

PILOT PROJECTS

	PROJECT	YEAR STARTED	TYPE OF PROJECT Slum/Blight or Econ Devt	EXEMPTION DETAIL	Expires End of Year	YEAR FULLY TAXABLE
1	Henningson Cold Storage 5200 11th Ave S	2000	new freezer warehouse	10 years, 100% exempt	2010	
2	TNE, LLC	2014	New office building	stepdown, yr 1 = 100%, yr 2 = 80%, yr 3 = 60%, yr 4 = 40%, yr 5 = 20%	2019	
3	Integrated Steel 2201 N 39th St	2021	manufacturing	stepdown, yr 1 = 100%, yr 2 = 80%, yr 3 = 60%, yr 4 = 40%, yr 5 = 20%	2025	2026
4	Core Scientific 5601 11th Ave S	2022	data center	100% for 5 years	2026	2027
5	Pro Transport 4655 28TH Ave S	2022	New office and shop corporate headquarters	stepdown, yr 1 = 100%, yr 2 = 80%, yr 3 = 60%, yr 4 = 40%, yr 5 = 20%	2026	2027
6	Memorial Village 2625 2nd Ave N	2025	new mixed use building	90%, 20 year Payment in Lieu	2044	2045
7	Lyons 214 N 4th St	2025	new mixed use building	100%, 20 year Payment in Lieu	2044	2045
8	Block V (St John's Block) 2 N 3rd St.	pending	Rehab of 2 buildings for retail on first 2 floors and apts above	90% of increment for 20 years proceeds for debt service of direct \$900,000 loan from Growth Fund (Changed from a PILOT to a direct loan from the Growth Fund)	loan pending issuance	
9	Olive Ann 322 Demers Ave	pending	Hotel addition to existing bldg	90% exemption for 5 years & 80% exemption for 5 years	pending	
10	Fufeng USA Inc Chicago, IL	N/A	Soybean Crushing Plant	90% years 1-10, 75% years 11-20	Terminated	
11	Epitome Energy 70th Ave, Grand Forks, ND	pending		83% for 15 years	pending	
12	Memorial Village II Univ Ave b/t 24th St N & Col Rd	pending	new mixed use building UND softball field	95% for 20 years \$2 Million loan from JDA with interest rate of 2% years 1-10, 4% years 11-20	pending	
13	Ideal Aerosmith Inc 2701 S 46th Street	pending	New construction - Headquarters including office, warehousing and manufacturing	5 year 100%	pending	
14	Enclave 4355 36th Ave S	2025	New construction -100,000 sq. ft. industrial building	5 year 100%	2029	2030
15	Cirrus 1400 S 48th St	pending	Expansion - 170,000 sq. ft. manufacturing production/truck dock	100% 10 year	pending	
16	Agristo North Dakota LLC 350 27 Ave N	pending	New construction Potato Processing Plant	20 year 90% PILOT	pending	
17	Northridge Properties 01, LLC (The Reserve) 4551 S 17th St	pending	New construction 155 units Multi-family housing	5 year 100% PILOT	pending	

TIF EXEMPTION PROJECTS

	PROJECT	YEAR STARTED	TYPE OF PROJECT Slum/Blight or Econ Devt	EXEMPTION DETAIL	Expires End of Year	YEAR FULLY TAXABLE
1	Housing Authority Burdick Court	1995	11 single-family homes under federal rental program Econ Devt	100% of increment for 15 years	2010	
2	Riverside Manor Apts. 813 Lewis Blvd	1995	Rehab of former St. Annes Guest Home to apartments Slum/Blight	100% of increment for 12 years	2006	
3	Roosevelt Apts. 911 Cottonwood	1996	Rehab of former school to 16 spartments Slum/Blight	100% of increment for 10 years	2005	
4	Luneth Plumbing & Heating 1710 North Washington St.	1996	Rehab of former implement dealer to plumbing & heating business Slum/Blight	100% of increment for 15 years	2010	
5	Mercantile Building 124 N. Third Street	1997	Rehab of vacant building to restaurant & office space Slum/Blight	100% of increment for 11 years	2007	
6	Alcott Manor 1224 Walnut Street	1998	Rehab of former school to 45 apartments Slum/Blight	50% of increment for 5 years, then 25% of increment for 5 years	2007	
7	Rivers Edge office complex 311 S. Fourth Street	1998	Rehab of former post office to office space Slum/Blight	100% of increment for 8 years	2005	
8	Third Street Market & Apts. 33 S. Third Street	2000	Rehab of 4 buildings to retail and apartments Slum/Blight	40% of increment for 5 years, then 20% of increment for 5 years	2009	
9	Current Apts. 215 First Avenue N.	2007	40-unit apartment complex Slum/Blight	100% of increment for 5 years	2011	
10	BVI, LLC (AE2S & ICON) 4050 Garden View Drive	2011	Office Complex Econ Devt	1st year 85%, 2nd Year 80%, 3rd 75%, 4th 60%, 5th 50%	2015	
11	Northern Heights at Griggs Square 615 First Avenue N.	2011	53 apartments plus commercial space Slum/Blight	95% of Increment for 5 years	2015	
12	The Aurora at Griggs Square 600 First Avenue N.	2012	40-unit apartment complex Slum/Blight	100% of increment for 5 years	2016	
13	University Flats 851 University Avenue (2017	70-unit apartment complex Slum/Blight	100% of increment Year 1-6, Year 7 at 80%, Year 8 at 60%, 9 at 40%, 10 at 20%	2026	2027
14	Pure Development 500 Demers Avenue	2020	Mixed use commercial with 68 residential units Econ Devt	80% of increment for 15 years	2034	2035

TIF BONDED PROJECTS

PROJECT		YEAR STARTED	TYPE OF PROJECT Slum/Blight or Econ Devt	EXEMPTION DETAIL
1	St. John's Block 2 N. Third Street & 214 DeMers	1985	Apartment Rehab Slum/Blight	Paid off
2	Former Norby's/Corp Ctr II 402 Demers Avenue	1986	Office Rehab Slum/Blight	Paid off
3	Stratford Block 311 Demers Avenue	1986	Apartment Rehab Slum/Blight	Paid off
4	Mill Square 301 N. Third Street	1987	Office Rehab Slum/Blight	Paid off
5	E.J. Lander Building 414 Demers Avenue	1986	Office & retail rehab Slum/Blight	Paid off
6	American Woods 1002 S. 46th Street	1993	Industrial building addition Econ Devt	Paid off
7	Elks Club Building 255 Elks Drive	1993	Rehab to residential condos Slum/Blight	Not paid/Taken by City after flood
8	Grand Forks Grocery Foods 4601 - 32nd Avenue S.	1994	Food service warehouse and corporation offices Econ Devt	Paid off
9	Acme Tool & Electric	1994	Tool distributor Slum/Blight	Paid off
10	Warehouse Apartments 901 University Avenue	1995	Apartment Rehab Slum/Blight	Paid off
11	Ecolab 3535 S. 31st Street	1997	Corporate office building Econ Devt	Paid off
12	Beacon 710 1st Ave N	pending	new mixed use building Econ Devt	25 year Revenue Bond 80/20 split, to pay for public square

NEW AND EXPANDING BUSINESS

	PROJECT	YEAR STARTED	TYPE OF PROJECT Slum/Blight or Econ Devt	EXEMPTION DETAIL	Expires End of Year	YEAR FULLY TAXABLE
1	MN Dak Conc Inc 5000 Demers Ave	2003	new warehouse building	100% for 5 years	2007	
2	PS Doors 1150 S 48th St	2007	new building	stepdown, yr 1 = 100%, yr 2 = 80%, yr 3 = 60%, yr 4 = 40%, yr 5 = 20%	2012	
3	Cirrus 1400 S 48th St	2007	addition to building	stepdown, yr 1 = 100%, yr 2 = 80%, yr 3 = 60%, yr 4 = 40%, yr 5 = 20%	2012	
4	Eastdak Holdings, LLC 1451 44th Ave S Unit B	2008	addition of hospital Unit "B"	stepdown, yr 1 = 100%, yr 2 = 80%, yr 3 = 60%, yr 4 = 40%, yr 5 = 20%	2013	
5	Canad Inn 1200 S 42nd St	2008	New Hotel	100% for 5 years	2013	
6	PS Doors 1150 S 48th St	2009	addition	stepdown, yr 1 = 100%, yr 2 = 80%, yr 3 = 60%, yr 4 = 40%, yr 5 = 20%	2014	
7	Concrete Inc 5000 Demers Ave	2009	new warehouse building	stepdown, yr 1 = 100%, yr 2 = 80%, yr 3 = 60%, yr 4 = 40%, yr 5 = 20%	2014	
8	Philedelphia Macaroni 1801 N 36th St	2010	warehouse addition	stepdown, yr 1 = 100%, yr 2 = 80%, yr 3 = 60%, yr 4 = 40%, yr 5 = 20%	2015	
9	Applied Products(Retrax) 911 S 46th St	2013	new warehouse	stepdown, yr 1 = 100%, yr 2 = 80%, yr 3 = 60%, yr 4 = 40%, yr 5 = 20%	2014	
10	Black Gold Office 4320 18th Ave S	2013	new office building	stepdown, yr 1 = 100%, yr 2 = 80%, yr 3 = 60%, yr 4 = 40%, yr 5 = 20%	2018	
11	Simplot 3630 Gateway Dr	2013	Digester	100% -5 years yr 6 = 80%, yr 7 = 70%, yr 8 = 60% yr 9 = 50%, yr 10 = 40%	2023	
12	Britton Transport 1651 N 48th St	2014	new office building	stepdown, yr 1 = 100%, yr 2 = 80%, yr 3 = 60%, yr 4 = 40%, yr 5 = 20%	2019	
13	Acme Electric 1851 S 48th St	2015	new warehouse	stepdown, yr 1 = 100%, yr 2 = 80%, yr 3 = 60%, yr 4 = 40%, yr 5 = 20%	2020	
14	PS Doors 1150 S 48th St	2016	addition	stepdown, yr 1 = 100%, yr 2 = 80%, yr 3 = 60%, yr 4 = 40%, yr 5 = 20%	2021	
15	TAG Inc. 810 S 48th St	2016	addition	stepdown, yr 1 = 100%, yr 2 = 80%, yr 3 = 60%, yr 4 = 40%, yr 5 = 20%	2021	
16	Philadelphia Macaroni 1801 N 36th St	2016	addition	stepdown, yr 1 = 100%, yr 2 = 80%, yr 3 = 60%, yr 4 = 40%, yr 5 = 20%	2021	
17	Odra 705 S 48th St	2016	addition	stepdown, yr 1 = 100%, yr 2 = 80%, yr 3 = 60%, yr 4 = 40%, yr 5 = 20%	2021	
18	LM Windpower 1580 S 48th St	2017	addition	stepdown, yr 1 = 100%, yr 2 = 80%, yr 3 = 60%, yr 4 = 40%, yr 5 = 20%	2021	
19	Red River Biorefinery 2355 N 39th St	2020	new ethanol plant	stepdown, yr 1 = 100%, yr 2 = 80%, yr 3 = 60%, yr 4 = 40%, yr 5 = 20%	2024	2025
20	Acme Electric 1851 S 48th St	2021	addition	stepdown, yr 1 = 100%, yr 2 = 80%, yr 3 = 60%, yr 4 = 40%, yr 5 = 20%	2025	2026
21	Simplot 3630 Gateway Dr	2021	High bay freezer	80% ex for 10 years	2030	2031
22	PS Doors 1801 N 36th St	2021	addition	stepdown, yr 1 = 100%, yr 2 = 80%, yr 3 = 60%, yr 4 = 40%, yr 5 = 20%	2025	2026
23	JR Investments 1925 N 42nd St	2022	New office & warehouse	stepdown, yr 1 = 100%, yr 2 = 80%, yr 3 = 60%, yr 4 = 40%, yr 5 = 20%	2026	2027