORT FROM THE DOWNTOWNERS

Chair Christianson read a list provided by The Downtowners including updates on events, projects and business owners' recent experiences with street construction and employment. Submitted as Appendix C.

ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 4:50 p.m. to meet again on September 9, 2021.

Respectfully submitted,

Sandra Bogaczyk
Recording Secretary

Jim Christianson
Chair



August 2, 2021

Applewood Group, LLC
330 Watercress
Bismarck, ND 58503

To Whom It May Concern:

This letter is regarding the vacant lot located at 215 West Thayer Avenue in Bismarck, ND, which is next to my property. This building which was on this property was demolished due to a fire that occurred in the building. During the demolition process, it was brought to my attention that they were leveling the lot and filling it in. At the time, I went over to inspect what was being done. I informed them that the property line was 2 feet from the cement wall which is on my property. I instructed them not to damage my wall. However, they knocked the corner section of the wall off and damaged the integrity of the entire wall. Now, there is rebar that is exposed which could cause serious, life-threatening damage. To this date, it has not been repaired.

Also, I have been in contact with the city of Bismarck because of the overgrowth of weeds on the lot, and they have informed me that there have already been other complaints reported.

I expect some communication from your office as to when I can expect my wall to be restored to the condition it was in before they damaged it.

Sincerely,

A handwritten signature in black ink, appearing to read "Rich Skjonsby", written over a horizontal line.

Rich Skjonsby, President
Blue Champagne Enterprises, Inc.
Phone: [REDACTED]

CC: Brady Blaskowski - City of Bismarck







William Hutchings

From: [REDACTED]
Sent: Wednesday, August 4, 2021 11:56 AM
To: William Hutchings
Subject: FW: Applewood Group Request for Renaissance at 215 N Thayer Ave
Attachments: Letter to Applewood Group.pdf; 215 W Thayer Ave2.jpg; 215 W Thayer Ave3.jpg; exposed rebar.jpg

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

See Below:

From: [REDACTED]
Sent: Tuesday, August 3, 2021 11:54 AM
To: 'dnairn@bismarcknd.gov' <dnairn@bismarcknd.gov>
Subject: Applewood Group Request for Renaissance at 215 N Thayer Ave

Daniel,

This is in response to the letter dated July 30, 2021, regarding the request from Applewood Group, LLC, for Renaissance Zone approval for construction of multi-family residential buildings at 215 W Thayer Avenue in Bismarck.

Attached are copies of a certified letter and picture mailed to Applewood Group in regard to damage caused to my retaining wall on my property.

Blue Champagne Enterprises, Inc., Skjonsby Unlimited, Inc., Jewel Investments, Inc., and R.W. (Rich) Skjonsby, President of these corporations, personally oppose any Renaissance approval of this lot for Applewood Group until the damage to my property has been repaired and resolved.

Sincerely,

R.W. (Rich) Skjonsby, President
Blue Champagne Enterprises, Inc.
Skjonsby Unlimited, Inc.
Jewel Investments, Inc.
Phone: [REDACTED]

William Hutchings

From: Kate Herzog [REDACTED]
Sent: Thursday, August 12, 2021 9:06 AM
To: William Hutchings
Subject: RZ

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

Renaissance Zone Authority Members,

Our entire staff assists with TEDxBismarck and will not be in attendance today. A few updates:

- First Street Lofts is near full, as of a few weeks ago they had 51 of 56 units leased.
- Progress on Trestle and Lander Groups two projects are in various stages of construction and we continue to communicate with both groups regularly.
- The need for a parking structure along the Rosser Corridor is being discussed at the Bismarck Parking Authority level. This will need to be completed at a decent pace to accommodate more known and future infill development in and along the corridor, including more housing and Sanford's expansion.
- There are still a few delays or supply chain issues for some construction materials in new builds and renovations Downtown. Windows being delayed also.
- Staffing continues to be the #1 issue for our businesses downtown in terms of a full economic recovery. We have businesses with abbreviated hours, abbreviated days, food supply chain issues, and other factors that are slowing recovery.
- The Main Street Initiative ND Summit will be in West Fargo this year in October, there are in-person and virtual options. This year's focus is on smart, efficient infrastructure. We'll be presenting on panel-- as well as attending in person and encouraging authority members to check it out! <https://www.nd.gov/living-nd/main-street-nd/take-action/main-street-summit>

As always, please let me know if you have any questions or if there is anything we can assist with.

--

Kate Herzog
Chief Operating Officer
Downtowners Bismarck
www.downtownbismarck.com

[Members! Book An Appointment With Me](#)

Project Summary

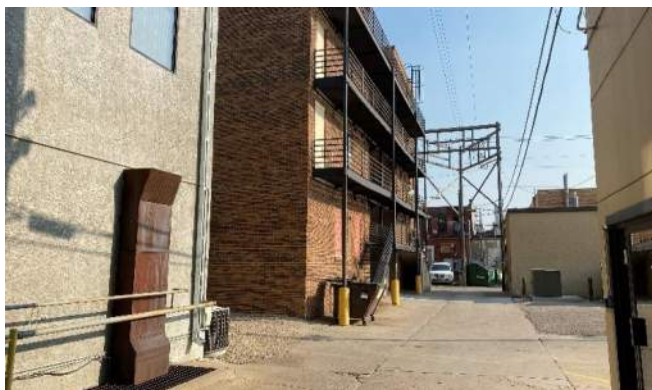
Title:	"No Vaccine for Death" Public Art Photograph
Status:	Renaissance Zone Authority
Owner(s):	Transition Florida, LLC Shane Balkowitsch, artist
Project Contact:	Scott Bina, Mann Signs
Location:	114 N 3 rd Street
Request:	Install photograph on the rear (west side) of the building in the alley



Staff Analysis

Shane Balkowitsch is requesting Downtown Design Review approval of a photographic public art piece at the address of 114 North 3rd Street, known as the Prince Hotel. The photo, entitled "No Vaccine for Death," was captured at the University of Mary in July 2021. The artwork will also be accompanied by a plaque. If approved, the piece will be the third displayed by this artist in the downtown.

The artwork will be made from two pieces of 1/8" aluminum composite panel and will have digitally printed and clear coated graphics. The panels will be mounted directly to the wall with fasteners that will have decorative screw covers.



Alley proposed for artwork on east side of building

The four criteria for approval of public art in Section 14-03.1-03(2)(n) of the City Code of Ordinances are as follows, annotated by compliance:

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

The subject piece would be installed on the south side, which is facing the alley and not adjacent to a public right-of-way.

- 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*

(continued)

improving the building or lot for the purpose of occupation.”

The building is occupied as a multifamily residential building, currently under renovation.

- 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 building is a contributing structure to the Downtown Historic District. The photograph will be attached as a panel and could be removed without damage to the original façade.

Required Findings of Fact (relating to land use)

1. The proposed design conforms to Sections 14-03.1-10, 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.

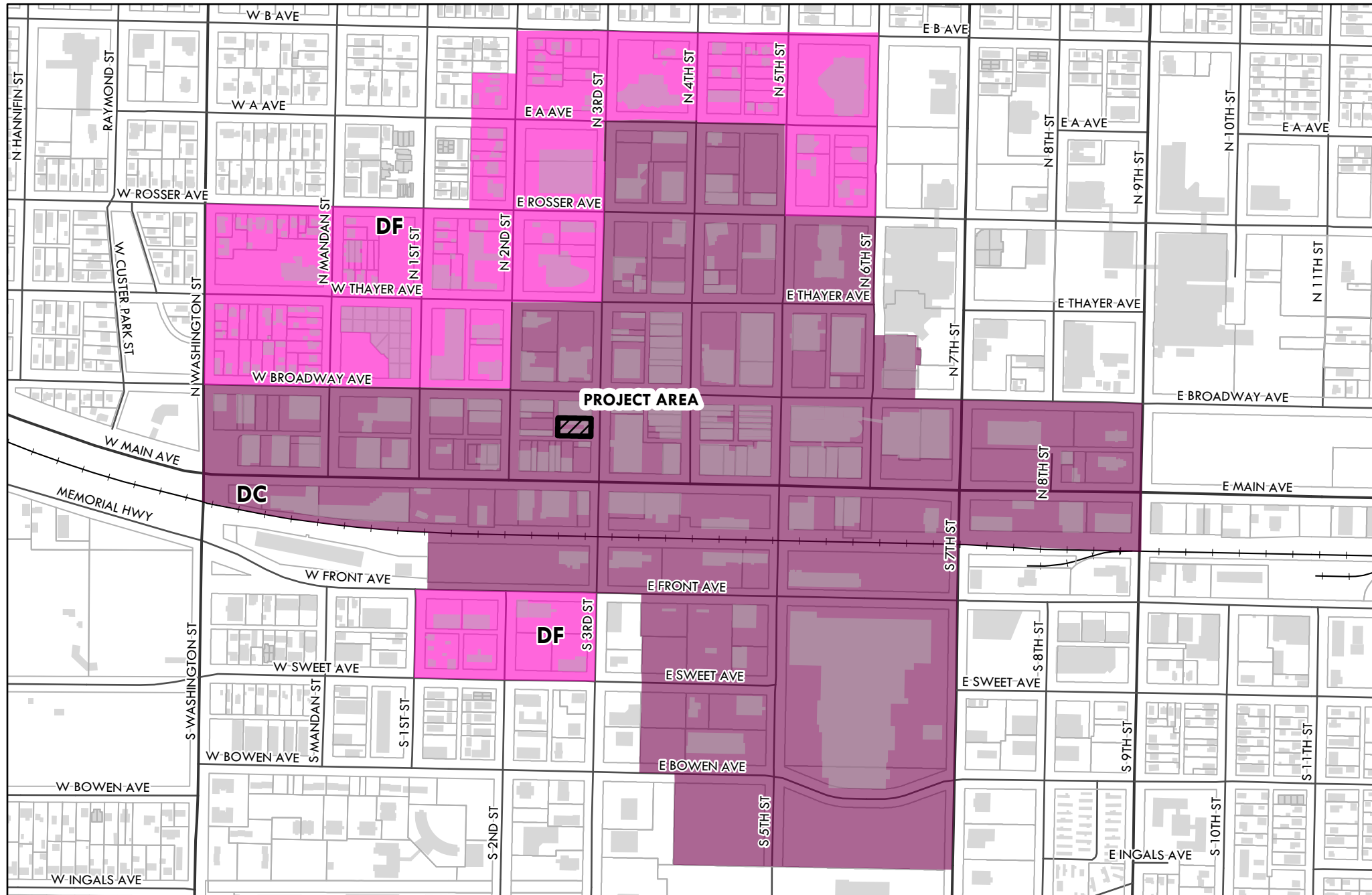
Staff Recommendation

Based on the above findings, staff recommends approval of the proposed design for 114 N 3rd Street as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Attachments

1. Location Map
2. Submitted design documents

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



96"



46"

30"



mann
SIGNS, INC

1507 Continental Ave
bismarck, nd 58504
701-355-1111
www.mannsignsinc.com

CLIENT:

Shane Balkowitsch

APPROVAL:

X

WORK ORDER:

38369

DUE TO VARIATIONS IN OUTPUT
DEVICES, THE COLORS SHOWN
HERE MAY NOT REFLECT
ACTUAL COLORS.

THE CONCEPTS REPRESENTED IN
THIS ARTWORK ARE THE PROPERTY
OF MANN SIGNS, INC. AND
MAY NOT BE USED IN WHOLE
OR PART WITHOUT WRITTEN
CONSENT FROM MANN SIGNS, INC.

14"



26"



mann
SIGNS, INC

1507 Continental Ave
bismarck, nd 58504
701-355-1111
www.mannsignsinc.com

CLIENT:

Shane Balkowitsch

APPROVAL:

X

WORK ORDER:

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NO PARKING



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SIGNS, INC**

1507 Continental Ave
bismarck, nd 58504
701-355-1111
www.mannsignsinc.com

CLIENT:

Shane Balkowitsch

APPROVAL:

X

WORK ORDER:

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CONSENT FROM MANN SIGNS, INC.

Project Summary

<i>Title:</i>	Demolition of Strip Mall
<i>Status:</i>	Renaissance Zone Authority
<i>Owner(s):</i>	Bismarck Industries, LLC
<i>Project Contact:</i>	Chuck Huber, CRA Realty
<i>Location:</i>	318 South 5 th Street
<i>Request:</i>	Demolish strip mall to prepare for redevelopment



Staff Analysis

Bismarck Industries, LLC is requesting Downtown Design Review approval of the demolition of the building at 318 South 5th Street. The land is being cleared for potential future redevelopment.



Strip mall proposed for demolition

The Downtown Design Review Committee approved the demolition of the adjacent Knutson Photography Studio on August 8, 2018. Both of these sites are under common ownership and may be combined together in a future redevelopment.

Section 14-04-21.1 (4)(l) of the City Code of Ordinances states that all vacant lots must be mulched, seeded or sodded to establish a perennial vegetative grass cover within sixty days after demolition. The cleared site cannot be used as a surface parking lot, unless a Special Use

Permit from the Planning and Zoning Commission is issued for this purpose.

Required Findings of Fact (relating to land use)

1. The proposed design conforms to Sections 14-03.1-10, 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

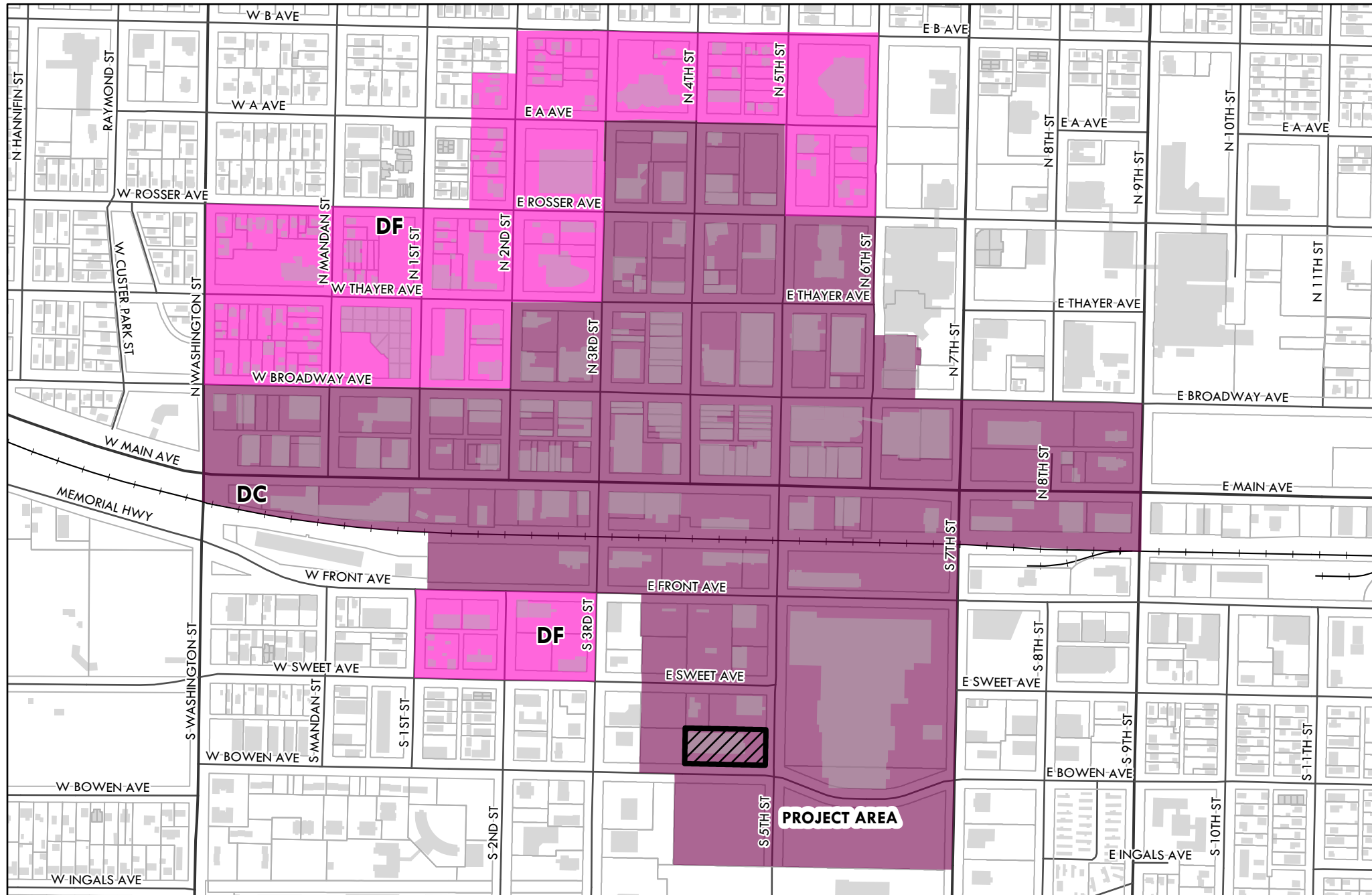
Based on the above findings, staff recommends approval of the proposed demolition of 318 South 5th Street as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

(continued)

Attachments

1. Location Map
-

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



Project Summary

<i>Title:</i>	Façade Improvements to 301 West Broadway Ave.
<i>Status:</i>	Renaissance Zone Authority
<i>Owner(s):</i>	Greg Bavendick
<i>Project Contact:</i>	Greg Bavendick
<i>Location:</i>	301 East Broadway Avenue
<i>Request:</i>	Replace windows and other building elements of the façade



Staff Analysis

Greg Bavendick is requesting Downtown Design Review approval for alterations to the façade at 301 East Broadway Avenue.

The intent of the project is to return building elements to their historic character. All of the windows will be replaced with new windows with simulated divided lites in a bronze color. Most of these have already been replaced at this time.

A new awning will be installed where a previous awning was recently removed. The transom area is currently clad in a corrugated metal, and this would be replaced with a wooden material. No existing building openings would be altered. Bricks would be spot-repaired throughout.

This building is individually eligible for the National Register of Historic Places and is a contributing structure to the Downtown Bismarck Historic District. It was likely constructed in the 1920s.

Staff supports the removal of the metal installed in the transom area of the storefronts. However, a more historically accurate treatment would be the installation of transom windows. If the interior space has been covered, the use of spandrel glazing can be employed.

Required Findings of Fact (relating to land use)

1. The proposed design conforms to Sections 14-03.1-10, 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 301 East Broadway Avenue as presented in all submitted documents and materials, with the conditions that:

1. A more historically accurate treatment of the transom areas is used.
2. Any substantive revisions to the approved design must be reconsidered by the

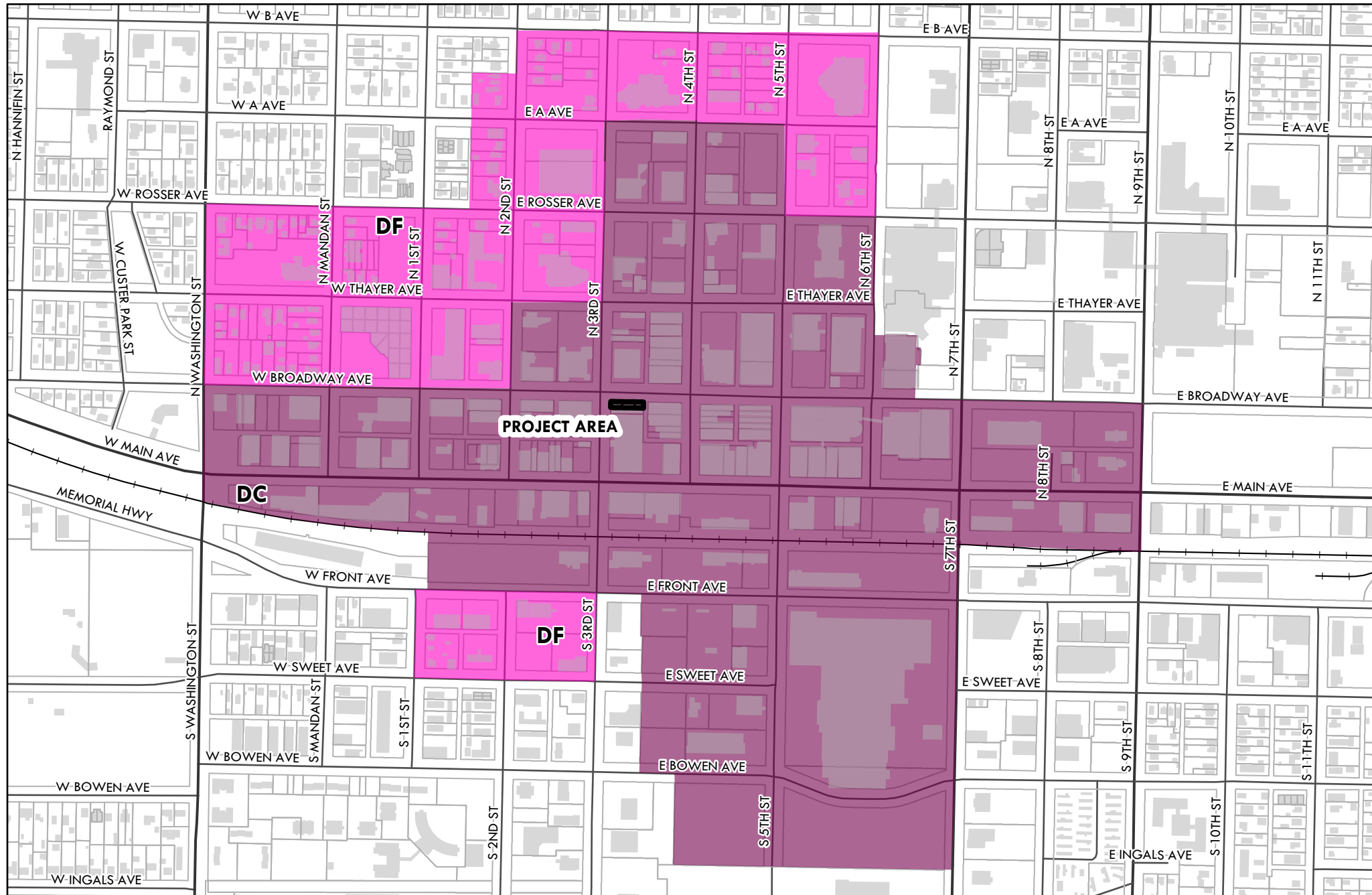
(continued)

Downtown Design Review Committee
prior to implementation.

Attachments

1. Location Map
 2. Exhibit of proposed alterations.
-

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



Changes to Façade of 301 East Broadway



Previous Windows



New Windows



STAFF REPORT

Agenda Item #5
September 9, 2021

Application for: **Renaissance Zone**
Renaissance Zone

Project ID: **RZ2019-005**
RZ2019-006

Project Summary

<i>Title:</i>	Renaissance Lofts and The Grove Extension Requests
<i>Project Type:</i>	Purchase with Improvements
<i>Status:</i>	Renaissance Zone Authority
<i>Applicant(s)</i>	Lander Group
<i>Owner(s):</i>	506 Properties, LLC Boutrous Group, LLP
<i>Project Description:</i>	Extend the Renaissance Zone deadline for multifamily housing projects



Street Address: 500 North 3rd Street / 112 East Avenue A

Legal Description: Multiple

RZ Block # 1B and 2

Staff Analysis

The Lander Group is requesting an extension of the completion deadline tied to the approval of the New Construction Renaissance Zone projects called Renaissance Lofts and The Grove at 500 North 3rd Street and 112 East Avenue A respectively.

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 were both tentatively approved by the North Dakota Department of Commerce on March 2, 2020, which means the deadline for completion would be September 1, 2021. The applicant is requesting an extension to December 31, 2022. Construction on the sites is underway, with an

expected completion for the Renaissance Lofts in September of 2022 and for The Grove in June of 2022. The request will allow room for unforeseen delays.

Photographs of the current status of construction are attached to this staff report.

Required Findings of Fact (relating to land use)

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;

(continued)

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

both Renaissance Zone projects until December 31, 2022.

Staff Recommendation

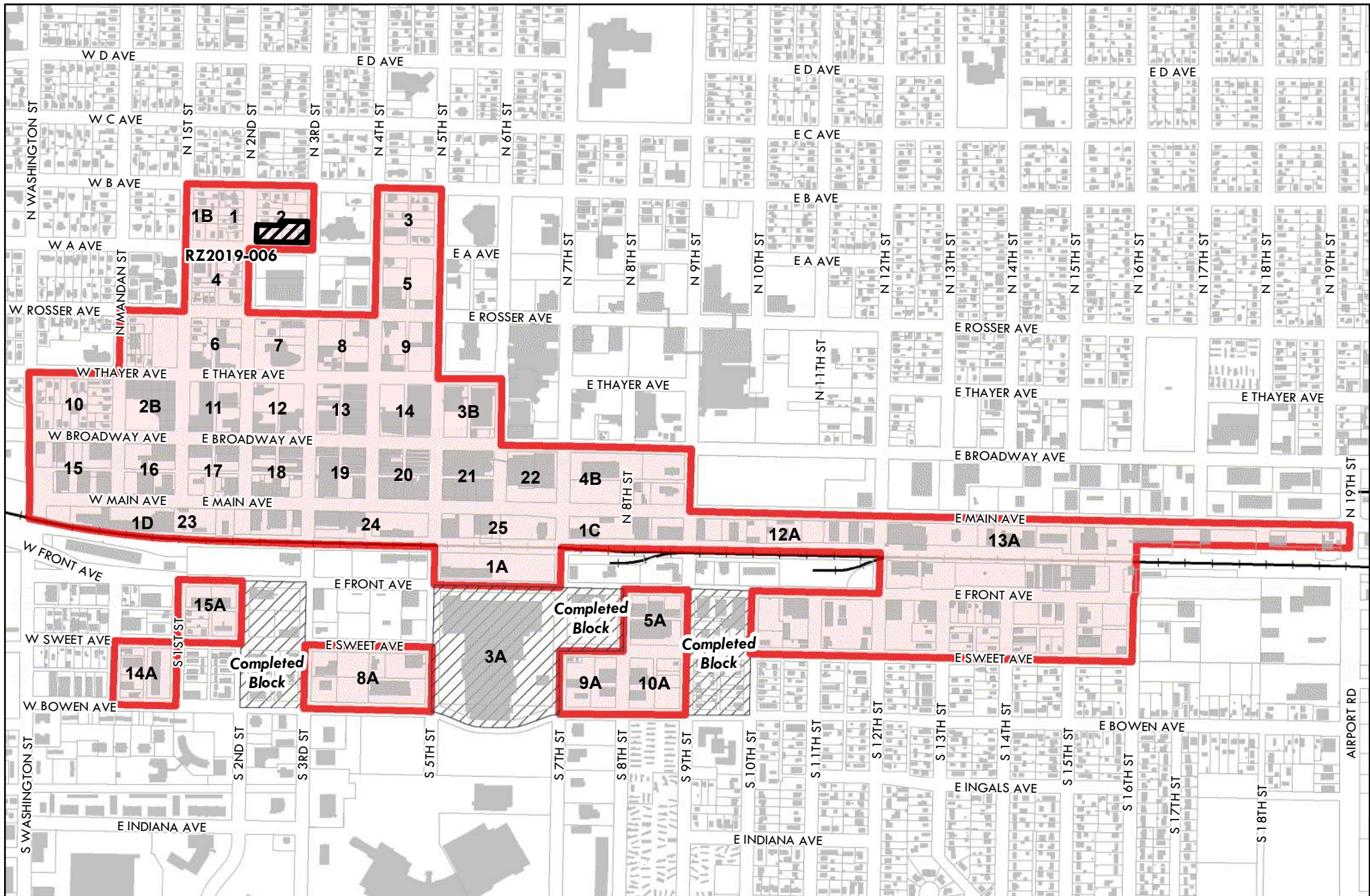
Based on the above findings, staff recommends granting an extension of the deadline to complete

Attachments

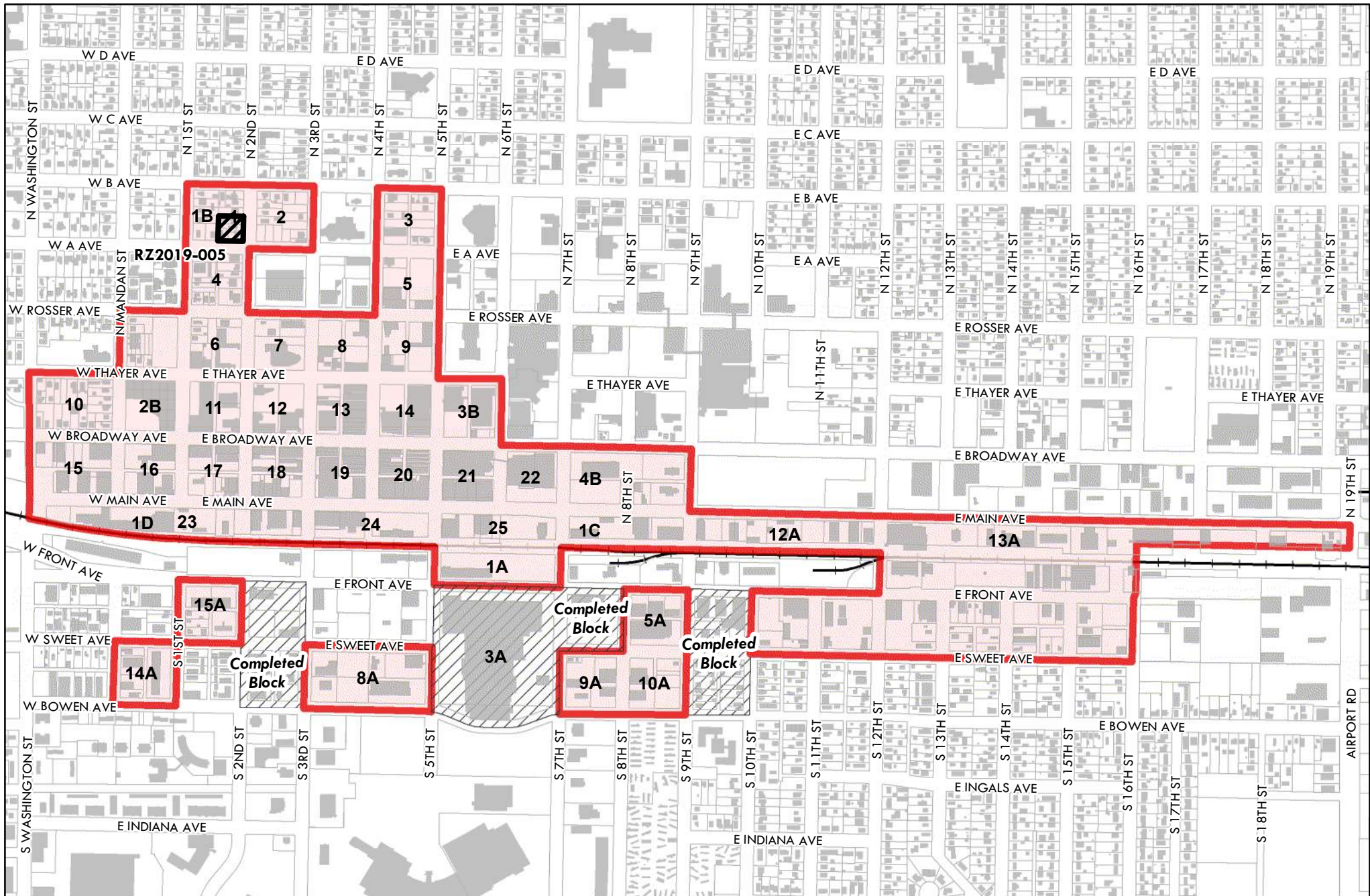
1. Location Map
2. Current photos of sites

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

Renaissance Zone Program - Project Location Map



Renaissance Zone Program - Project Location Map



Site Development of 500 N 3rd St on 9/2/2021



Site Development of 112 E Ave A on 9/2/2021



BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

State ID	Applicant	Street Address	Project Type	Status	RZA Hearing	Commission Review	State Approval	Completion Date	Proposed Investment	Verified Actual Investment	Initial Building Value	Estimated Building Value w/Investment
001-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/ Improve	Completed	12/10/02	12/17/02	01/02/03	12/01/03	\$44,366	\$66,397	\$77,000	\$150,000
002-B	Dakota Building Partnership	501 East Main Avenue	Purchase w/ Improve	Completed	01/06/03	01/07/03	02/26/03	01/31/07	\$300,000	\$284,195	\$444,200	\$540,000
003-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/ Improve	Completed	02/07/03	02/11/03	04/21/03	12/31/07	\$600,000	\$618,111	\$500	\$500,000
004-B	Duemelands Commercial LLLP	301 East Thayer Avenue	Lease	Completed	07/14/03	07/22/03	09/25/03	12/01/03	N/A	N/A	N/A	N/A
005-B	John & Barbara Grinsteiner	200 North Mandan Street	Purchase	Completed	10/07/03	10/14/03	10/16/03	10/17/03	\$5,000	N/A	\$43,300	\$77,500
006-B	Woodmansee's, Inc.	114 North 4th Street	Rehabilitation	Completed	10/30/03	11/15/03	11/21/03	01/26/05	\$125,000	\$129,333	\$49,900	\$120,000
007-B	Bertsch Properties LLC	207 East Front Avenue	Rehabilitation	Completed	11/19/03	11/25/03	12/03/03	01/19/05	\$601,600	\$734,707	\$371,200	\$1,455,000
008-B	Northland Financial	207 East Front Avenue	Lease	Completed	11/19/03	11/25/03	12/03/03	09/16/04	N/A	N/A	N/A	N/A
009-B	Bertsch Properties LLC	218 South 3rd Street	Rehabilitation	Completed	11/19/03	11/25/03	12/03/03	01/20/05	\$329,150	\$378,013	\$142,300	\$840,000
010-B	Lee Enterprises Inc.	707 East Front Avenue	Rehabilitation	Completed	12/15/03	12/16/03	12/29/03	10/26/05	\$2,256,624	\$2,400,776	\$2,508,200	\$4,408,200
011-B	PJCM Partners, LLP	901/907 East Front Avenue	Rehabilitation	Completed	03/03/04	03/23/04	03/29/04	06/30/05	\$298,840	\$409,846	\$151,300	\$420,000
012-B	Gartner's Capital Shoe Hospital	302 East Thayer Avenue	Rehabilitation	Completed	05/25/04	05/25/04	06/04/04	12/06/05	\$85,000	\$103,455	\$49,900	\$125,000
013-B	AW Enterprises	216 North 2nd Street	Rehabilitation	Completed	08/10/04	08/10/04	08/18/04	06/22/05	\$208,814	\$263,473	\$173,500	\$275,000
014-B	Daryl Rosenau & Clarence Sayler	225 West Broadway Avenue	Purchase	Completed	02/07/05	02/08/05	02/16/05	12/26/07	\$69,550	\$70,002	\$167,000	\$182,500
015-B	J & L Development, Inc.	324 North 3rd Street	Rehabilitation	Completed	11/15/04	12/14/04	02/16/05	09/15/06	\$750,000	\$698,396	\$500,000	\$900,000
016-B	Pirogue Grille, Inc.	121 North 4th Street	Lease	Completed	03/02/05	03/08/05	03/22/05	08/24/05	N/A	N/A	N/A	N/A
017-B	Zorells Jewelry Inc.	221 South 9th Street	New Construction	Completed	09/20/04	03/08/05	03/22/05	07/30/05	\$200,000	\$191,898	\$20,100	\$200,000
019-B	CCC Properties, LLLP	310 South 5th Street	Purchase	Completed	08/25/05	09/13/05	09/21/05	07/01/06	\$168,000	\$298,372	\$410,400	\$450,000
020-B	American Bank Center	320 North 4th Street	Rehabilitation	Completed	09/21/05	09/27/05	10/04/05	08/01/09	\$3,100,000	\$2,301,478	\$809,500	\$2,000,000
021-B	Foot Care Associates PC	310 South 5th Street	Lease	Completed	01/12/06	01/24/06	02/03/05	04/01/06	N/A	N/A	N/A	N/A
022-B	Dentyne, Inc. (Bakke & Roller)	310 South 5th Street	Lease	Completed	01/12/06	01/24/06	02/03/05	03/13/06	N/A	N/A	N/A	N/A
023-B	Duemelands Properties, LLLP	302 South 3rd Street	Purchase	Completed	01/12/06	02/14/06	02/16/06	12/01/06	\$190,900	\$227,295	\$312,700	\$345,000
024-B	Duemelands Properties, LLLP	312 South 3rd Street	New Construction	Completed	01/12/06	02/14/06	02/16/06	12/01/06	\$215,223	\$233,855	\$0	\$250,000
025-B	Makoché Media, LLC	208 North 4th Street	Purchase	Completed	01/12/06	02/14/06	02/16/06	12/27/07	\$71,612	\$91,672	\$247,000	\$320,000
026-B	River Q, LLC	312 South 3rd Street	Lease	Completed	04/13/06	04/25/06	05/05/06	12/04/06	N/A	N/A	N/A	N/A
027-B	Gem Group LLC	412 East Main Avenue	Rehabilitation	Completed	05/23/06	05/23/06	05/30/06	10/20/06	\$40,000	\$50,292	\$47,800	\$75,000
028-B	Heartland Mortgage Company	412 East Main Avenue	Lease	Completed	05/23/06	05/23/06	05/30/06	07/01/06	N/A	N/A	N/A	N/A
029-B	Bismarck MSA dba Verizon Wireless	302 South 3rd Street	Lease	Completed	07/24/06	07/25/06	08/02/06	09/14/06	N/A	N/A	N/A	N/A
030-B	Main Avenue Properties, LLC	122 East Main Avenue	New Construction	Completed	10/09/06	10/10/06	12/05/06	12/17/07	\$3,020,590	\$2,370,152	\$0	\$3,200,000
031-B	Dakota Office Building, LLC	300 North 4th Street	Purchase	Completed	02/05/07	02/13/07	02/20/07	01/30/08	\$250,000	\$407,003	\$1,095,900	\$1,400,000
032-B	American Legal Services PC	521 East Main Avenue	Lease	Completed	04/02/07	04/10/07	04/19/07	08/01/07	N/A	N/A	N/A	N/A
033-B	Internet Design & Consulting	521 East Main Avenue	Lease	Completed	04/02/07	04/10/07	04/24/07	08/01/07	N/A	N/A	N/A	N/A
034-B	Larson Latham 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

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067-B	IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	Completed	12/09/09	12/22/09	01/10/10	09/08/10	\$1,136,650	\$837,783	\$1,251,000	\$1,818,000
068-B	J & J Smith Property Management, LLC	115 North 4th Street	Purchase w/ Improve	Completed	01/13/10	01/26/10	02/12/10	10/25/10	\$120,000	\$161,746	\$294,400	\$437,000
069-B	Jimmy John's	301 South 3rd Street	Lease	Completed	02/10/10	02/23/10	03/02/10	07/13/10	\$75,000	\$140,000	N/A	N/A
070-B	J2 Studio Architecture + Design	521 East Main Avenue	Lease	Completed	02/10/10	02/23/10	03/02/10	03/11/10	N/A	N/A	N/A	N/A
071-B	JS Bridal, LLC	115 North 4th Street	Lease	Completed	06/09/10	06/22/10	07/02/10	11/01/10	N/A	N/A	N/A	N/A
072-B	Toasted Frog West, LLC	124 North 4th Street	Lease	Completed	10/19/10	10/26/10	11/10/10	12/01/10	N/A	N/A	N/A	N/A
073-B	A.L. Brend, DDS	207 East Front Avenue	Lease	Completed	10/13/10	10/26/10	11/10/10	10/24/11	N/A	N/A	N/A	N/A
074-B	Magi-Touch Carpet & Furniture, Inc	800 East Sweet Avenue	Lease	Completed	10/19/10	10/26/10	11/10/10	02/01/11	N/A	N/A	N/A	N/A
075-B	American Bank Center	401 North 4th Street	New Construction	Completed	10/19/10	10/26/10	11/10/10	10/15/12	\$3,200,000	\$3,046,296	\$125,000	\$3,500,000
076-B	Spaces, Inc.	122 East Main Avenue	Lease	Completed	01/12/11	01/25/11	02/07/11	02/21/11	N/A	N/A	N/A	N/A
077-B	Aimee C. Reidy	306 South 10th Street	Rehabilitation	Completed	03/09/11	03/22/11	04/17/11	08/24/11	\$20,000	\$45,433	\$68,200	\$120,000
080-B	Pine Properties, LLC	100 West Broadway Avenue	New Construction	Completed	06/08/11	06/28/11	08/10/11	02/01/15	\$27,000,000	\$23,947,483	\$175,000	\$23,500,000
081-B	Gulch II, LLC (fka HST, LLC)	506/510 East Main Avenue	Rehabilitation	Completed	07/12/11	07/26/11	08/10/11	01/15/14	\$3,100,000	\$3,535,146	\$243,500	\$3,000,000
082-B	Daymarck, LLC	521 East Main Avenue	Lease	Completed	07/12/11	07/26/11	08/10/11	11/07/13	N/A	N/A	N/A	N/A
083-B	JLB-BIS, Inc.	217 North 3rd Street	Rehabilitation	Completed	02/21/12	02/28/12	03/12/12	11/15/12	\$350,000	\$569,954	\$113,500	\$265,000
084-B	Broadway Centre, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	02/28/12	03/12/12	07/31/14	N/A	N/A	N/A	N/A
085-B	Pine Properties, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
086-B	Pine Investment Company, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
087-B	Pine Enterprises, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
088-B	Pine Petroleum, Inc.	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
089-B	Pine Oil Company	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
090-B	Kenneth Clark and Dave Clark	106 East Thayer Avenue	Rehabilitation	Completed	07/17/12	07/24/12	07/26/12	02/07/13	\$89,000	\$95,402	\$117,800	\$197,000
091-B	Bread Poets Baking Company, LLC	106 East Thayer Avenue	Lease	Completed	07/17/12	07/24/12	07/26/12	02/07/13	N/A	N/A	N/A	N/A
092-B	Obermiller Nelson Engineering	116 North 5th Street	Lease	Completed	08/21/12	08/28/12	08/29/12	09/01/12	N/A	N/A	N/A	N/A
095-B	Hump Back Sally's, LLC	510 East Main Avenue	Lease	Completed	11/20/12	11/27/12	01/09/13	01/01/15	N/A	N/A	N/A	N/A
096-B	Faass Lavidia, LLC	510 East Main Avenue	Lease	Completed	01/15/13	01/22/13	02/21/13	09/01/13	N/A	N/A	N/A	N/A
097-B	J&G, Inc dba Red Wing Shoes	529 East Broadway Avenue	Lease	Completed	06/18/13	06/25/13	06/27/13	10/01/13	\$73,996	\$73,514	N/A	N/A
098-B	Skjonsby Unlimited, Inc.	222 West Broadway Avenue	Rehabilitation	Completed	06/18/13	06/25/13	06/27/13	12/20/13	\$72,421	\$93,607	\$41,300	\$90,000
099-B	Arikota, LP (United Printing)	306 South 1st Street	New Construction	Completed	06/18/13	06/25/13	09/18/13	11/17/17	\$3,000,000	\$3,166,484	\$0	\$2,000,000
100-B	Langan Engineering & Environmental	401 East Broadway Avenue	Lease	Completed	08/20/13	08/27/13	01/14/14	05/16/14	N/A	N/A	N/A	N/A
101-B	Kadlec Enterprises, LLC	307 North 3rd Street	Rehabilitation	Completed	09/17/13	09/24/13	09/25/13	06/14/14	\$490,051	\$412,637	\$212,400	\$550,000
102-B	Fireflour, LLC	111 North 5th Street	Lease	Completed	09/17/13	09/24/13	09/25/13	10/23/13	\$28,500	\$35,814	N/A	N/A
103-B	Norma Apartments, LLP	215 North 3rd Street	Rehabilitation	Completed	10/15/13	10/22/13	11/15/13	03/03/16	\$704,226	\$859,156	\$418,700	\$450,000
104-B	CC's Physical Therapy, LLC	100 West Broadway Avenue	Lease	Completed	03/18/14	03/26/14	04/02/14	12/10/14	N/A	N/A	N/A	N/A
105-B	Pure Skin, LLC	100 West Broadway Avenue	Lease	Completed	04/15/14	04/22/14	05/29/14	12/12/14	N/A	N/A	N/A	N/A
106-B	Broadway Centre Salon & Spa, Inc.	100 West Broadway Avenue	Lease	Completed	04/15/14	04/22/14	05/29/14	12/04/14	N/A	N/A	N/A	N/A
107-B	Lucky Ducks ND, LLC	307 North 3rd Street	Lease	Completed	05/20/14	05/27/14	05/28/14	06/15/14	N/A	N/A	N/A	N/A
108-B	George Yineman/Bismarck Realty Co.	113 South 5th Street	Lease	Completed	10/22/14	10/28/14	11/06/14	01/01/15	\$17,100	\$20,365	N/A	N/A
109-B	William F. Cleary	100 West Broadway Avenue, Suite 308	Primary Residential	Completed	11/18/14	11/25/14	12/15/14	12/17/14	N/A	N/A	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

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132-B	Newgen 1, LLC	112 North 4th Street	Purchase w/ Improve	Completed	10/12/17	10/24/17	10/30/17	03/03/20	\$127,700	\$113,948	\$220,400	\$350,000
133-B	Boutique Twenty-Three, LLC	201 West Main Avenue	Lease	Completed	10/12/17	10/24/17	10/30/17	08/11/18	N/A	N/A	N/A	N/A
134-B	The Barbers Wife, LLC	401 East Broadway Avenue	Lease	Completed	11/09/17	11/27/17	12/04/17	08/07/18	N/A	N/A	N/A	N/A
135-B	Anima Cucina, LLC	101 North 5th Street	Lease	Completed	12/14/17	12/26/17	01/12/18	10/30/18	N/A	N/A	N/A	N/A
136-B	Invision Property, LLP	815 East Main Avenue	Rehabilitation	Completed	02/08/18	02/27/18	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	Schuett Development, LLC	420 East Main Avenue	Purchase w/ Improve	Approved	11/09/17	12/18/18	12/20/18		\$7,182,725	Pending	\$5,509,100	\$7,275,000
140-B	Todd Neff	100 West Broadway Avenue, Suite 316	Primary Residential	Completed	04/11/19	04/23/19	04/26/19	04/26/19	N/A	N/A	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
149-B	JMN Roots, LLC	212 N 2 nd Street	Purchase w/ Improve	Approved	07/08/21	07/27/21	07/30/21		\$125,000	Pending	\$190,000	06/21/84
150-B	Freedom Financial Group, LLC	212 N 2 nd Street	Lease	Approved	07/08/21	07/27/21	07/30/21		N/A	N/A	N/A	N/A
									\$106,374,245	\$65,252,599	\$26,083,580	\$110,432,000