



RENAISSANCE ZONE AUTHORITY

MEETING AGENDA July 11, 2024

Tom Baker Meeting Room Lower level	4:00pm	City-County Office Building 221 North 5 th Street
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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 planning@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 planning@bismarcknd.gov at least one business day before the meeting.

As always, live meeting coverage is available on Government Access Channels 2 and 602HD, or streaming live and archived online at FreeTV.org.

Item No.	Page No.
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MINUTES

1. Consider approval of the minutes of the June 13, 2024 meeting of the Renaissance Zone Authority.

REGULAR AGENDA

Requests for Renaissance Zone and/or Downtown Design Review approval

2. **Mulloy Law Offices** | 319 North 1st Street3
 - Renaissance Zone New Construction | RZ2024-003

Staff recommendation: Approve with conditions *approve* *continue* *table* *deny*



- Renaissance Zone Commercial Lease | RZ2024-004

Staff recommendation: Approve with conditions *approve* *continue* *table* *deny*

- Downtown Design Review | DDR2024-004

Staff recommendation: Approve *approve* *continue* *table* *deny*

OTHER BUSINESS

3. Report from Downtowners

ADJOURNMENT

4. Adjourn. The next regular meeting is scheduled for **August 8, 2024**

Enclosure: *Renaissance Zone Project Status Spreadsheet*

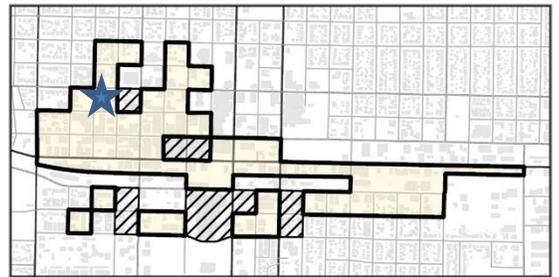
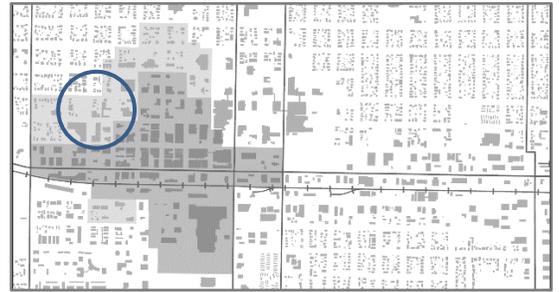
STAFF REPORT

Application for: **Renaissance Zone (New)**
Renaissance Zone (Lease)
Downtown Design Review

Project ID: **RZ2024-003**
RZ2024-004
DDR2024-001

Project Summary

<i>Title:</i>	Mulloy Law Office
<i>Project Type:</i>	New Construction Lease
<i>Status:</i>	Renaissance Zone Authority
<i>Applicant(s):</i>	First North, LLC (owner) Mulloy Law, PLLC (lease)
<i>Project Contact:</i>	Micheal Mulloy
<i>Project Location:</i>	West 100 Feet of Lots 21-22, Block 110, Original Plat
<i>RZ Block #:</i>	6
<i>Applicant Request:</i>	New construction of a two-story office building with tenant lease
<i>Staff Recommendation:</i>	Approve



Project Information

<i>Parcel size (square feet):</i>	5,000	<i>Building Floor area:</i>	2,711	<i>Certificate of Good Standing:</i>	Received
<i>Assessed Building Value (existing):</i>	\$157,600*	<i>Proposed Investment:</i>	\$850,000	<i>Estimated Value with Investment:</i>	\$850,000
<i>Annual Property Taxes (existing):</i>	\$1,843*	<i>Estimated Property Tax Benefit:</i>	\$55,229 (new construction)	<i>Estimated Income Tax Benefit:</i>	\$9,300 (lease)

Project Narrative

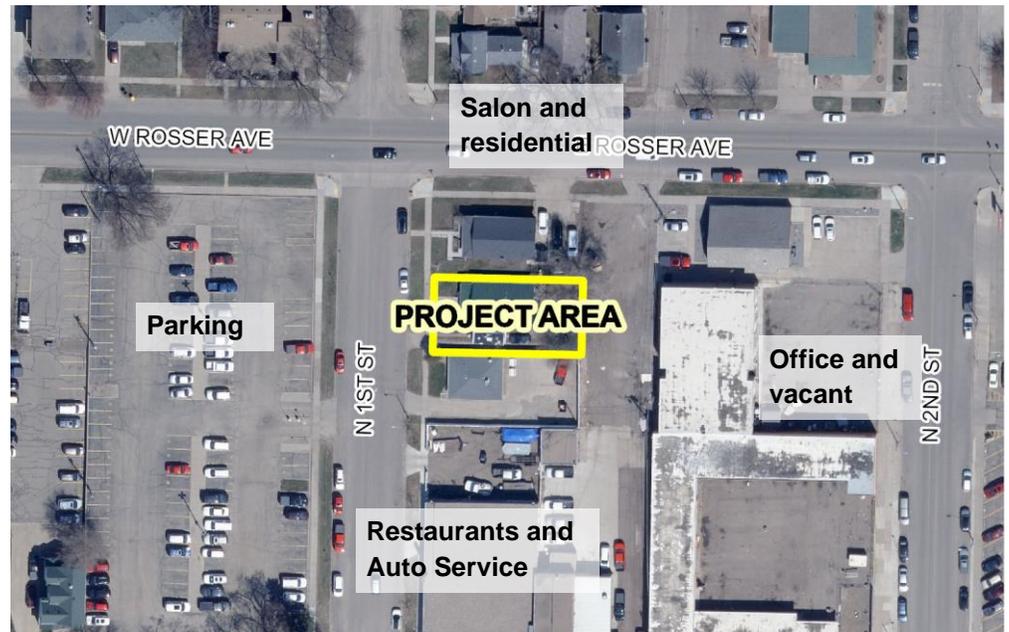
First North, LLC and Mulloy Law, PLLC are requesting approval of Renaissance Zone (RZ) designations for a New Construction project and a Commercial Lease project, respectively, at 319 North First Street. The New Construction project would create a two-story office building, of which Mulloy Law, PLLC would be the sole tenant. Additionally, First North, LLC is requesting Downtown Design Review approval in conjunction with the New Construction project.



Project Context

Land uses adjacent to the project area are depicted on the adjacent map:

Adjacent uses include a salon and residences to the north, parking to the west, restaurants and an auto service establishment to the south, and an office and vacant land to the east.



The proposed new construction project would include a combination of wood, architectural stone and metal materials for the exterior. The visual appearance of the structure would closely resemble a two-story residential, freestanding house. This style, as shown in attached renderings, would closely resemble other structures in the area (both residential and non-residential) without imitating any particular building directly.

Furthermore, the attached site plan shows the removal of a curb cut for a driveway along North 1st Street. Off-street parking is not required within the DF – Downtown Fringe zoning district and the removal of this curb cut would create an additional one-to-two on-street parking spaces. This would be a net benefit to the public.

The estimated cost of the construction project comes to approximately \$330 per square foot which surpasses the minimum level of investment of \$150 for a new construction, commercial project to be eligible for the Renaissance Zone

program. The subsequent law office tenant would bring an estimated 5-to-7 new employees to the Downtown area, further adding to the intent of the Downtown as a space of employment, residence and recreation.

Planning staff originally met with the applicant on February 16, 2024, to discuss their future plans before they purchased this specific property. At the time they expressed their intent to demolish the existing structure, which was falling into disrepair, and construct a new building. Staff communicated the anticipated changes to the Development Plan to the applicant at the time and in later communications closer to this hearing – particularly the discussions regarding new construction projects and recent demolitions.

Given the state of the building on the property in question (as seen in the above picture, as well as attached below), and the applicants consistent intent to demolish and reconstruct a new building, staff are treating this project as a new construction as if the lot was vacant. As such staff

are proposing a baseline value of \$0 for the building.

*Note: The ‘Assessed Building Value (existing)’ and ‘Annual Property Taxes (existing)’ shown in the property information section are for the existing deteriorated structure and are meant to serve as a reference. Properties are assessed by the City Assessor’s Office periodically; however, not every property receives a full walk-through appraisal every year. Therefore, it is possible that the changing conditions of the site would impact the building’s appraisal if it were to be thoroughly appraised today. The estimated property tax benefit shown is assuming a baseline of \$0.

Public Engagement (RZ Projects only)

The public has been duly notified of this request. A notice was published in the Bismarck Tribune on June 28 and July 5, and 51 letters were mailed to the owners of nearby properties on June 28.

Review Standards and Findings of Fact

The request is evaluated according to standards contained within the Comprehensive Plan, Bismarck Code of Ordinances, and relevant state law. Findings of fact, related to land use, are presented in response to each standard.

Renaissance Zone

The property has not previously been designated a Renaissance Zone of this type and meets the relevant minimum project eligibility criteria for the City of Bismarck Renaissance Zone Program

Yes. The property has not previously been designated as a Renaissance Zone project of these, or any, types. The estimated cost of the new construction project meets the minimum level of investment of at least \$150 per square foot. The commercial lease project would therefore be eligible by being within an approved Renaissance Zone project, without a further minimum level of investment.

The proposed project is consistent with the goals and objectives of the City of Bismarck Renaissance Zone Development Plan

Yes. The following goals and objectives of the Development Plan would be supported by this project:

- A: Establish the Renaissance Zone as a mixed-use area accommodating a wide range of retail, governmental, service and residential functions.
- B3: Encourage the location of governmental, financial institutions and other service functions in the zone.
- E4: Encourage redevelopment that is within the provisions of the DC – Downtown Core and DF – Downtown Fringe zoning districts and the Downtown Design Guidelines (2015).

The proposed projects, as described, would redevelop a property to bring an established law firm within in the Renaissance Zone, therefore adding to the variety of businesses and functions supporting the overall goals of the program.

Use and design standards of the DC – Downtown Core or DF – Downtown Fringe zoning districts, as applicable, would be met with the proposed project (Section 14-04-21.1(4), 14-04-21.2 (4), 14-04-21.3, 14.04.21.4)

Yes. An office space, such s this, is a permitted use within the DF – Downtown Fringe district. The proposed design appears to meet the intent of zoning ordinance by providing visual interest and using high quality materials. Details regarding the design will be confirmed during the associated Downtown Design Review.

The project would meet all applicable building code requirements.

Yes. Adherence to building and fire codes would be verified prior to issuance of a building permit, subject to review of more detailed building plans. There are no features of the proposed design

(continued)

submitted with this request that present an obvious and insurmountable conflict with building code requirements.

Proper administrative procedures related to the request are being followed (Section 14-04-21.1(4)b, 14-04-21.2 (4)b)

Yes. An application requesting a Renaissance Zone designation approval has been submitted to the Community Development Department. Staff have reviewed the application and submit to the Renaissance Zone Authority for final consideration.

The public health, safety and general welfare will not be adversely impacted by the proposed design (Goal S10-a)

Yes. As a cumulative result of all findings contained in this staff report, City of Bismarck staff find that the proposed Renaissance Zone project would not adversely impact the public health, safety, and general welfare.

Downtown Design Review

The 2015 Downtown Design Guidelines, and other relevant plans and policies, would be adhered to with the proposed design (Downtown Design Guidelines)

Yes. The proposed design generally conforms to the Downtown Design Guidelines and Downtown Streetscape Standards. The proposed design would be of a similar placement and general architectural style as other structures in the area, without imitating any one building specifically. The proposal appears to include high quality materials and architectural elements in the design while also incorporating two new trees into the streetscape.

The project would likely contribute to the overall walkability of the area through the introduction of new street trees and the removal of the curb cut along North 1st Street despite not introducing other pedestrian-oriented features such benches.

Given the relatively smaller scale of the project, planning staff are not concerned with the lack of other pedestrian-oriented design features.

The project would meet all applicable building code requirements.

Yes. Adherence to building and fire codes would be verified prior to issuance of a building permit, subject to review of more detailed building plans. There are no features of the proposed design submitted with this request that present an obvious and insurmountable conflict with building code requirements.

Proper administrative procedures related to the request are being followed (Section 14-04-21.1(4)b, 14-04-21.2 (4)b)

Yes. An application requesting downtown design review approval has been submitted to the Community Development Department. Staff have reviewed the application and submit to the Renaissance Zone Authority for final consideration.

The public health, safety and general welfare will not be adversely impacted by the proposed design (Goal S10-a)

Yes. As a cumulative result of all findings contained in this staff report, City of Bismarck staff find that the proposed design would not adversely impact the public health, safety, and general welfare.

Staff Recommendation

Based on the above findings, staff recommend approval of the New Construction Renaissance Zone project for 319 North 1st Street as presented in all submitted documents and materials as a local property tax exemption on the total value of the newly constructed building. Staff also recommend approval of the Commercial Lease Renaissance Zone project at 319 North 1st Street within the proposed New

(continued)

Construction project with its associated state income tax exemption. Finally, staff recommend Downtown Design Review approval of the presented designs for 319 North 1st Street with the standard condition that any substantive revisions to the approved design of the New Construction project must be reconsidered by the Downtown Design Review Committee prior to implementation.

Attachments

1. Renaissance Zone Map
2. Image of existing conditions
3. Renderings of the Project
4. Site Plan

Staff report prepared by: Isak Johnson, Planner

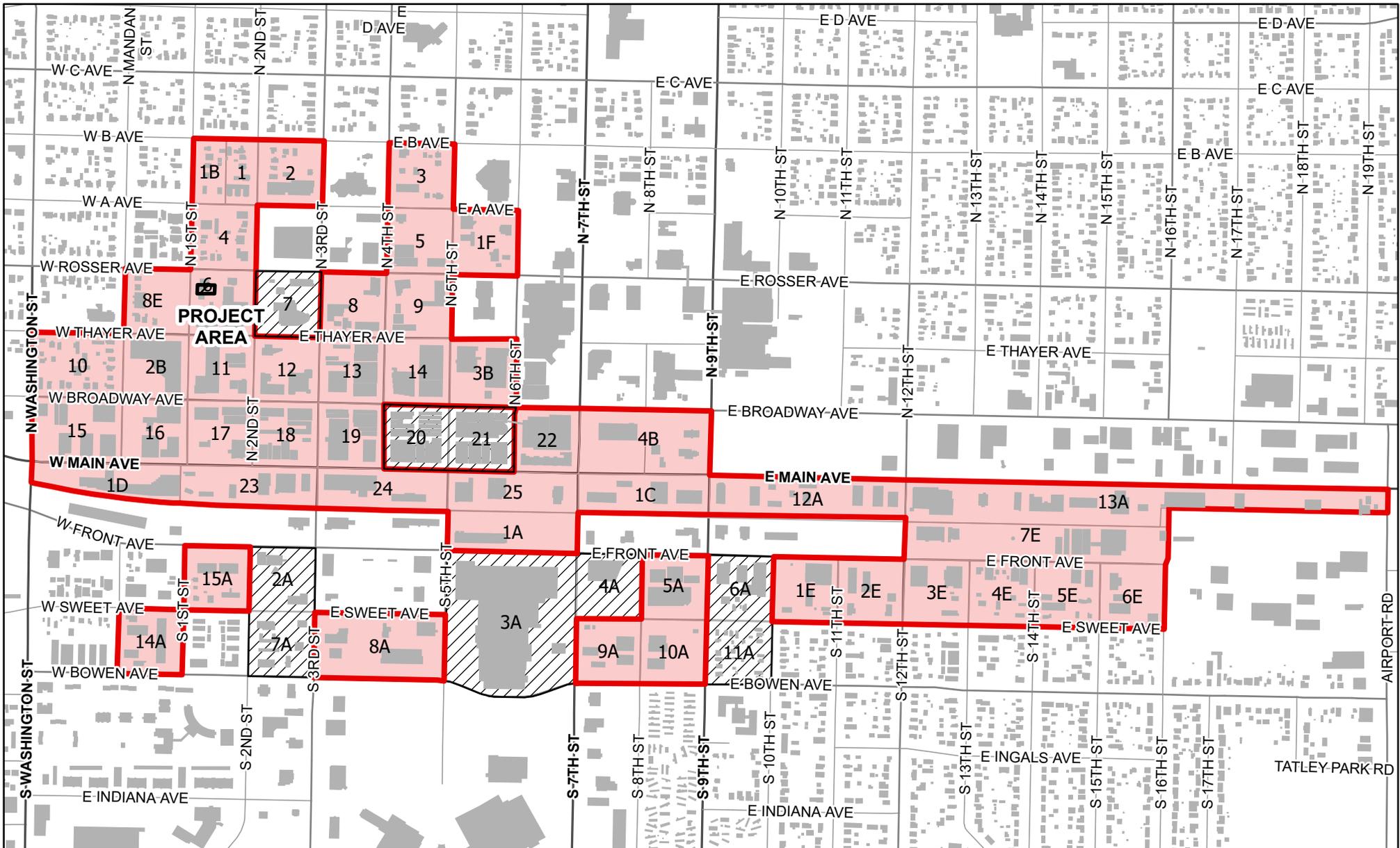
701-355-1850 | ijohnson@bismarcknd.gov



RENAISSANCE ZONE - PROJECT LOCATION MAP

RZ2024-003

FIRST NORTH, LLC LAW OFFICES

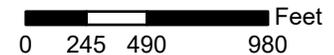


City of Bismarck
 Community Development
 Planning Division
 June 27, 2024

COMPLETED BLOCK

- NO
- YES

This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein.







319 N. 1st Street
Bismarck, ND

MULLOY

MAIN 1345 sq ft.
2nd FLOOR 1366 sq ft.

APPROVAL SIGNATURE
DATE
DRAWN BY
PROJECT NAME
MULLOY L.A.M. ELEM.





FRONT ELEVATION
SCALE: 1/8" = 1'-0"



BACK ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

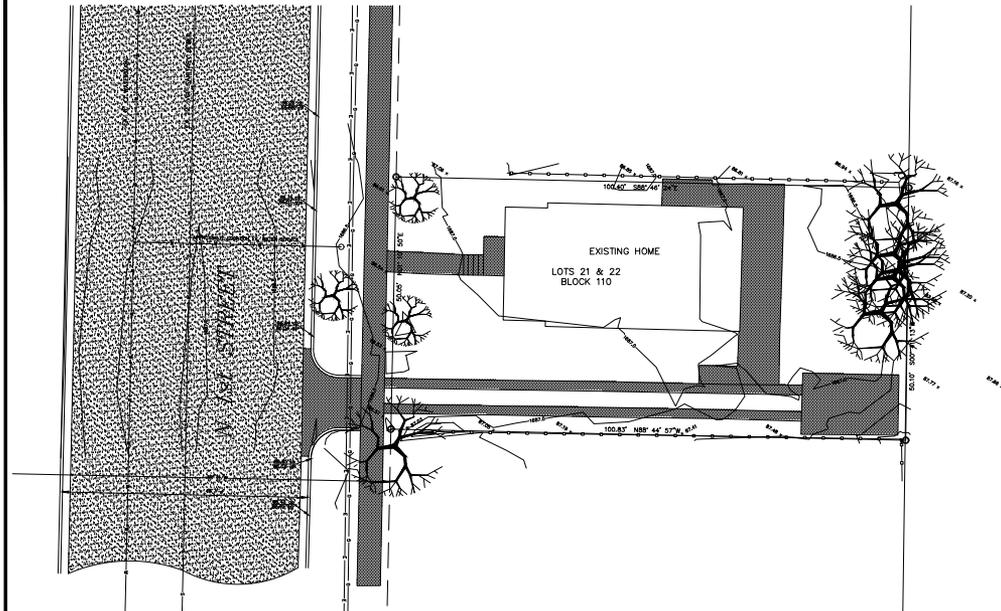
SCALE: 1/8" = 1'-0"











SHEET INDEX

CLO EXISTING SITE CONDITIONS
 CLO REMOVALS AND EROSION CONTROL PLAN
 CLO SITE PLAN

DESCRIPTION

318 N. 1ST STREET
 WEST 100' OF LOTS 21-22 OF BLOCK 110 ORIGINAL PLAT

OWNER

MICHAEL A. KELLY
 KELLY LAW FIRM
 101 STATE DRIVE, SUITE 7
 BISMARCK, ND 58103
 PHONE: 701-336-8500

ZONING

ZONING - 1F DOWNTOWN FRINGE DISTRICT
 LOT AREA - MIN 7,000 SF
 LOT WIDTH - MIN 60 FEET
 LOT COVERAGE - MAX BUILDING COVERAGE
 FRONT YARD - NO MINIMUM FRONT YARD SETBACK
 SIDE YARD - NO MINIMUM SIDE YARD SETBACK
 REAR YARD - NO MINIMUM REAR YARD SETBACK
 HEIGHT LIMIT - MAX PRINCIPAL BUILDING 25 FEET

SURVEY NOTES

THE SURVEY WAS PERFORMED AT THE REQUEST OF THE PROPERTY OWNER.

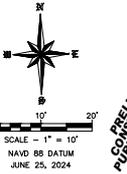
NORTH DAKOTA ONE CALL WAS REQUESTED TO IDENTIFY ALL UTILITIES UNDERGROUND AND ABOVE GROUND. RECORDS AND MAY NOT BE AS-BUILT INFORMATION. LOCATION OF UTILITIES ARE BASED ON VISUAL EXAMINATION UNLESS NOTED AS SURFACE OR IDENTIFIED BY THE PARTY REQUESTING THE SURVEY. THIS DOCUMENT MAY NOT INCLUDE COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, OR ENCUMBRANCES.

SURVEY DATUM

HORIZONTAL DATUM - NAD 83 SOUTH ZONE, INTERMEDIATE
 VERTICAL DATUM - NAVD 83
BENCHMARKS
 BM1 TO BE SET AT TIME OF CONSTRUCTION

LEGEND

—	EXISTING SANITARY SEWER
—	EXISTING WATERMAIN
—	EXISTING STORM SEWER
—	EXISTING UNDERGROUND ELECTRIC
—	EXISTING OVERHEAD ELECTRIC
○	EXISTING MANHOLE
□	EXISTING UTILITY RISER-VAULT
△	EXISTING LIGHT-POWER POLE
+	EXISTING SIGN
⊙	EXISTING VALVE
⊕	EXISTING FIRE HYDRANT
—	EXISTING FENCE
▨	EXISTING ASPHALT
▩	EXISTING CONCRETE
—	EXISTING CONTOUR
—	EXISTING GRADE
○	MONUMENT



WARRANTY / DISCLAIMER

All utilities shown on this plan were obtained from the utility companies and are shown as best known information. The utility companies are not responsible for the accuracy of the information shown on this plan. The utility companies are not responsible for the accuracy of the information shown on this plan. The utility companies are not responsible for the accuracy of the information shown on this plan.

SAFETY NOTICE TO CONTRACTOR

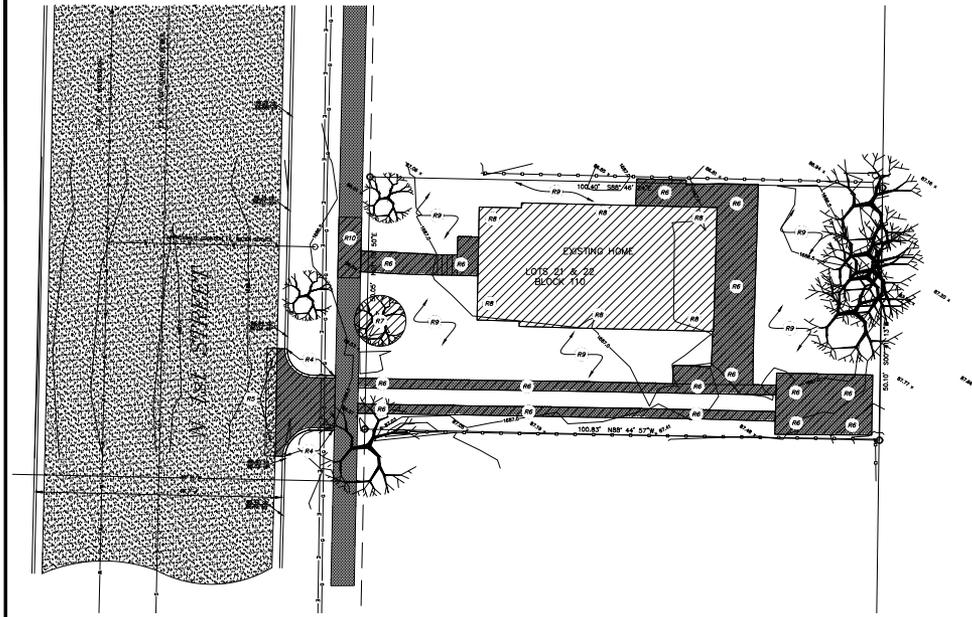
The location of utility underground utilities are shown as best known information. The contractor shall verify the location of all utilities before any excavation. The contractor shall be responsible for the safety of all workers and the public. The contractor shall be responsible for the safety of all workers and the public.

NOTICE TO CONTRACTOR

The location of utility underground utilities are shown as best known information. The contractor shall verify the location of all utilities before any excavation. The contractor shall be responsible for the safety of all workers and the public. The contractor shall be responsible for the safety of all workers and the public.

CALL BEFORE YOU DIG
 NORTH DAKOTA
 UTILITIES UNDERGROUND LOCATOR SERVICE
 1-800-795-0555

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GENERAL EROSION CONTROL NOTES

- 1. CONTRACTOR SHALL OBTAIN SMALL SITE CONSTRUCTION STORM WATER MANAGEMENT PERMITS (CMP 30-12) FROM THE CITY OF BEMIDJIE AND NOT START THE PROJECT UNTIL RECEIVING AN APPROVAL LETTER FROM THE CITY OF BEMIDJIE.
- 2. CONTRACTOR SHALL IMPLEMENT APPROPRIATE EROSION CONTROL BEFORE BEGINNING ANY LAND DISTURBING ACTIVITIES AS DESCRIBED. EROSION CONTROL ITEMS SHOWN NEED TO BE IMPLEMENTED AT APPROPRIATE STAGES OF CONSTRUCTION.
- 3. CONTRACTOR SHALL CONTROL DUST BLOWING THROUGHOUT PROJECT.
- 4. CONTRACTOR SHALL SEED AND MULCH DISTURBED AREAS AND/OR PROVIDE SOG.
- 5. INSPECTIONS SHALL BE PERFORMED AT LEAST ONCE EVERY 7 DAYS OR WITHIN 24 HOURS OF A RAIN EVENT. REPORTING BY THE CONTRACTOR SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH ALL ASPECTS OF THE CMP AND THE IMPLEMENTED CONTROL PRACTICES. INSPECTIONS SHALL INCLUDE THE REVIEW OF ALL DISTURBED AREAS, STRUCTURAL AND NON-STRUCTURAL CONTROL MEASURES, MATERIAL STORAGE AREAS AND REGULAR ACCESS POINTS.
- 6. EROSION CONTROL FOR PROJECT DESIGNATES A MINIMUM EFFORT TO CONTROL AND CONTAIN EROSION SEDIMENTS. CONTRACTOR SHALL USE DUE DILIGENCE TO CONTROL EROSION.
- 7. SEDIMENT TRACKING ONTO ADJACENT STREETS WILL BE PROHIBITED. STREETS SHALL BE CLEANED WITHIN 48 HOURS IF SEDIMENT TRACKING OCCURS.
- 8. IN GENERAL, STRAW MATS OR SILT FENCE SHALL BE PLACED ON LEVEL GROUND 10 TO 15' AWAY FROM DISTURBED AREAS. WHEN TERRAIN IS SLOPED, SILT FENCE SHOULD BE PLACED ALONG CONTOURS TO AVOID A CONCENTRATION OF FLOW.
- 9. ONCE ALL DISTURBED AREAS HAVE BEEN SEEDING AND MULCHED AND THE SITE DEMONSTRATES A MINIMAL EROSION RISK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SILT FENCE AND TREE HILL REMOVAL.
- 10. CONCRETE WASHOUT AREAS ARE NOT ALLOWED ON PROJECT SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DISPOSE OF EXCESS CONCRETE OFF SITE AT THEIR OWN LOCATION.

EROSION CONTROL DURING CONSTRUCTION PROCESS

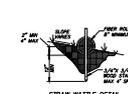
- 1. INSTALL STRAW MATS OR SILT FENCE AS DESIGNATED, SEE DETAIL.
 - 2. CONTRACTOR SHALL PROVIDE STRAW MATS ALONG PERIMETER OF SITE.
- GENERAL CONSTRUCTION NOTES ALL SHEETS**
- 1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY, STATE AND FEDERAL CODES.
 - 2. ALL SITE CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE CITY OF BEMIDJIE'S CONSTRUCTION SPECIFICATIONS FOR MUNICIPAL PUBLIC WORKS IMPROVEMENTS AS MODIFIED BY THE ATTACHED PLANS.
 - 3. CONTRACTOR MUST BE BONDED BY THE CITY OF BEMIDJIE FOR ALL CONSTRUCTION IN CITY RIGHT OF WAY OR WHICH CONNECTS TO A CITY UTILITY.
 - 4. CONTRACTOR WILL BE REQUIRED TO OBTAIN ALL NECESSARY PERMITS.
 - 5. IT WILL BE NECESSARY TO HAVE A PRIVATE ENGINEERING AND/OR TESTING FIRM SEE GRADING, SO COMPACTION TESTS AND PREPARE RECORD DRAWINGS FOR THE PROJECT. WHEN THESE CITY ENGINEERING DEPARTMENTS WILL REQUIRE TEST LOGS & WATER LOGS. THE CITY ENGINEERING DEPARTMENT WILL REQUIRE TEST LOGS & WATER LOGS. THE CITY ENGINEERING DEPARTMENT WILL REQUIRE TEST LOGS & WATER LOGS.
 - 6. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH OBTAINING A SO SURFACE MODEL FOR GRADING PURPOSES.
 - 7. CONTRACTOR IS RESPONSIBLE FOR PAYMENT TO THE CITY FOR ANY GRADING PERMIT FEES.

REMOVAL NOTES

- 1. ALL REMOVALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE RESPONSIBLE FOR PROPERLY OFF THE OWNER'S PROPERTY.
- 2. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR REMOVAL OF EXISTING GAS LINE AND CAPPING AT MAIN AND REMOVAL OF COMMUNICATION LINES.
- 3. ALL ASPHALT AND CONCRETE REMOVALS SHALL BE SAVED AND STORED IN A SAFE MANNER. SAW CUTTING SHALL BE NECESSARY TO REMOVE 80 FEET.
- 4. SAW CUT AND REMOVE CONCRETE CURB AND GUTTER. CUTTER FOR NEW LAYOUT.
- 5. SAW CUT AND REMOVE ASPHALT PAVEMENT AS NECESSARY. CUTTER REMOVAL AND REPLACEMENT. REINSTALL ASPHALT PAVEMENT TO ORIGINAL CONSTRUCTION SPECIFICATIONS.
- 6. SAW CUT AND REMOVE CONCRETE PAVEMENT AND SIDEWALKS.
- 7. REMOVE AND DISPOSE OF TREE AND ALL ROOTS.
- 8. HOUSE AND ALL FOOTINGS AND FOUNDATIONS WITHIN REMOVAL AREA SHALL BE REMOVED. ALL PERMITTING FOR REMOVAL IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 9. REMOVE AND DISPOSE OF EXCESS CONCRETE. ANY EXCESS CONCRETE EXPORTED FROM THE PROJECT SITE AT THE CONTRACTOR'S RESPONSIBILITY.
- 10. REMOVE ORIGINAL TO NEAREST CONTIGUOUS EXISTING CONSTRUCTION SPECIFICATIONS AS NECESSARY FOR WATER.

GRADING

- 1. CONTRACTOR SHALL IMPORT AND PLACE BACDOLL ON ALL UNDESIRABLE MATERIAL. ANY UNSUITABLE MATERIAL SHALL BE EXPORTED FROM THE PROJECT SITE.
- 2. ALL FILL SHALL BE PLACED IN SUCCESSIVE HORIZONTAL LAYERS NOT EXCEEDING 18" IN THICKNESS.
- 3. SUBGRADE SHALL BE COMPACTED TO A DENSITY NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY WITH MOISTURE CONTENT ± 0.5 PERCENT AS DETERMINED BY ASTM D698.
- 4. ONE COMPACTION TEST SHALL BE PERFORMED FOR EVERY 1000 SQ. YD. OF FILL OR 750 SQ. YD. OF GRADE.



DETAIL OF STRAW MAT INSTALLATION

4' WIDE MAT WITH 12" OVERLAP

2" THICK STRAW MAT

4" THICK SAND

1/2" DIA. METAL STAKE

WARRANTY / DISCLAIMER

All work is warranted to be in accordance with the contract documents. The contractor shall be responsible for obtaining all necessary permits and for the proper installation and maintenance of the work. The contractor shall be responsible for the safety of the work and for the protection of the public. The contractor shall be responsible for the removal of the work and for the restoration of the site to its original condition.

SAFETY NOTICE TO CONTRACTOR

The location of utility lines is shown on this plan. It is the contractor's responsibility to verify the location of all utility lines before starting work. The contractor shall be responsible for the safety of the work and for the protection of the public. The contractor shall be responsible for the removal of the work and for the restoration of the site to its original condition.

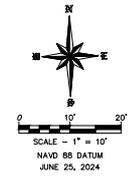
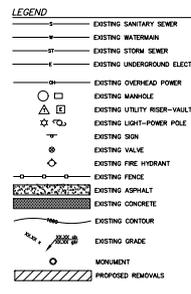
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BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

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 Heuttler 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

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064-B	Mitchell D. Armstrong, P.C.	126 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	06/21/10	N/A	N/A	N/A	N/A
065-B	Suzanne M. Schweigert, P.C.	122 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	07/01/10	N/A	N/A	N/A	N/A
066-B	Kranzler Kingsley Communications, LTD	501 East Main Avenue	Lease	Completed	12/09/09	12/22/09	01/10/10	07/16/10	\$180,000	\$295,896	N/A	N/A
067-B	IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	Completed	12/09/09	12/22/09	01/10/10	09/08/10	\$1,136,650	\$837,783	\$1,251,000	\$1,818,000
068-B	J & J Smith Property Management, LLC	115 North 4th Street	Purchase w/ Improve	Completed	01/13/10	01/26/10	02/12/10	10/25/10	\$120,000	\$161,746	\$294,400	\$437,000
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	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	02/23/15	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	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	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	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	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	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

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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	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	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	Schuett 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	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	Completed	01/10/19	02/26/19	05/01/19	12/19/23	\$8,200,000	\$8,975,086	\$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 E Avenue A	New Construction	Completed	02/13/20	02/25/20	03/02/20	02/05/24	\$2,560,000	\$3,425,639	\$289,100	\$3,000,000
145-B	Lander Group/The Boutrous Group, LLC	500 North 3rd Street	New Construction	Completed	02/13/20	02/25/20	03/02/20	01/03/24	\$9,150,000	\$9,664,952	\$306,100	\$9,500,000
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	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 North 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 North 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 North 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 North 5th Street	Rehabilitation	Completed	07/14/22	07/26/22	07/28/22	04/21/23	\$1,000,000	\$1,010,103	\$1,687,500	\$3,200,000
153-B	Quality Title, Inc	425 North 5th Street	Lease	Completed	07/14/22	07/26/22	07/28/22	04/21/23	N/A	N/A	N/A	N/A
154-B	Truongthaigroup LLC	515 East Main Ave	Rehabilitation	Approved	05/09/24	06/25/24	07/01/24		\$1,000,000		\$375,300	\$1,000,000
									\$105,299,245	\$108,062,977	\$27,254,280	\$111,832,000

Filtered for only Completed and Approved, but not yet Completed, projects

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
June 13, 2024**

The Bismarck Renaissance Zone Authority met on June 13, 2024, 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.

Authority members present were Jim Christianson, Kirsten Dvorak, Joe Fink (Via Zoom), Dustin Gawrylow, Nancy Guy, Wayne Munson and Greg Zenker.

Design Advisors Eric Hoffer and David Witham were present.

Staff members present were Sandra Bogaczyk (Office Assistant II), Janelle Combs (City Attorney), Ben Ehreth (Director of Community Development), Isak Johnson (Planner), and Daniel Nairn (Planning Manager).

CALL TO ORDER

Chair Christianson called the meeting to order at 4:00 p.m. and welcomed guests present.

MINUTES

The minutes of the May 9, 2024 meeting were distributed prior to the meeting.

MOTION: A motion was made by Ms. Dvorak and seconded by Ms. Guy to approve the minutes of the May 9, 2024 meeting. The motion passed unanimously by voice vote with members Dvorak, Fink, Gawrylow, Guy, Munson, Zenker and Chair Christianson voting in favor.

Mr. Fink joined the meeting via Zoom at this time.

**RENAISSANCE ZONE PROJECT – 100 WEST BROADWAY AVENUE CONDO, UNIT 301
LEE AND RENESS NELSON – PURCHASE OF PRIMARY RESIDENCE**

Mr. Johnson gave an overview of the staff report and stated that the applicants, Lee and Reness Nelson, are requesting to obtain Renaissance Zone designation for the purchase of a primary residential condominium in a previously approved (Project 80-B) Renaissance Zone project at 100 West Broadway Avenue, Unit 301. Mr. Johnson stated that the applicants are in the process of purchasing the condominium and gave a brief history of the building.

Mr. Zenker joined the meeting at this time.

Based on the findings contained in the staff report, staff recommended approval of the designation of the purchase of a primary residence in the building at 100 West Broadway Avenue, Condo Unit 301 as a Renaissance Zone project, with a 100% local property tax exemption for five years on the assessed value of the building.

Chair Christianson opened the public hearing.

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

Mr. Gawrylow stated that in fairness to taxpayers Authority members should approve the request but stated concerns that the Burleigh County Commission would disapprove.

Mr. Munson stated his sympathy regarding fairness to taxpayers but stated he could not support the request according to the letter of intent with the County. Mr. Zenker and Ms. Dvorak agreed that they would not be able support this request for similar reasons.

Mr. Johnson stated that the existing annual property tax on this one unit is \$5,733, as stated in the agenda packet, and the entire building's property tax would not be involved with the proposed tax incentive. He reminded members that before construction of Broadway Centre the block was assessed at \$175,000 and a \$24 million investment was made.

Mr. Zenker stated his concern that approving the request would conflict with Burleigh County Commission's stated requests since no improvement to the unit is being made. Ms. Dvorak agreed that if there is no improvement to the property that she would not be able to approve a tax break for the owners.

Mr. Gawrylow stated that approving the request would conflict with the letter of intent between the City and the Burleigh County Commission and suggested closing the block in the Renaissance Zone.

Chair Christianson asked the City Attorney if the City might be liable due to past Renaissance Zone approvals of a similar nature.

Ms. Combs stated that since the Authority is changing the program, she did not assume there is a risk.

Mr. Fink stated that the developer made a significant investment in the property and emphasized that in this case the developer chose to pass the tax break onto future buyers as a purchasing incentive instead of taking the tax break himself when the building was completed. He expressed his concern that discretionary decisions are not conducive to doing business in good faith. Mr. Gawrylow agreed that time limits might have to be written into the Development Plan so developers have better expectations.

There was discussion about the possibility of establishing a timeline or deadline for tax incentives for similar projects. Mr. Zenker and Ms. Guy both expressed that according to the letter of intent, Authority members cannot allow a tax break on a property which is not being improved. She suggested that members might choose to grandfather similar projects but believed the new plan guidelines should be followed and agreed the block should be closed from the Renaissance Zone if the request is denied.

At Chair Christianson's request, Mr. Johnson stated that staff is not aware of the condition of the two remaining units to be sold in this building. Chair Christianson stated that before the block is closed this question should be answered. There was a consensus.

MOTION: A motion was made by Mr. Munson and seconded by Ms. Dvorak to deny the designation of the purchase of a primary residence in the building at 100 West Broadway Avenue, Condo Unit 301, as a Renaissance Zone project, with a 100% local property tax exemption for five years on the assessed value of the building. The motion passed with members, Dvorak, Gawrylow, Guy, Munson and Zenker voting in favor. Members Fink and Chair Christianson opposed the motion.

DEVELOPMENT PLAN PUBLIC HEARING

Mr. Nairn summarized Authority's proposed changes to the Development Plan and City Ordinance.

Chair Christianson opened the public hearing.

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

Mr. Gawrylow stated his concern that the prior conversation about Renaissance Zone condominium projects should become an amendment. Ms. Combs stated that a public hearing would not be needed for an amendment to the Plan and since the ordinance goes to City Commission for public hearing, she saw no issues in notifying the public. Mr. Nairn stated that his opinion was that an amendment was not necessary given the unique circumstances of the property just discussed.

MOTION: A motion was made by Mr. Gawrylow and seconded by Mr. Zenker to approve adding to the Development Plan a 5-year time limit to use exemptions for any future condominium projects for units sold withing a previously approved project. The motion failed with member Gawrylow voting in favor. Members Fink, Dvorak, Guy, Munson, Zenker and Chair Christianson opposed the motion.

Ms. Guy stated she felt the timeline is arbitrary and felt that given the motion if a developer sold a property one day after the deadline it would be unfair to not approve an exemption. She suggested a different approach to the same issue in that the motion

might be based on improvements made, and if none then there is no benefit. Ms. Dvorak agreed. Mr. Munson and Chair Christianson agreed that no time limit is necessary in that case.

Mr. Fink stated that Authority members just denied the previous request for a tax benefit on an improved property, yet there seems to be a consensus that the Plan allows a tax benefit for an improved property. Mr. Gawrylow agreed.

Mr. Munson stated that Burleigh County is concerned that a tax collection will no longer be collected since time passed from the initial construction project until now.

There was discussion about property and income tax exemptions and past versus future project exemptions.

Mr. Fink explained that in fact the issue is not if there are improvements made to a property but rather when the property is assessed and therefore it affects all construction, not just condominium projects. There was consensus that the assessment triggers Renaissance Zone exemption status. Mr. Nairn clarified that the project in question was completed prior to the establishment of a baseline tax assessment and perhaps that is why County disagrees with the exemption for that particular property.

Chair Christianson stated his concern that continued dilution of the tax incentive at the request of only one political subdivision will turn away developers. Mr. Fink and Mr. Gawrylow agreed that at the very least developers should be able to know in advance what to expect and feel that the inconsistency is not conducive to establishing a good business relationship with developers.

There was discussion about the time allowed for purchases within a Renaissance Zone purchase of a primary residence designation to receive a tax incentive.

Mr. Nairn clarified that the Development Plan already allows Authority members to extend the timeline for completion of improvements, so there may be a similar way to delay start of exemption period.

Mr. Fink expressed his desire to work with Mr. Gawrylow between meetings to discuss nuances.

Mr. Munson suggested approving the Plan as currently amended to allow the political subdivisions time to review before the Renaissance Zone expires.

MOTION: A motion was made by Mr. Munson and seconded by Mr. Zenker to approve the amended Development Plan as presented in all submitted documents and materials. The motion passed unanimously by voice vote with members Dvorak, Fink, Gawrylow, Guy, Munson, Zenker and Chair Christianson voting in favor.

OTHER BUSINESS

Mr. Johnson notified Authority members that if they require a paper copy of the meeting agenda packet that they can notify staff the morning of the meeting and one will be made available to them.

Mr. Nairn clarified that a five-year extension would also be requested at the same time as amendments to the Plan, and there was a consensus of the Authority to proceed.

REPORT FROM DOWNTOWNERS

There were no items to discuss at this time, but Chair Christianson forwarded the information that the annual Art and Wine Walk event is this evening.

ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 4:51 p.m. to meet again on July 11, 2024.

Respectfully submitted,

Sandra Bogaczyk - Recording Secretary

Jim Christianson - Chair