



RENAISSANCE ZONE AUTHORITY

MEETING AGENDA April 13, 2023

Tom Baker Meeting Room
Lower level

4:00pm

City-County Office Building
221 North 5th Street

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 8:00 am the day of the meeting. Comments should also include which agenda item number your comment references and your

name. Late or 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 and 602HD, Radio Access 102.5 FM Radio, or stream FreeTV.org and RadioAccess.org.

Item No.

Page No.

MINUTES

1. Consider approval of the minutes of the December 8, 2022 regular meeting of the Renaissance Zone Authority.

REGULAR AGENDA

Requests for Renaissance Zone and/or Downtown Design Review approval

2. **Extension of Renaissance Zone Project** | 500 N 3rd Street and 112 East Avenue E 7
 - Renaissance Zone | RZ2019-005 & RZ2019-006

Staff recommendation: Approve

☐ approve

☐ continue

☐ table

☐ deny



3. **Grand Pacific Center Egress Stairs | 400 East Broadway Avenue** 12
- Downtown Design Review | DDR2023-001
- Staff recommendation: Approve with Conditions* ☐ *approve* ☐ *continue* ☐ *table* ☐ *deny*

OTHER BUSINESS

4. Discussion about Reauthorization of Bismarck's Renaissance Zone Program
5. Review of Renaissance Zone Authority Bylaws
6. Election of Chair and Vice-Chair
7. Recognition of Todd Van Orman and Bruce Whittey
8. Report from City Staff
9. Report from Downtowners

ADJOURNMENT

10. Adjourn. The next regular meeting date is scheduled for **May 11, 2023**

Enclosure: *Renaissance Zone Project Status Spreadsheet*

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
December 8, 2022**

The Bismarck Renaissance Zone Authority met on December 8, 2022 in the Tom Baker Meeting Room in the City-County Office Building at 221 North 5th Street and remotely via the online platform Zoom. Chair Christianson presided and was present in the Tom Baker Meeting Room.

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

Design Advisor David Witham was present.

Design Advisor Eric Hoffer was absent.

Staff members present were Sandra Bogaczyk (Office Assistant II), Jannelle Combs (City Attorney), Ben Ehreth (Director of Community Development) and Daniel Nairn (Senior Planner).

Guests present were Cam Knutson (Downtown Depot), Kate Herzog (The Downtowners), Melissa Gordon (Artist) and Lorna Meidinger (North Dakota Historic Preservation Society) via Zoom.

CALL TO ORDER

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

MINUTES

The minutes of the August 11, 2022 meeting and August 22, 2022 special meeting were distributed prior to the meeting.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Gawrylow to approve the minutes of the August 11, 2022 meeting. The motion passed unanimously by voice vote with members Connelly, Fink, Gawrylow, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Zenker to approve the minutes of the August 22, 2022 special meeting. The motion passed unanimously by voice vote with members Connelly, Fink, Gawrylow, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

**DOWNTOWN DESIGN REVIEW – 101 EAST BROADWAY AVENUE
MELISSA GORDON – PUBLIC ART MURAL**

Mr. Nairn gave an overview of the staff report and stated that the applicant, Melissa Gordon, is requesting Downtown Design Review approval for a mural public art piece at the address of 101 East Broadway Avenue, occupied by the Heartview Foundation. He stated that the artwork, to be located on the west wall in the alley, would be comprised of plywood cutouts of butterflies, hand-painted by students at Heartview Recovery. He added that a similar mural was approved

on the northern end of the same wall on August 11, 2022.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed mural design for 101 East Broadway Avenue as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

MOTION: A motion was made by Mr. Zenker and seconded by Mr. Connelly to approve the proposed mural design for 101 East Broadway Avenue as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation. The motion passed with members Connelly, Fink, Gawrylow, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

Mr. Fink and Mr. Van Orman asked about the design and mounting methods. Ms. Gordon stated that the design would be up to artistic creativity and most likely a single finite project, not multiple designs being added to over time.

DOWNTOWN DESIGN REVIEW – 401 EAST MAIN AVENUE DOWNTOWN DEPOT, LLC – DOWNTOWN DEPOT RENOVATION

Mr. Nairn gave an overview of the staff report and stated that the applicant, Downtown Depot, LLC, is requesting Downtown Design Review approval of the historic downtown depot building at 401 East Main Avenue. He stated that the building is a contributing building to downtown's historic district and a building listed on the National Register of Historic Places. Mr. Nairn stated that a majority of the work will be completed on the interior and include new HVAC, plumbing and electrical systems with an upgrade to the restrooms. He stated that the application proposes that the roof and windows be repaired.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed designs for renovation of the historic downtown depot building at the address of 401 East Main Avenue, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Mr. Knutson gave a presentation of proposed work and stated that he saw the renovation as a project for the community. He listed project objectives and current challenges.

There was discussion about the history of the windows and former renovations.

Mr. Knutson stated that it is his intention is to lease the east and west wings separately with the west wing being proposed for a restaurant while creating offices in the east wing and 2nd and 3rd floor office suites for leasing. He stated that it is his intention to improve the condition of the parking lot and making a space available for community events.

There was discussion about historic preservation tax credits and more discussion about the windows.

Mr. Walth stated that he thought it was a great project.

Lorna Meidinger commented on the proposal and asked if Authority members had questions for her office. There were no questions.

MOTION: A motion was made by Mr. Zenker and seconded by Mr. Gawrylow to approve the proposed designs for renovation of the historic downtown depot building at the address of 401 East Main Avenue, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation. The motion passed with members Connelly, Fink, Gawrylow, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

Mr. Fink and other Renaissance Zone Authority members thanked Mr. Knutson for his efforts and offered him good luck.

DOWNTOWN DESIGN REVIEW – 102 EAST MAIN AVENUE BOB PETRYCZYN – PUBLIC ART MURAL

Mr. Nairn gave an overview of the staff report and stated that the applicant, Bob Petryczyn, is requesting Downtown Design Review approval of a mural public art piece at the address of 102 East Main Avenue, occupied by Johnnie's Service and Speed Shop. He stated that the artwork was painted in the Summer of 2022 by a travelling artist, Kyle Holbrook, as part of a grant-funded project to stop gun violence and neither the artist nor property owner were aware of Downtown Design Review requirements, so approval is being sought for a completed project.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the completed mural design for 102 East Main Avenue as presented in all submitted documents and materials.

MOTION: A motion was made by Mr. Gawrylow and seconded by Mr. Fink to approve the completed mural design for 102 East Main Avenue as presented in all submitted documents and materials. The motion passed with members Connelly, Fink, Gawrylow, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

Mr. Connelly stated that he looked into the history of the artist and liked the fact that the mural could impact people directly rather than a political message.

It was determined that the statement on the mural, Peace to Stop Violence Tour, was not a commercial message and did conform to the ordinance.

OTHER BUSINESS REPORT FROM STAFF

Mr. Nairn stated that the Prince Hotel project at 114 North 3rd Street was complete and in the process of being finalized. He added that the final cost did exceed the original estimate.

Mr. Nairn stated that the Denizen Partners project at 630 East Main Avenue was expected to be completed by the end of the month.

REPORT FROM DOWNTOWNERS

Ms. Herzog stated that the Downtowners are working with state legislators and appropriate entities who are interested in re-establishing Renaissance Zones in North Dakota. She mentioned other cities also interested in reestablishing their Renaissance Zone.

Mr. Fink acknowledged the attendance of County Commissioner Becky Matthews and thanked her for attending the meeting. Chair Christianson agreed and welcomed her.

ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 4:47 p.m. to meet again on January 12, 2023.

Respectfully submitted,

Sandra Bogaczyk
Recording Secretary

Jim Christianson
Chair

STAFF REPORT

Agenda Item #2

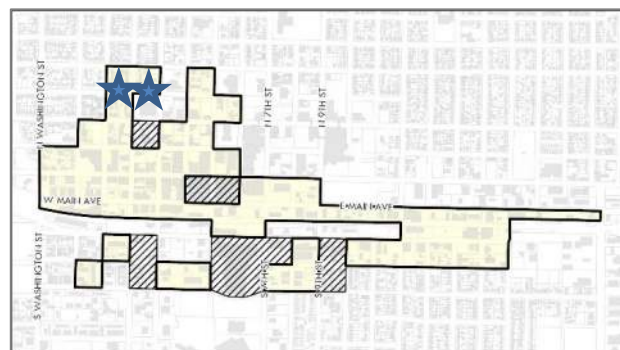
April 13, 2023

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 to July 31, 2023.

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 projects were both tentatively approved by the North Dakota Department of Commerce on March 2, 2020, and an extension was granted on September 9, 2021. The current completion deadline was December 31, 2022. Renaissance Zone Authority has not met since this deadline has passed.

Both projects are well underway and reaching final stages of completion, pending final approvals and certificates of occupancy.

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

(continued)

Staff Recommendation

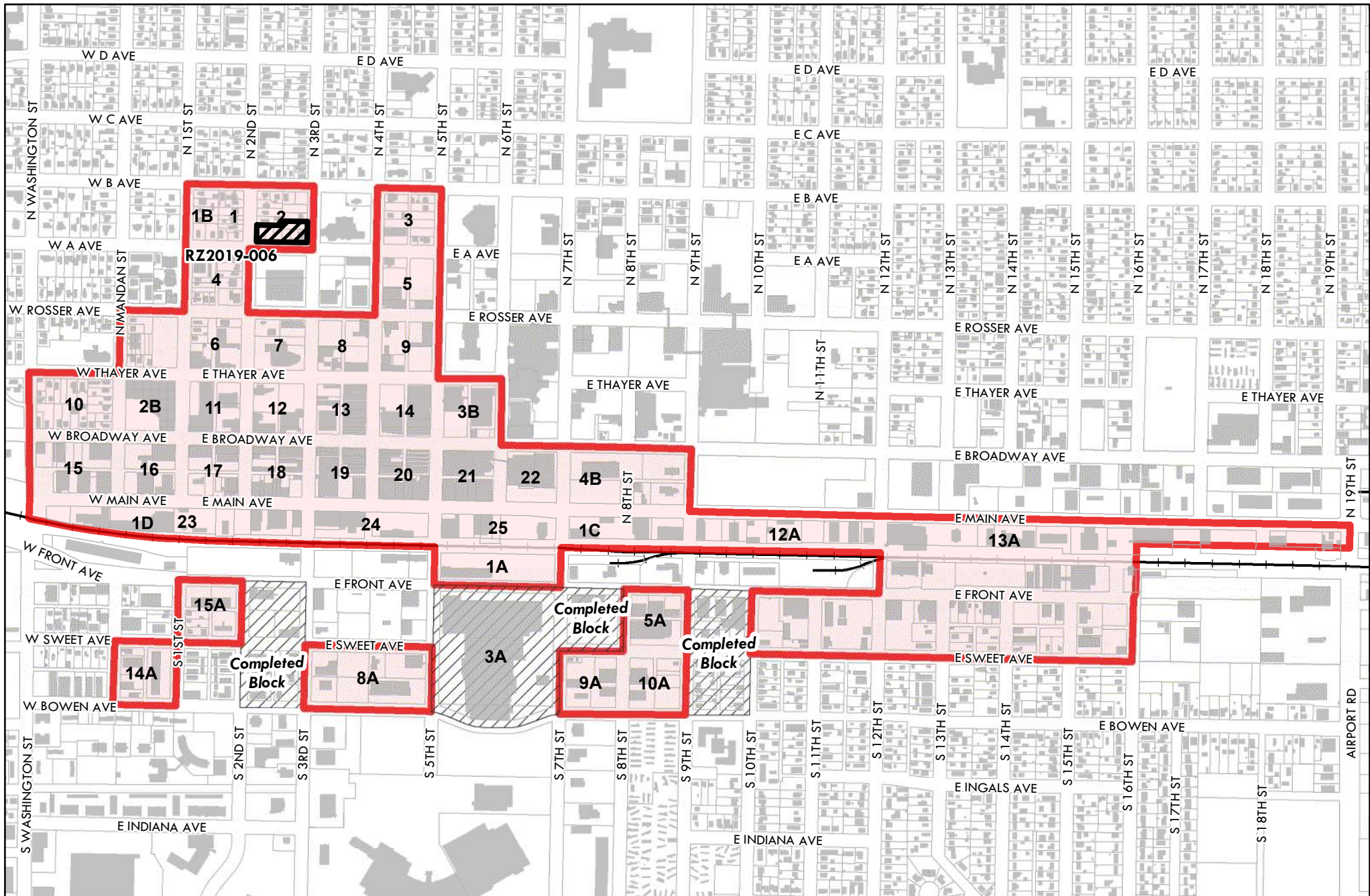
Based on the above findings, staff recommends granting an extension of the deadline to complete both Renaissance Zone projects until July 31, 2023.

Attachments

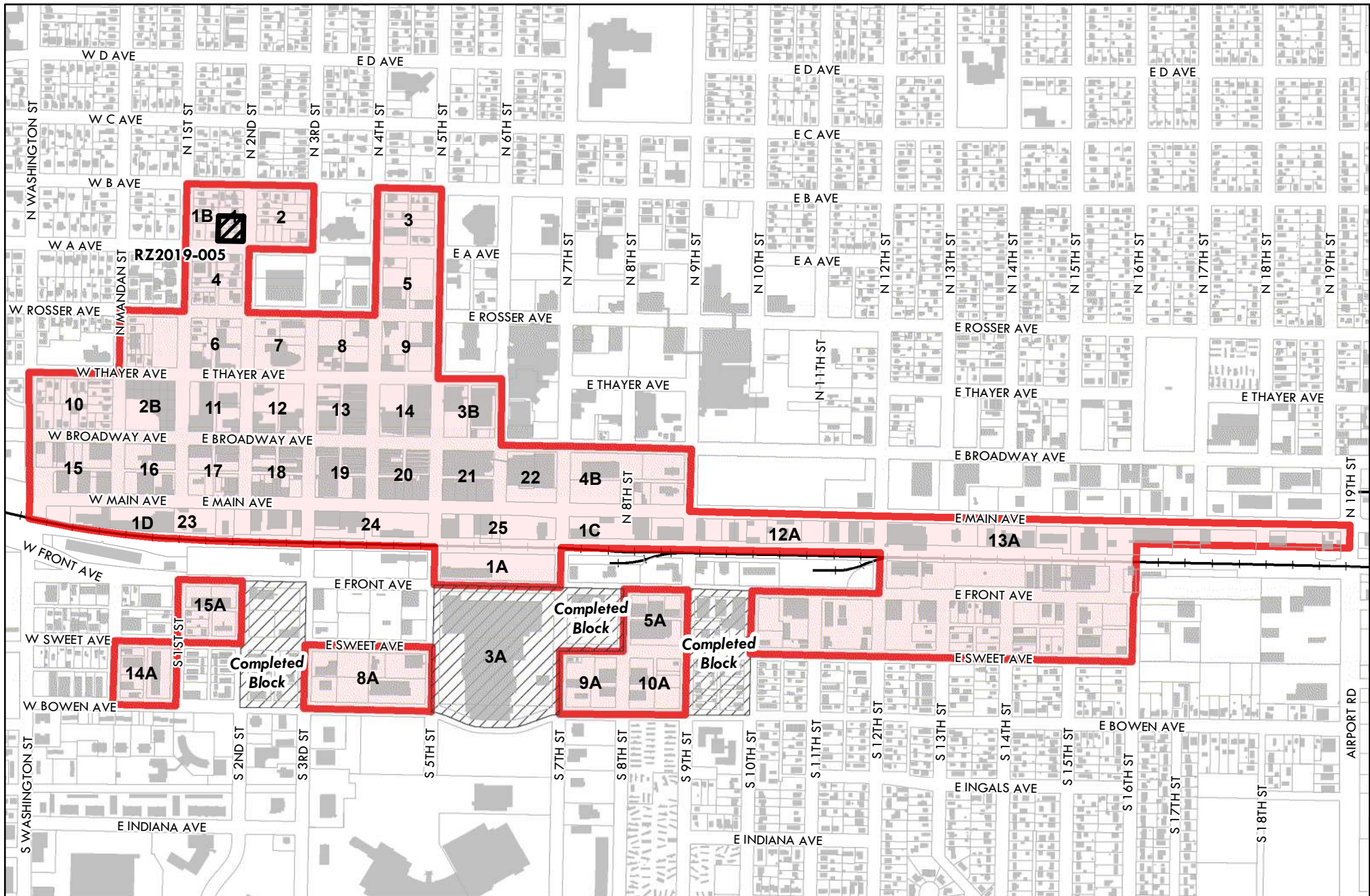
1. Location Map
2. Current photos of sites

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 4/6/2023



Site Development of 112 E Ave A on 4/6/2023



Project Summary

<i>Title:</i>	Grand Pacific Center Egress Stairs
<i>Status:</i>	Renaissance Zone Authority
<i>Owner(s):</i>	Presidio Property Trust
<i>Project Contact:</i>	Kent Wild, WildCRG
<i>Location:</i>	400 East Broadway Avenue
<i>Request:</i>	Add emergency egress stairs with exterior addition to the third story to connect stairs to 2 nd floor exit



Staff Analysis

Presidio Property Trust is requesting Downtown Design Review approval of a building addition to the Grand Pacific Center at 400 East Broadway Avenue. The addition consists of an exterior stairway extending through the north wall of the 3rd floor to connect the stairs to a 2nd floor exit.



North Side of Site from East Thayer Avenue

The overall project consists of a new interior alteration from floors 3 – 6 for an emergency egress stairway required by City Building Inspections to comply with building code for occupation of the upper floors.

The applicant stated an intent to match all materials and colors of the stairs and alterations of the building façade with existing conditions. The bid specification sheet submitted with the building permit notes new materials as pre-finished sheet metal with anodized bronze coloring and EIFS material to match the color of concrete on the wall. The roof would be a white Thermoplastic Polyolefin (TPO) membrane.

The addition will only be slightly visible from the street-level on 4th Street, as shown on the attached renderings. It will be more noticeable from East Thayer Avenue to the north, but only from across a parking lot at a distance of approximately 170 feet. For these reasons, the aesthetic impact to the public of the addition will be minor.

The Grand Pacific Center was completed in 1976. It is not within the Downtown Bismarck Historic District, nor is the building individually listed on the National Register of Historic Places. The building was previously known as the Norwest Bank Building, and Wells Fargo Bank Building. It's current name is derived from the Grand Pacific Hotel that once stood at this site.

(continued)

Provisions of 14-04-21.1(4) are relevant to this project:

“All subsequent renovations, additions and related structures undertaken after the construction of an original building shall be finished with materials comparable to those used in the original construction and shall be designed in a manner conforming to the original architectural design and general appearance.”

Design Advisors suggest utilization of a material other than EIFS that is more durable, less susceptible to fading, and a closer match to the precast concrete on the building. Although finding an exact match of the aggregate would be difficult, there may be more appropriate alternatives than EIFS.

Another suggestion is to replace the sloped roof with a more rectilinear form that most closely matches the building design. This wall would also hide the roof membrane, which is generally not considered an attractive finished surface, more thoroughly. However, this change would have the tradeoff of making the stairs somewhat more prominent and reducing office views and daylighting behind the wall.

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 400 East Broadway Avenue as presented in all submitted documents and materials, with consideration of design suggestions and 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

Renderings of Stair Addition from Street Level



From North Parking Lot



From N 4th Street



MEMORANDUM

REAUTHORIZATION OF BISMARCK RENAISSANCE ZONE PROGRAM

TO: Chairman Jim Christianson, Renaissance Zone Authority

FROM: Daniel Nairn, AICP, Senior Planner

DATE: April 6, 2023

The North Dakota Legislature has passed [House Bill 1266](#), and Governor Burgum signed the bill into law on March 23, 2023. This bill allows Bismarck, and other cities with expired Renaissance Zone programs, to seek reauthorization of the program through the same procedures. A request for reinstatement of the program must be formally made by the Bismarck City Commission, with support provided from Bismarck Public Schools and Burleigh County (the Bismarck Renaissance Zone Authority has traditionally asked for support from the Bismarck Parks District as well).

The Department of Commerce affirms that the renewal of an expired Renaissance Zone Program should be reinstated as it was prior to expiration. The [Bismarck Renaissance Zone Development Plan](#) was last amended on May 12, 2022, and this is the version of the plan and program boundaries that would be effective if the program is reinstated.

The law is expected to take effect on August 1, 2023. However, the reauthorization process can begin in advance, with the final Memorandum of Understanding between City and State being executed on that date. If the Renaissance Zone Authority wishes to proceed with a reauthorization request, staff suggests the following timeline:

- **April 25:** Bismarck City Commission
- **May 8:** Bismarck Public Schools
- **May 18:** Bismarck Parks and Recreation District
- **June 5 or 19:** Burleigh County Commission



- **July:** Request and support letters compiled and submitted to North Dakota Department of Commerce Community Services Division.

Although there is no mandatory timeline for reinstatement, an early and efficient process would enable a Bismarck program to take effect as soon as allowable. Staff notes that no substantial development projects have occurred in the Renaissance Zone area since the program expired in July of 2022, which may lend additional evidence of its effectiveness. An updated Return on Investment fact sheet is attached to this memo.

A separate bill relating to the Renaissance Zone, [Senate Bill 2391](#), is currently underway. To date, it has been passed by the House and Senate and is awaiting final signatures. The bill provides some additional benefits and flexibility to local Renaissance Zone Authorities. Because Bismarck would be reentering the program under the same Development Plan, these options will not be available to Bismarck for this reauthorization process, with one exception. If SB2391 becomes law, Bismarck will be allowed to request a reauthorization of up to 10 years. Previously, terms were capped at 5 years.

Staff presents this information for discussion by the Renaissance Zone Authority and will implement, as directed.

RETURN ON INVESTMENT

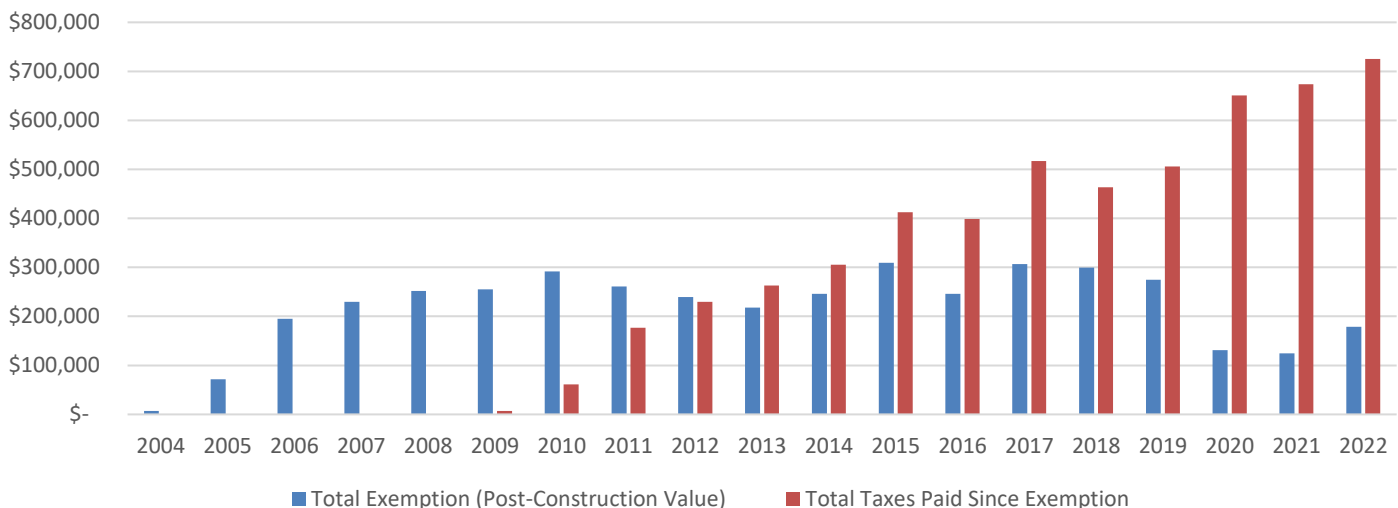
BISMARCK'S RENAISSANCE ZONE PROGRAM

March 2023

All economic development initiatives can be evaluated in terms of return on investment. **The Renaissance Zone Program has entirely paid for itself** in fiscal impact to the City, County, Schools, and Parks. Projects that were granted 5-year property tax exemptions have re-entered the tax rolls at significantly higher values. By 2020, the total amount of tax revenue generated from completed projects exceeded the total amount of exemption granted for the history of the program.

This benefit to political subdivisions is ongoing. **In 2022, an estimated \$725,513 was generated in revenue** from buildings constructed or rehabilitated through the Renaissance Zone program, and the total value of the exemption in 2022 is estimated to be \$178,773. The benefits will continue to accrue each year into the future, even as costs eventually phase out. It should be noted that **property taxes on land value continue to be collected** on Renaissance Zone projects during the 5-year exemption period.

Fiscal Impact of All Renaissance Zone Projects



A net gain from the Renaissance Zone program to each political subdivision can be determined by measuring the total amount of taxes collected from Renaissance Zone project properties, then deducting the amount that would have been collected if no improvements were made and deducting the amount of taxes currently being exempted through Renaissance Zone projects. A small amount (not shown) is attributed to the State.

2022	Taxes Paid	Baseline Taxes	Taxes Exempted	Net Gain
City of Bismarck	\$ 222,791	\$ 72,527	\$ 54,898	\$ 95,366
Bismarck Public Schools	\$ 305,499	\$ 99,452	\$ 75,278	\$ 130,770
Burleigh County	\$ 98,039	\$ 31,915	\$ 24,158	\$ 41,966
Bismarck Parks District	\$ 96,334	\$ 31,360	\$ 23,738	\$ 41,236

There have been 138 completed projects, and an additional six projects have been approved and are under construction. A total **capital investment of \$84,987,169** has been verified on Renaissance Zone projects, and **another \$23,410,000** in investment is underway.

Major Renaissance Zone Projects Recently Completed or Under Construction

The Patterson 420 East Main
Investment: \$10.5 Million



First Street Lofts 215 South 1st Street
Investment: \$7.4 Million



Quality Title 425 N 5th Street (pending)
Investment: \$1 Million (estimate)



Trestle 630 East Main Ave (pending)
Investment: \$8.2 Million (estimate)



Prince Hotel 114 North 3rd Street
Investment: \$1.6 Million



Renaissance Lofts 500 North 3rd Street (pending)
Investment: \$9.2 Million (estimate)



DRAFT Bylaws of the City of Bismarck Renaissance Zone Authority

Article I. Authority

- A. Authority. The Renaissance Zone Authority is established pursuant to provisions in Chapter 7-08 of the Bismarck Code of Ordinances and NDCC Chapter 40-63. The Renaissance Zone Authority will administer Bismarck's Renaissance Zone Development Plan, as amended, by considering project applications for incentives available through the Renaissance Zone program.
- B. Downtown Design Review Committee. The Renaissance Zone Authority is authorized to act as the Downtown Design Review Committee pursuant to Sections 14-04-21.1 (DC Downtown Core District) and 14-04-21.2 (DF Downtown Fringe District) of the Bismarck Code of Ordinances. The Downtown Design Review Committee will review the designs of proposed projects within Downtown Core and Downtown Fringe zoning districts.

Article II. Membership and Organization

- A. Membership and Organization. The membership and organization of the Renaissance Zone Authority shall be as specified in the Bismarck Renaissance Zone Development Plan.
- B. Organization. The organization of the Board of Adjustment consists of a chairperson and vice-chairperson selected by the membership who serve at the pleasure of the membership for one year. Nominations and election of officers shall be taken from the floor at the Renaissance Zone Authority's first meeting of the year. If an officer is unable to complete the specified term, a special election shall be held for the completion of the term. The chairperson shall preside at all Renaissance Zone Authority meetings and review agendas with staff. The vice-chairperson shall conduct all business delegated by the chairperson, in the absence of the chairperson.

Article III. Conduct of Members and Ethics

- A. General Conduct. Members of the Renaissance Zone Authority shall make every effort to attend all meetings and shall make every effort to represent the interests of all citizens of the City of Bismarck in a fair and impartial manner.
- B. Conflict of Interest. Any member of the Renaissance Zone Authority who has a direct and substantial personal or pecuniary (financial) interest in a matter before the Authority, whether a voting or non-voting member, must disclose the fact to the Authority and may not participate or vote on that particular matter without the unanimous consent of the rest of the Authority.

- C. Removal of Members. The Renaissance Zone Authority may recommend that the Board of City Commissioners remove any member of the Authority if that member has failed to attend three (3) consecutive regular meetings of the Renaissance Zone Authority or has failed to attend seven (7) regular meetings within one calendar year. The Board of City Commissioners shall make judgment on such matters after receiving a report from the Chairperson of the Renaissance Zone Authority.
- D. Open Meetings Requirements. Renaissance Zone Authority members shall comply with all applicable City and State open meeting requirements, including but not limited to requirements of the N.D. Constitution Article XI, Section 5 and N.D.C.C. Section 44-04-19. Communications involving any information relevant to a particular agenda item received by an Authority member before the meeting in reproducible form should be forwarded to staff for dissemination to the Authority. Authority members shall refrain from making any commitments concerning final disposition of any item prior to the meeting.

Article IV. Powers and Duties of the Authority

- A. Powers and Duties of the Authority. The Renaissance Zone Authority shall have all of the powers and duties granted by Chapter 07-08 of the Bismarck Code of Ordinances and Chapter 40-63 of the North Dakota Century Code (NDCC), insofar as adopted by the City of Bismarck, and the Bismarck Renaissance Zone Development Plan, as amended. These powers and duties include, but are not limited to:
 - 1. Project Selection. The Renaissance Zone Authority shall decide whether to recommend approval, denial, or approval with conditions for any proposed Renaissance Zone projects, pursuant to the Renaissance Zone Development Plan, as amended, and all applicable City and State requirements, as well as any other funding requests for which the Renaissance Zone Authority is duly authorized to review.
 - 2. Amendments to the Development Plan. The Renaissance Zone Authority shall periodically review the Bismarck Renaissance Zone Development Plan, as well as any internal policies and guidelines governing the program, and recommend amendments as appropriate, including boundary adjustments, revisions to project approval criteria, and extension requests.
 - 3. Downtown Design Review. The Renaissance Zone Authority, acting as the Downtown Design Review Committee, shall decide whether to approve, deny, or approve with conditions any request for Downtown Design Review approval, pursuant to the Downtown Design Guidelines and all requirements of Sections 14-04-21.1 (DC Downtown Core District), 14-04-21.2 (DF Downtown Fringe District), and 04-04-09 (Downtown Signs) of the Bismarck Code of Ordinances.
 - 4. Amendments to Downtown Design Guidelines. The Renaissance Zone Authority, acting as the Downtown Design Review Committee, shall periodically review the

Downtown Design Guidelines and amend as appropriate. The Authority may also recommend amendments to any provisions of the City of Bismarck Code of Ordinances pertaining to the downtown.

Article V. Meeting Schedule and Order

- A. Meeting Schedule. The Renaissance Zone Authority's regular meeting time shall be held at 4:00pm on the second Thursday of each month in the ~~David J. Blackstead Tom Baker~~ Meeting Room in the City-County Office Building. Meetings may be cancelled by the Chairperson due to lack of business. Special meetings can be held at any time and may be called by the Chairperson.
- B. Meeting Notice. Notice of the time and place of a hearing before the Renaissance Zone Authority shall be sent to the applicant or their agent after a complete project application is submitted to staff. Notice of a hearing on a Renaissance Zone project shall be placed in the official city newspaper once each week for two (2) consecutive weeks prior to the hearing. Notice of the time, place and request for Renaissance Zone Authority approval shall be sent to all known property owners within 350 feet of the proposed project no later than ten (10) days prior to the Renaissance Zone Authority meeting.
- C. Quorum. A quorum of at least four (4) voting Renaissance Zone Authority members must be present to exercise any of the powers and duties of the Authority outlined herein. In instances when a quorum is not present, the Renaissance Zone Authority may discuss items on the agenda but may not cast votes.
- D. Remote attendance. An Authority member may join the meeting by telephone or video and be included in the determination of a quorum, as well as discussion and voting on all agenda items. When one or more of the members of the Authority is participating by telephone or video, a speakerphone or monitor must be provided at the location specified in the meeting notice. A Renaissance Zone Authority member may use this option for temporary situations.
- E. Meeting Order. The order of a regular meeting shall be as follows:
 - 1. Call to order and determination of quorum.
 - 2. Approval of the minutes of the previous meeting.
 - 3. The order of items on the agenda may be changed by the Chairperson.
 - 4. Discussion and action concerning items on the agenda, including any public hearings.
 - 5. Other business.
 - 6. Adjournment.

- F. Meeting Rules. Unless otherwise specified, Robert's Rules of Order shall govern the proceedings of the Renaissance Zone Authority.

Article VI. Conduct of Hearings

- A. Public Participation. All meetings of the Renaissance Zone Authority are open to the general public. Any member of the public shall be afforded the opportunity to address the Renaissance Zone Authority during any noticed public hearing, governed by the Renaissance Zone Authority's Public Hearing Procedure and Protocol. The Chairperson may, but is not required to, allow public comment outside of a public hearing.
- B. Maintenance of Order. Members of the public have the obligation to remain in order during any Renaissance Zone Authority meeting. The Chairperson may rule any conduct that interferes with the meeting to be "out-of-order," and direct the offending person to remain silent. If this person persists in disruptive conduct, the Chairperson may entertain a motion to "eject" the person from the meeting. If the person fails to comply with the successful motion to eject, the Chairperson may then call proper authority to physically remove the individual from the premises for the duration of the meeting or deliberation on that item.

Article VII. Staff Role

- A. Staff Responsibilities. The Bismarck Community Development Department – Planning Division advises the Renaissance Zone Authority on matters related to the Renaissance Zone program, Downtown Design Review, and downtown planning generally; prepares all documents for presentation to the Renaissance Zone Authority; conveys any recommendation of the Renaissance Zone Authority to the Board of City Commissioners or the appropriate body; and otherwise assists the Renaissance Zone Authority in the exercise of their duties, as required.
- B. Staff Privilege. The staff representative(s) from the Community Development Department and City Attorney's Office have the privilege to address the Renaissance Zone Authority during any meetings.

Article VIII. Appeals

- A. Appeal to the Board of City Commissioners. Any decision of the Renaissance Zone Authority may be appealed to the Board of City Commissioners by either the aggrieved applicant or by any officer, department, or board of the City by filing, within fifteen (15) calendar days after notice of the decision, with the office of the City Administrator or the Community Development Department. The Board of City Commissioners shall fix a time, within thirty (30) days, for the hearing of the appeal and shall give due notice of the hearing to the involved parties.

Article IX. Instruments and Documents

- A. Documents of the Authority. All notices, agendas, requests, letters, reports, maps, photographs, staff reports, minutes and other related items shall constitute the documents of the Renaissance Zone Authority and shall be maintained by the Community Development Department. Meeting documents shall be made available to the general public upon final completion and review by staff.

Article X. Amendment of Bylaws

- A. Amendments. These Bylaws may be amended at any regular meeting of the Renaissance Zone Authority, provided that the proposed amendment has been introduced prior to and included within the agenda packet sent in advance of the meeting. Amendment of the Bylaws shall require the affirmative vote of at least four (4) members of the Authority.

Adopted this ____ day of _____, 2023

Renaissance Zone Authority

Chairperson

BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

State ID	Applicant	Street Address	Project Type	Status	RZA Hearing	Commission Review	State Approval	Completion Date	Proposed Investment	Verified Actual Investment	Initial Building Value	Estimated Building Value w/Investment
001-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/ Improve	Completed	12/10/02	12/17/02	01/02/03	12/01/03	\$44,366	\$66,397	\$77,000	\$150,000
002-B	Dakota Building Partnership	501 East Main Avenue	Purchase w/ Improve	Completed	01/06/03	01/07/03	02/26/03	01/31/07	\$300,000	\$284,195	\$444,200	\$540,000
003-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/ Improve	Completed	02/07/03	02/11/03	04/21/03	12/31/07	\$600,000	\$618,111	\$500	\$500,000
004-B	Duemelands Commercial LLLP	301 East Thayer Avenue	Lease	Completed	07/14/03	07/22/03	09/25/03	12/01/03	N/A	N/A	N/A	N/A
005-B	John & Barbara Grinsteiner	200 North Mandan Street	Purchase	Completed	10/07/03	10/14/03	10/16/03	10/17/03	\$5,000	N/A	\$43,300	\$77,500
006-B	Woodmansee's, Inc.	114 North 4th Street	Rehabilitation	Completed	10/30/03	11/15/03	11/21/03	01/26/05	\$125,000	\$129,333	\$49,900	\$120,000
007-B	Bertsch Properties LLC	207 East Front Avenue	Rehabilitation	Completed	11/19/03	11/25/03	12/03/03	01/19/05	\$601,600	\$734,707	\$371,200	\$1,455,000
008-B	Northland Financial	207 East Front Avenue	Lease	Completed	11/19/03	11/25/03	12/03/03	09/16/04	N/A	N/A	N/A	N/A
009-B	Bertsch Properties LLC	218 South 3rd Street	Rehabilitation	Completed	11/19/03	11/25/03	12/03/03	01/20/05	\$329,150	\$378,013	\$142,300	\$840,000
010-B	Lee Enterprises Inc.	707 East Front Avenue	Rehabilitation	Completed	12/15/03	12/16/03	12/29/03	10/26/05	\$2,256,624	\$2,400,776	\$2,508,200	\$4,408,200
011-B	PJCM Partners, LLP	901/907 East Front Avenue	Rehabilitation	Completed	03/03/04	03/23/04	03/29/04	06/30/05	\$298,840	\$409,846	\$151,300	\$420,000
012-B	Gartner's Capital Shoe Hospital	302 East Thayer Avenue	Rehabilitation	Completed	05/25/04	05/25/04	06/04/04	12/06/05	\$85,000	\$103,455	\$49,900	\$125,000
013-B	AW Enterprises	216 North 2nd Street	Rehabilitation	Completed	08/10/04	08/10/04	08/18/04	06/22/05	\$208,814	\$263,473	\$173,500	\$275,000
014-B	Daryl Rosenau & Clarence Saylor	225 West Broadway Avenue	Purchase	Completed	02/07/05	02/08/05	02/16/05	12/26/07	\$69,550	\$70,002	\$167,000	\$182,500
015-B	J & L Development, Inc.	324 North 3rd Street	Rehabilitation	Completed	11/15/04	12/14/04	02/16/05	09/15/06	\$750,000	\$698,396	\$500,000	\$900,000
016-B	Pirogue Grille, Inc.	121 North 4th Street	Lease	Completed	03/02/05	03/08/05	03/22/05	08/24/05	N/A	N/A	N/A	N/A
017-B	Zorells Jewelry Inc.	221 South 9th Street	New Construction	Completed	09/20/04	03/08/05	03/22/05	07/30/05	\$200,000	\$191,898	\$20,100	\$200,000
019-B	CCC Properties, LLLP	310 South 5th Street	Purchase	Completed	08/25/05	09/13/05	09/21/05	07/01/06	\$168,000	\$298,372	\$410,400	\$450,000
020-B	American Bank Center	320 North 4th Street	Rehabilitation	Completed	09/21/05	09/27/05	10/04/05	08/01/09	\$3,100,000	\$2,301,478	\$809,500	\$2,000,000
021-B	Foot Care Associates PC	310 South 5th Street	Lease	Completed	01/12/06	01/24/06	02/03/05	04/01/06	N/A	N/A	N/A	N/A
022-B	Dentyne, Inc. (Bakke & Roller)	310 South 5th Street	Lease	Completed	01/12/06	01/24/06	02/03/05	03/13/06	N/A	N/A	N/A	N/A
023-B	Duemelands Properties, 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	Schvett Development, LLC	420 East Main Avenue	Purchase w/ Improve	Completed	11/09/17	12/18/18	12/20/18	11/20/21	\$7,182,725	\$10,468,601	\$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	Completed	06/13/19	06/25/19	06/27/19	06/01/21	\$7,000,000	\$7,365,709	\$186,800	\$7,000,000
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	Completed	10/08/20	10/27/20	10/29/20	02/02/23	\$780,000	\$1,591,134	\$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	Completed	07/08/21	07/27/21	07/30/21	01/19/22	\$125,000	\$167,359	\$190,000	\$250,000
150-B	Freedom Financial Group, LLC	212 N 2 nd Street	Lease	Completed	07/08/21	07/27/21	07/30/21	01/19/22	N/A	N/A	N/A	N/A
151-B	My Happy Place	319 N Mandan Street	Rehabilitation	Completed	02/10/22	02/22/22	02/24/22	02/03/23	\$125,000	\$141,794	\$193,600	\$400,000
152-B	Balerud Rentals, LLC/DDB Rentals, LLC	425 N 5th Street	Rehabilitation	Approved	07/14/22	07/26/22	07/28/22		\$1,000,000	\$1,010,103	\$1,687,500	\$3,200,000
153-B	Quality Title, Inc	425 N 5th Street	Lease	Approved	07/14/22	07/26/22	07/28/22		N/A	N/A	N/A	N/A
									\$106,799,245	\$85,997,300	\$27,964,680	\$113,332,000