



## Vision Fund Committee

The Bismarck Vision Fund Committee is scheduled to meet in regular session on Friday, February 16, 2024, at 10:00 AM in the 4th Floor Mayor's Conference Room, City/County Office Building, 221 North Fifth Street, Bismarck, North Dakota.

### Call To Order

1. Consider Approval Of Minutes

#### Documents:

[OCTOBER 26, 2023 - MINUTES.PDF](#)

2. Receive Vision Fund Financial Statements

#### Documents:

[2023 AND 2022 VISION FUND - ANNUAL REPORT.PDF](#)  
[NOTES RECEIVABLE LISTING - 12-31-2023.PDF](#)

3. Consider Discussion Regarding Vision Fund Future Resources

#### Documents:

[VISION FUND FUTURE RESOURCES.PDF](#)

4. Consider Application From Superior Precast, LLC

#### Documents:

[SUPERIOR PRECAST, LLC - VISION FUND APPLICATION\\_REDACTED.PDF](#)  
[SUPERIOR WALLS OF NORTH DAKOTA - PRIMARY SECTOR CERTIFICATION.PDF](#)

5. Consider Application From Great Plains Restorative Services

#### Documents:

[GREAT PLAINS RESTORATIVE - VISION FUND APPLICATION\\_REDACTED.PDF](#)

6. Consider Application From PT Real Estate Holdings, LLC

#### Documents:

PT REAL ESTATE HOLDINGS - VISION FUND  
APPLICATION\_REDACTED.PDF

7. Establish Monthly Meeting Schedule

Documents:

VISION FUND SCHEDULE.PDF

8. Other Business

Adjourn



## Vision Fund Committee

10/26/2023 - Minutes

### Call To Order

The Vision Fund Committee met in a special session at 11:00 AM on October 26, 2023, via Microsoft Teams.

#### 1. Roll Call

Those present included: Mayor Mike Schmitz, Kevin Strege, Michael Frohlich, Andrea Petersen, and Derek Wachter.

Also present included: Nathan Schneider, Jannelle Combs, Kate Herzog, and Jason Tomanek.

#### 2. Consider Draft Flex Pace Scoring Guide

The committee discussed the revised Flex Pace scoring guide with a consensus to accept the modifications as presented for numbers one through seven. Committee members reviewed number eight and agreed if the applicant's response is "yes," a narrative providing more information should also be included. Consensus was reached for the Additional Information section; a narrative should be included and agreed that if an applicant's response is "yes" a separate document providing more information to the question, "is the City providing infrastructure costs over max local match for Flex PACE?"

The committee agreed that this document is intended to provide initial scoring to indicate a potential success rate of the project/application and is intended to be a tool used with applicants when considering a Vision Fund project.

Mayor Schmitz motioned to approve the document as edited and to move forward with the recommendation to the City Commission to approve the document as drafted, and Michael Frohlich seconded.

Andrea Petersen asked if question number three should include a year as a guideline to indicate new full-time employment positions within the first three years. The committee agreed to include her recommendation.

Mayor Schmitz and Michael Frohlich rescinded the motion.

Michael Frohlich motioned to accept the scoring guild as amended during the meeting and to forward to the City Commission as approved by the Vision Fund Committee, and Andrea Petersen seconded. All present voted aye. M/C.

### Adjourn

There being no further business to discuss, the meeting adjourned at 11:26 AM.

DRAFT

**CITY OF BISMARCK, NORTH DAKOTA  
VISION FUND  
BALANCE SHEET**

	<b>12/31/2023</b>	<b>12/31/2022</b>
<b>ASSETS</b>		
Cash and Investments	\$ 925,774	\$ 1,067,202
Taxes Receivable	-	-
Accounts Receivable	3,189	3,157
Notes Receivable	284,603	322,450
Total Assets	\$ 1,213,566	\$ 1,392,809
 <b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>		
<b>LIABILITIES</b>		
Accounts Payable	\$ -	\$ -
Interfund Payables	-	-
Salaries Payable	-	-
Customer Deposits	-	-
Total Liabilities	-	-
 <b>DEFERRED INFLOWS OF RESOURCES</b>		
Property Taxes	-	-
 <b>FUND BALANCES</b>		
Nonspendable	284,603	322,450
Restricted	-	-
Committed	928,962	1,070,359
Total Fund Balances	1,213,565	1,392,809
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 1,213,565	\$ 1,392,809
Less: New Loans in 2023 (not yet distributed)	(323,077)	
New Cash and Investment Balance	\$ 602,697	

**CITY OF BISMARCK, NORTH DAKOTA**  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN**  
**FUND BALANCES**  
**VISION FUND**

	12/31/2023	12/31/2022
<b>REVENUES</b>		
Taxes	\$ -	\$ -
Intergovernmental	-	-
Charges for Services	-	-
Licenses and Permits	-	-
Fines and Forfeitures	-	-
Rentals	-	-
Investment Income	20,756	(6,910)
Miscellaneous	-	-
Total Revenues	20,756	(6,910)
<b>EXPENDITURES</b>		
Current		
General Government	200,000	200,000
Public Safety	-	-
Highways and Streets	-	-
Health and Welfare	-	-
Culture and Recreation	-	-
Capital Outlay	-	-
Total Expenditures	200,000	200,000
Excess (Deficiency) of Revenues Over (Under) Expenditures	(179,244)	(206,910)
<b>OTHER FINANCING SOURCES (USES)</b>		
Transfers In	-	-
Transfers Out	-	-
Total Other Financing Sources (Uses)	-	-
Net Change in Fund Balances	(179,244)	(206,910)
Fund Balances, Beginning of Year	1,392,809	1,599,719
Fund Balances, End of Year	\$ 1,213,565	\$ 1,392,809

Vision Fund Loan Information  
October 24, 2023

BORROWER	INTEREST	MATURITY	RECEIVABLE		RECEIVABLE	Difference				
	RATE	DATE	Repayment Start Date	ORIGINAL AMOUNT	BALANCE 12/31/21		BALANCE 12/31/2022			
Laughing Sun Brewing Company, LLC	2%	5/18/2018 - 12/1/2030	6/1/2026	103,337	103,337	103,337	-			
JB Lozensky Properties, LLP	2%	12/31/2018 - 6/1/2036	7/1/2029	39,627	39,627	39,627	-			
ND Safety Council	2%	5/24/2018 - 1/1/2024	3/1/2021	106,015	78,265	41,176	37,089	2022 Payment		
Activities for Learning Inc	2%	12/23/2019-11/23/2038	7/1/2030	32,611	32,611	32,611	(0)			
CK Properties	2%	5/3/2022 - 7/1/2037	4/1/2030	-	-	105,698	(105,698)	2022 Loan (New)		
<b>TOTAL NOTES RECEIVABLE</b>				<b>\$ 281,590</b>	<b>\$ 253,840</b>	<b>\$ 322,450</b>	<b>\$ (68,610)</b>			
Simons Holding Company (Bismarck Aero Center Corp.)				\$ 107,692.30	-	-		Not requested yet.	Approved 8/8/2023	1%
Venture Building Company, LLC (Epic Homes)				\$ 107,692.30	-	-		Not requested yet.	Approved 8/8/2023	1%
CMK Holdings LLC (dba Knutson Companies)				\$ 107,692.30	-	-		Not requested yet.	Approved 8/8/2023	1%
			Total	\$ 323,076.90						

Notes receivable authorized from the Vision fund to Laughing Sun Brewing Company, LLC, JB Lozensky Properties, LLP, ND Safety Council, Activities for Learning and CK Properties promote economic and job development in the City. The Vision Fund currently has five outstanding loans all accruing interest at 2%, with 1% payable to Lewis and Clark Development Group and 1% payable to the Vision Fund. The Laughing Sun Brewing Company, LLC, loan payments of \$2,320 are required starting June 1, 2026. The JB Lozensky Properties, LLP loan payment is required starting July 1, 2029, in the amount of \$610. The ND Safety Council began making payments March 1, 2021, on their original loan of \$106,014. The principal amount received in 2022 totaled 37,090, thereby reducing the total loan amount to \$41,176 as of December 31, 2022. The Activities for Learning Inc. loan payments are required starting July 1, 2030, in the amount of \$455. In 2022, the City provided a loan to CK Properties loan on May 3, 2022, in the amount of \$105,698. Payments are required to start April 1, 2030, in the amount of \$2,166.



## Finance Department

**DATE:** February 2, 2024  
**FROM:** Dmitriy Chernyak, Finance Director  
**ITEM:** Vision Fund Future Resources

**REQUEST:**

Consider requesting resources from the City to refill the Vision Fund for projects and ongoing costs.

Please place this item on the February 16, 2024, Vision Fund meeting agenda.

**BACKGROUND INFORMATION:**

The Vision Fund has less than \$400,000 in available non-committed funds. Annually the Vision Fund pays \$200K - \$250K in fees for economic development in addition to annual projects / applications that are coming more frequently with the current interest rate environment at banks. The Vision Fund Committee should discuss the future funding and the necessary dollar amounts for ongoing and one-time expenditures and cash flows of the Vision Fund. Lastly, please make a recommendation/request to the City Commission for future resources of the Vision Fund. Please discuss terms (length of loan contracts) of the projects as well as interest rates to assist with the cash flow issues in the future.

**RECOMMENDED CITY COMMISSION ACTION:**

Provide a request and recommendation to the City Commission regarding future resources of the Vision Fund.

**STAFF CONTACT INFORMATION:**

Dmitriy Chernyak | Finance Director | 701-355-1601 | [dchernyak@bismarcknd.gov](mailto:dchernyak@bismarcknd.gov)



**BISMARCK VISION FUND APPLICATION - FORM 1**

Please complete and return to the Bismarck Mandan Chamber EDC  
1640 Burnt Boat Drive, Bismarck, North Dakota 58503.

Applications will be reviewed by the Bismarck Vision Fund Committee.  
Please allow 3 - 4 weeks for consideration.

GENERAL CONTACT INFORMATION		
Business Name: Superior Precast, LLC		<b>FOR INTERNAL USE ONLY</b>
Business Address: 3100 N. 14th Street		Date Received:
City: Bismarck	State: ND	Zip Code: 58503
Project Address: 2512 Lockheed Drive		Date to Vision Fund Committee:
City: Bismarck	State: ND	Zip Code: 58504
Contact: Arthur W. Goldammer, III		Date to Commission:
Business Phone Number: 701-663-4117      Cell Number: 701-426-0197		Date Commission Approved:
Federal Tax ID Number: [REDACTED]		Funding Amount Approved:
E-Mail: arthur@verityhomes.com		Other:
Date Business Established: February 1, 2022		
Amount Vision Fund Funds Requested: See attached - Exhibit A Superior Precast		
FINANCIAL INFORMATION		
Total Project Cost: 5,500,000		Owner's Equity: 500,000 (per loan requirements)
PURPOSE OF REQUEST		
<input checked="" type="checkbox"/> New Business <input type="checkbox"/> Business/Equipment Updates <input type="checkbox"/> Business Expansion <input type="checkbox"/> Other:		
BUSINESS OWNERSHIP INFORMATION		
<b>Ownership Structure</b> <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Corporation <input type="checkbox"/> Public Corporation <input type="checkbox"/> Other:		
<b>Key Owner Names</b> <i>(List all with a 20% interest or more)</i> Arhtur W. Goldammer, III _____ _____ _____ _____	<b>% Ownership</b> 95% _____ _____ _____ _____	<b>Social Security Number</b> [REDACTED] - - - - - - - -
<b>Key Management Name/ Phone Number</b> Wesley Borgen _____ _____ _____ _____	<b>Titles</b> General Manager _____ _____ _____ _____	



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EMPLOYEE INFORMATION				
<b>Current Employees</b>	Full-Time: 1	Avg. Salary: 70,000	Part-Time:	Avg. Salary:
<b>3-Year Projection</b>	Full-Time: 12	Avg. Salary: 47,000	Part-Time:	Avg. Salary:
<b>5-Year Projection</b>	Full-Time: 19	Avg. Salary: 47,000	Part-Time:	Avg. Salary:
How many jobs will this project create?	Full-Time: 190		Part-Time:	
Average salary of new jobs?	Full-Time: 47,000		Part-Time:	
PROJECT INFORMATION				
Please provide a summary of the project.				
<p>We are opening a pre-cast, concrete foundation manufacturing facility. The pre-cast concrete foundations will provide a new and innovative concept to the decades old concept of simply pouring a concrete foundation. Our pre-cast foundation systems will be used to construct newly built residential homes, modular/manufactured homes, and various commercial projects. Our pre-cast facility will allow us to make a less expensive, better constructed, higher insulated foundation, and accomplish all of this in less time than it currently takes using a "poured" concrete wall.</p>				
Describe what your company does to add value to your product, process or service.				
<p>Economic circumstances have created the need to develop building products and systems that will help reduce the price per square foot while increasing the quality and energy efficiency of new homes. We believe we have found a solution that will help overcome some of these challenges and allow us to make a less expensive, better constructed, higher insulated home, and accomplish all of this in less time than using current and somewhat antiquated construction techniques that have not changed for decades.</p>				
Describe the economic impact this project will have on the city of Bismarck.				
<p>According to the NAHB (National Association of Home Builders) National Impact of Home Building and Remodeling report, building 1,000 single-family homes creates 2,900 full-time jobs and generates \$110.96 million in taxes and fees for all levels of government to support police, firefighters and schools. Similarly, building 1,000 average rental apartments generates 1,250 jobs and \$55.91 million in taxes and revenue for local, state and federal government.</p>				
Has or will this project receive any other incentive? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please explain.  New Market Tax Credits Pace Program				
Please attach a brief (no more than two pages) description of business, trade area served, kind of jobs to be created, and any other information that may help describe this project and demonstrate eligibility criteria are met.				



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Please allow 3 - 4 weeks for consideration.

*Additional information or documentation may be requested if deemed necessary.*

Be advised as per North Dakota open records law that applications may be released to the public if requested except for portions subject to NDCC 44-04-18.4 pertaining to confidentiality of trade secret, proprietary, commercial and financial information.

### **Certification and Authorization**

I/We certify that all information set forth in this application is a true representation of the facts pertaining to the proposing business for the purpose of obtaining funding under the Bismarck Vision Fund.

I/We understand and acknowledge that any willful misrepresentation of the information contained in this application could result in disqualification from the program, requiring any funds already disbursed to be repaid in full to the City of Bismarck.

The undersigned specifically authorizes the Bismarck Mandan Chamber EDC or its representatives to conduct a background check on the applicant, including the checking of references and the verification of any information on the application.

I understand that personal and/or business information may be requested pursuant to this applicant for an incentive and I hereby give my consent for such information to be provided to the Bismarck Mandan Chamber EDC, Vision Fund Committee, the City of Bismarck or its representatives. I also understand that the Bismarck Vision Fund Committee and the City of Bismarck retain the decision as to whether this incentive application is approved, disapproved, or modified. It is my right to accept or decline the incentive amount and terms approved by the program.

The applicant further certifies that he/she has read and understands the Bismarck Vision Fund Guidelines. The applicant must comply with all local, state and federal regulations. It is understood that all funding commitments are contingent upon the availability of program funds.

### **Release of Information**

The applicant hereby authorizes any third party to release to the Bismarck Vision Fund and/or the Bismarck Mandan Chamber EDC without limit, any and all financial information regarding the applicant that is requested by the Bismarck Mandan Chamber EDC, it's representatives or employees. Further, the applicant hereby authorizes release of said records and information by the Bismarck Mandan Chamber EDC to a third party, as deemed necessary by the Bismarck Mandan Chamber EDC, it's representatives or employees.

All owners, officers or partners must sign this application.

Signatures:

  
\_\_\_\_\_  
Applicant/Business Owner

  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant/Business Owner

\_\_\_\_\_  
Date

Summary Project Description:

Superior Precast, LLC

We are opening a pre-cast, concrete foundation manufacturing facility, Superior Precast, LLC in the Bismarck area. We are purchasing a license from Superior Walls of America (SWA), who is an award-winning company and has been in the pre-cast concrete business since 1981. The pre-cast concrete foundations will provide a new and innovative concept to the decades old concept of simply pouring a concrete foundation. Our precast foundation systems will be used to construct newly built residential homes, modular/manufactured homes, and various commercial projects. Superior Precast, LLC will be manufacturing, selling, and installing the Xi Plus Wall panels. Each Xi Plus wall panel will be built in a climate-controlled environment by specially trained crews ensuring each panel will be built with precision and consistency throughout the entire production process, allowing us to deliver a superior foundation system. Superior Wall panels feature concrete stud facings for ease of drywall insulation along with built in holes to allow for wiring and plumbing. The built-in concrete studs allow room for the installation of additional insulation in the wall cavity if desired. Superior Precast will ensure each finished basement/foundation will be dry and energy efficient adding valuable living space at an affordable price. Because each foundation system is built inside a facility and then shipped to the home site, we will be able to build foundations year-round, as opposed to only the 6-7 months of the year North Dakota weather typically allows for concrete to be poured.

We will be following a proven business system, provided by Superior Walls of America, and will be able to "jump-start" the business by using our own customer base created by Verity Homes of Bismarck, LLC and Kreativ Homes, LLC. We feel with our home building companies' history, the leadership of our President, Mr. Arthur W. Goldammer, III and already having an initial customer base we are eliminating the majority of risk most investors face when starting a new company. We believe we are starting Superior Precast under the absolute best circumstances.

Is the Project located in a 'Targeted Distressed Community' based on one or more of the following criteria:

- Census tracts with poverty rates greater than 30%
- Census tracts with unemployment rates at least 1.5 times the national average
- Census tracts located in non-metropolitan counties
- SBA HUB Zone

- Brownfield sites
- Federally designated as Indian Reservations, Off-Reservation Trust Lands
- Federally designated as medically underserved
- Federally designated Promise Zones
- Other Federal designation: Explain  Opportunity Zone
- FEMA areas: (please explain) \_\_\_\_\_
- Census Tract Identified as a Food Desert

Describe the impact/importance of the Project to the community in which it is located:

**According to the NAHB (National Association of Home Builders) National Impact of Home Building and Remodeling report, building 1,000 single-family homes creates 2,900 full-time jobs and generates \$110.96 million in taxes and fees for all levels of government to support police, firefighters and schools. Similarly, building 1,000 average rental apartments generates 1,250 jobs and \$55.91 million in taxes and revenue for local, state and federal government. Moreover, \$10 million in remodeling expenditures creates 75 jobs and nearly \$3 million in taxes. Within just a few miles of where we are considering opening Superior Precast are the following community-based centers, which could help us with staffing, and we could help the community by giving those who need it a first, second or additional chance at successful employment. The Bismarck Transition Center (BTC), which is a comprehensive community-based correctional program designed to help eligible, non-violent offenders transition back into the community. It provides the necessary skills that aid male and female offenders in obtaining essentials such as employment and housing once they are released into society. Hope Manor - a safe space where adult men and women can heal from alcoholism and/or addictions. Heartview Foundations is a facility that offers a comprehensive array of top-quality, addiction evaluation, treatment and education services, and Dacotah Foundation which is a 501 (c) 3 non-profit organization dedicated to aiding those less fortunate. Superior Precast will not just be located in the community but will become an integral part of the community by helping create a stable work environment for LIP's that can easily become a career, and not just a job. The opportunity will provide advancement opportunities and a full range of medical, dental, vision and either a 401(k) or IRA savings program. Because of the stringent training requirements of the Franchisor, we will be providing all the training and necessary equipment to be employed at Superior Precast. Prior experience in concrete, foundation systems, or home building will**

**NOT be necessary in order to be employed, thereby increasing the opportunities for those without any meaningful work experience or specific professional skills.**

Specify and discuss what benefits, on the job training, and or advancement opportunities will be available to LIPs/LICs and how will that be accomplished.

**We will have the entire staff professionally trained, by Superior Walls of America, to maintain a specific level of quality. This training will be mandatory for all employees per the license agreement. On-the-job training will continue as needed either on a monthly, quarterly or annual basis. Advancement opportunities will be made available to all internal employees initially, utilizing a "promote from within" philosophy, before seeking to fill the jobs with personnel outside of the organization.**

What is the developer's/project sponsor's track record in this community or in similar communities?

**Arthur W. Goldammer, III is the founder and current President of Verity Homes, Inc., which launched in 2006. His career in the construction industry, however, began when he founded Goldammer Contracting in 2002, a Bismarck-based firm dedicated to custom home and commercial construction, as well as home remodeling and improvement projects. He went on to create and lead VHI from a start-up in 2006 — during the start of the housing downturn — to one of the largest home building companies in central North Dakota. Under his direction, the company has since expanded to the eastern side of the state, opening a new custom home design center in Fargo in 2018, which earned national distinction as a “Top 5 Design Studios in the US” by the National Homebuilders Association. Today, Verity Homes offers customers in North Dakota’s two major markets a personal home building experience no other competitor can match. Arthur’s extensive experience in the construction industry goes back to his childhood, when he could be seen wearing around his first tool belt and swinging a toy hammer. His passion for construction never wavered, and in fact it grew to include delivering personal, customer-focused experiences that competitors now try to duplicate. Arthur has spent the bulk of his professional career managing, developing and growing his various construction firms and company portfolios. His roles and duties include negotiating land acquisition, land development, product development, capital procurement and staff coaching & training, as well as his many other responsibilities. Arthur attended the University of Mary for four years prior to venturing out into the business arena. In the few hours he allows himself away from the work desk, Arthur loves to get out and enjoy the great outdoors with his wife, Rachel Goldammer.**

Is this project part of a comprehensive redevelopment effort contained in a local government's economic development plan? Provide the name and report date.

### **Together 2045 – Bismarck’s Comprehensive Plan 2016**

#### **Infill: Vacant and Developable Parcels**

**There are currently 1,766 parcels in the City of Bismarck that are vacant and considered to be developable. This means that they are not**

encumbered by any severe restrictions, such as extreme topography, utility easements, zoning non-conformance, or floodway area that would render them undevelopable, or at least not developable without high cost or legal revisions. These parcels also have no development or current recognized use.

These “infill parcels” have the potential to absorb a significant portion of projected demand for new growth. A model has been developed with density assumptions by zoning, or the current Future Land Use Plan for areas within the city remaining within the Agricultural zoning district. A total of 12 years of population growth and 16 years of employment growth can be absorbed without any changes to city limits

Is the project likely to catalyze additional investment in this community?  
Describe the project(s) and the estimated additional capital that will flow into the community.

Yes. As we continue to pursue our goals as a land development and home building organization, Superior Precast will enable us to become a more efficient and vertically integrated company which will ultimately help us improve our bottom line, and build a higher quality, less expensive home. This will translate to a higher percentage of home ownership within the community. According to [www.myhome.freddiemac.com](http://www.myhome.freddiemac.com), “Our founding fathers linked the notion of property ownership to security, a stake in the ground, and general happiness. The same applies today as homeownership remains the cornerstone of the American Dream – providing families with a sense of emotional and financial stability and, historically, boosting household wealth through equity and appreciation over time. Homeownership plays a vital role in helping to build strong, stable communities. In addition to it bolstering your community's treasury through taxes, research shows the many social benefits it provides, including increased volunteerism, improved health, and less crime.”

According to Habitat for Humanity, homeownership is a crucial foundation for helping low-income families find a path out of poverty. When they move out of substandard housing and into simple, decent, affordable homes, homeowners and their families frequently improve

their health, educational attainment, safety and personal wealth. Homeownership leads to greater educational achievements. Children of homeowners are significantly more likely to stay in school until age 17 than children of renters, especially in low-income households, according to a study in the Journal of Urban Economics. Children in homeownership families outperform children in renting families in both math and reading achievement tests, even when other factors are the same. These children will have fewer behavioral problems, higher educational attainment and greater future earnings, according to a study by an Ohio State University economist. A 2011 survey of U.S. Habitat homeowners by the University of Southern Indiana found that 57 percent of adults in the households were furthering their education. The graduation rate for children of homeowners is 19 percent higher than for renters, and they are twice as likely to acquire some postsecondary education, according to a study in a journal published by the Federal Reserve Bank of New York. Homeownership provides better security and safety. A study of violent crime in New York City suburbs found that homeownership status significantly reduced a household's incidence of crime. Another study showed that homeowners have significantly less risk of being subject to a violent assault. According to a survey of more than 400 Habitat homeowners in Minnesota conducted by Wilder Research of St. Paul, 83 percent consider their children safer after the family's move into a Habitat home. A 2011 national survey of Habitat homeowners by the University of Southern Indiana found that 84 percent felt safe in their neighborhoods.

Our goal at Superior Precast will be to build a new home faster and less expensively than the current market and building practices will allow. By being able to build homes faster and less expensively we will be making the dream of home ownership more affordable to a greater number of people. We will also be working in the Build-For-Rent space where we will be able to build rentals more efficiently and for less money, meaning we can offer quality-built homes for rent to those making less money, or too those who otherwise do not qualify to buy a new home.

# Exhibit A: Superior Precast

LOAN NUMBER	
LOAN TYPE	PACE
LEAD BANK	

NOTE: The borrower and originating lender should be aware that the fund will provide a set stream of subsidy payments (interest buydown) based upon the payment schedule below. The amount of the borrower's payment, the amortization and all other terms of the loan shall be governed by the promissory note. The balances shown here, other than the specific buydown amounts, are intended for illustrative purposes only.

## Buydown Account Details

INTEREST BUYDOWN AMOUNT	\$769,230.81
BND BUYDOWN AMOUNT	\$500,000.00
COMMUNITY BUYDOWN AMT	\$269,230.81
PRESENT VALUE BND	\$444,936.07
PRESENT VALUE COMMUNITY	\$239,580.99
CREATED DATE	6/8/2023
PRINCIPAL	\$2,750,000.00
YIELD RATE	7.0000
BORROWING RATE	3.2500
AMORTIZATION	240
PAYMENT	\$21,489.55

Loan without buydown				
#	Payment	Principal	Interest	Balance
1	\$21,489.55	\$5,447.88	\$16,041.67	\$2,744,552.12
2	\$21,489.55	\$4,946.00	\$16,543.55	\$2,739,606.12
3	\$21,489.55	\$4,975.81	\$16,513.74	\$2,734,630.31
4	\$21,489.55	\$5,537.54	\$15,952.01	\$2,729,092.77
5	\$21,489.55	\$5,039.19	\$16,450.36	\$2,724,053.58
6	\$21,489.55	\$5,599.24	\$15,890.31	\$2,718,454.34
7	\$21,489.55	\$5,103.31	\$16,386.24	\$2,713,351.03
8	\$21,489.55	\$5,134.07	\$16,355.48	\$2,708,216.96
9	\$21,489.55	\$6,218.22	\$15,271.33	\$2,701,998.74
10	\$21,489.55	\$5,202.50	\$16,287.05	\$2,696,796.24
11	\$21,489.55	\$5,758.24	\$15,731.31	\$2,691,038.00
12	\$21,489.55	\$5,268.57	\$16,220.98	\$2,685,769.43
13	\$21,489.55	\$5,822.56	\$15,666.99	\$2,679,946.87
14	\$21,489.55	\$5,335.43	\$16,154.12	\$2,674,611.44
15	\$21,489.55	\$5,367.59	\$16,121.96	\$2,669,243.85
16	\$21,489.55	\$5,918.96	\$15,570.59	\$2,663,324.89
17	\$21,489.55	\$5,435.62	\$16,053.93	\$2,657,889.27
18	\$21,489.55	\$5,985.20	\$15,504.35	\$2,651,904.07
19	\$21,489.55	\$5,504.46	\$15,985.09	\$2,646,399.61
20	\$21,489.55	\$5,537.64	\$15,951.91	\$2,640,861.97

Loan with buydown				
#	Payment	Principal	Interest	Balance
1	\$12,895.80	\$5,447.88	\$7,447.92	\$2,744,552.12
2	\$12,626.93	\$4,946.00	\$7,680.93	\$2,739,606.12
3	\$12,642.90	\$4,975.81	\$7,667.09	\$2,734,630.31
4	\$12,943.83	\$5,537.54	\$7,406.29	\$2,729,092.77
5	\$12,676.86	\$5,039.19	\$7,637.67	\$2,724,053.58
6	\$12,976.88	\$5,599.24	\$7,377.64	\$2,718,454.34
7	\$12,711.21	\$5,103.31	\$7,607.90	\$2,713,351.03
8	\$12,727.69	\$5,134.07	\$7,593.62	\$2,708,216.96
9	\$13,308.48	\$6,218.22	\$7,090.26	\$2,701,998.74
10	\$12,764.34	\$5,202.50	\$7,561.84	\$2,696,796.24
11	\$13,062.06	\$5,758.24	\$7,303.82	\$2,691,038.00
12	\$12,799.74	\$5,268.57	\$7,531.17	\$2,685,769.43
13	\$13,096.52	\$5,822.56	\$7,273.96	\$2,679,946.87
14	\$12,835.56	\$5,335.43	\$7,500.13	\$2,674,611.44
15	\$12,852.79	\$5,367.59	\$7,485.20	\$2,669,243.85
16	\$13,148.16	\$5,918.96	\$7,229.20	\$2,663,324.89
17	\$12,889.23	\$5,435.62	\$7,453.61	\$2,657,889.27
18	\$13,183.65	\$5,985.20	\$7,198.45	\$2,651,904.07
19	\$12,926.11	\$5,504.46	\$7,421.65	\$2,646,399.61
20	\$12,943.88	\$5,537.64	\$7,406.24	\$2,640,861.97

Interest Buydown			
#	Int. Buydown	BND (65.00%)	Comm. (35.00%)
1	\$8,593.75	\$5,585.94	\$3,007.81
2	\$8,862.62	\$5,760.70	\$3,101.92
3	\$8,846.65	\$5,750.32	\$3,096.33
4	\$8,545.72	\$5,554.47	\$2,991.00
5	\$8,812.69	\$5,728.25	\$3,084.44
6	\$8,512.67	\$5,533.24	\$2,979.43
7	\$8,778.34	\$5,705.92	\$3,072.42
8	\$8,761.86	\$5,695.21	\$3,066.65
9	\$8,181.07	\$5,317.70	\$2,863.37
10	\$8,725.21	\$5,671.39	\$3,053.82
11	\$8,427.49	\$5,477.87	\$2,949.62
12	\$8,689.81	\$5,648.38	\$3,041.43
13	\$8,393.03	\$5,455.47	\$2,937.56
14	\$8,653.99	\$5,625.09	\$3,028.90
15	\$8,636.76	\$5,613.89	\$3,022.87
16	\$8,341.39	\$5,421.90	\$2,919.49
17	\$8,600.32	\$5,590.21	\$3,010.11
18	\$8,305.90	\$5,398.84	\$2,907.06
19	\$8,563.44	\$5,566.24	\$2,997.20
20	\$8,545.67	\$5,554.69	\$2,990.98

21	\$21,489.55	\$7,111.52	\$14,378.03	\$2,633,750.45
22	\$21,489.55	\$5,613.89	\$15,875.66	\$2,628,136.56
23	\$21,489.55	\$6,158.75	\$15,330.80	\$2,621,977.81
24	\$21,489.55	\$5,684.85	\$15,804.70	\$2,616,292.96
25	\$21,489.55	\$6,227.84	\$15,261.71	\$2,610,065.12
26	\$21,489.55	\$5,756.66	\$15,732.89	\$2,604,308.46
27	\$21,489.55	\$5,791.36	\$15,698.19	\$2,598,517.10
28	\$21,489.55	\$6,331.53	\$15,158.02	\$2,592,185.57
29	\$21,489.55	\$5,864.43	\$15,625.12	\$2,586,321.14
30	\$21,489.55	\$6,402.68	\$15,086.87	\$2,579,918.46
31	\$21,489.55	\$5,938.37	\$15,551.18	\$2,573,980.09
32	\$21,489.55	\$5,974.17	\$15,515.38	\$2,568,005.92
33	\$21,489.55	\$7,508.18	\$13,981.37	\$2,560,497.74
34	\$21,489.55	\$6,055.44	\$15,434.11	\$2,554,442.30
35	\$21,489.55	\$6,588.64	\$14,900.91	\$2,547,853.66
36	\$21,489.55	\$6,131.65	\$15,357.90	\$2,541,722.01
37	\$21,489.55	\$6,662.84	\$14,826.71	\$2,535,059.17
38	\$21,489.55	\$6,208.78	\$15,280.77	\$2,528,850.39
39	\$21,489.55	\$6,246.20	\$15,243.35	\$2,522,604.19
40	\$21,489.55	\$6,774.36	\$14,715.19	\$2,515,829.83
41	\$21,489.55	\$6,324.69	\$15,164.86	\$2,509,505.14
42	\$21,489.55	\$6,850.77	\$14,638.78	\$2,502,654.37
43	\$21,489.55	\$6,404.11	\$15,085.44	\$2,496,250.26
44	\$21,489.55	\$6,442.71	\$15,046.84	\$2,489,807.55
45	\$21,489.55	\$7,933.93	\$13,555.62	\$2,481,873.62
46	\$21,489.55	\$6,529.37	\$14,960.18	\$2,475,344.25
47	\$21,489.55	\$7,050.04	\$14,439.51	\$2,468,294.21
48	\$21,489.55	\$6,611.22	\$14,878.33	\$2,461,682.99
49	\$21,489.55	\$7,129.73	\$14,359.82	\$2,454,553.26
50	\$21,489.55	\$6,694.05	\$14,795.50	\$2,447,859.21
51	\$21,489.55	\$6,734.40	\$14,755.15	\$2,441,124.81
52	\$21,489.55	\$7,249.66	\$14,239.89	\$2,433,875.15
53	\$21,489.55	\$6,818.69	\$14,670.86	\$2,427,056.46
54	\$21,489.55	\$7,331.72	\$14,157.83	\$2,419,724.74
55	\$21,489.55	\$6,903.99	\$14,585.56	\$2,412,820.75
56	\$21,489.55	\$6,945.60	\$14,543.95	\$2,405,875.15
57	\$21,489.55	\$7,923.09	\$13,566.46	\$2,397,952.06
58	\$21,489.55	\$7,035.23	\$14,454.32	\$2,390,916.83
59	\$21,489.55	\$7,542.54	\$13,947.01	\$2,383,374.29
60	\$21,489.55	\$7,123.10	\$14,366.45	\$2,376,251.19
61	\$21,489.55	\$7,628.08	\$13,861.47	\$2,368,623.11
62	\$21,489.55	\$7,212.02	\$14,277.53	\$2,361,411.09
63	\$21,489.55	\$7,255.49	\$14,234.06	\$2,354,155.60
64	\$21,489.55	\$7,756.98	\$13,732.57	\$2,346,398.62
65	\$21,489.55	\$7,345.98	\$14,143.57	\$2,339,052.64
66	\$21,489.55	\$7,845.08	\$13,644.47	\$2,331,207.56
67	\$21,489.55	\$7,437.55	\$14,052.00	\$2,323,770.01
68	\$21,489.55	\$7,482.38	\$14,007.17	\$2,316,287.63
69	\$21,489.55	\$8,878.65	\$12,610.90	\$2,307,408.98
70	\$21,489.55	\$7,581.00	\$13,908.55	\$2,299,827.98
71	\$21,489.55	\$8,073.89	\$13,415.66	\$2,291,754.09

21	\$13,787.03	\$7,111.52	\$6,675.51	\$2,633,750.45
22	\$12,984.73	\$5,613.89	\$7,370.84	\$2,628,136.56
23	\$13,276.62	\$6,158.75	\$7,117.87	\$2,621,977.81
24	\$13,022.75	\$5,684.85	\$7,337.90	\$2,616,292.96
25	\$13,313.63	\$6,227.84	\$7,085.79	\$2,610,065.12
26	\$13,061.22	\$5,756.66	\$7,304.56	\$2,604,308.46
27	\$13,079.81	\$5,791.36	\$7,288.45	\$2,598,517.10
28	\$13,369.18	\$6,331.53	\$7,037.65	\$2,592,185.57
29	\$13,118.95	\$5,864.43	\$7,254.52	\$2,586,321.14
30	\$13,407.30	\$6,402.68	\$7,004.62	\$2,579,918.46
31	\$13,158.56	\$5,938.37	\$7,220.19	\$2,573,980.09
32	\$13,177.74	\$5,974.17	\$7,203.57	\$2,568,005.92
33	\$13,999.53	\$7,508.18	\$6,491.35	\$2,560,497.74
34	\$13,221.28	\$6,055.44	\$7,165.84	\$2,554,442.30
35	\$13,506.92	\$6,588.64	\$6,918.28	\$2,547,853.66
36	\$13,262.10	\$6,131.65	\$7,130.45	\$2,541,722.01
37	\$13,546.67	\$6,662.84	\$6,883.83	\$2,535,059.17
38	\$13,303.42	\$6,208.78	\$7,094.64	\$2,528,850.39
39	\$13,323.47	\$6,246.20	\$7,077.27	\$2,522,604.19
40	\$13,606.41	\$6,774.36	\$6,832.05	\$2,515,829.83
41	\$13,365.52	\$6,324.69	\$7,040.83	\$2,509,505.14
42	\$13,647.35	\$6,850.77	\$6,796.58	\$2,502,654.37
43	\$13,408.06	\$6,404.11	\$7,003.95	\$2,496,250.26
44	\$13,428.74	\$6,442.71	\$6,986.03	\$2,489,807.55
45	\$14,227.61	\$7,933.93	\$6,293.68	\$2,481,873.62
46	\$13,475.17	\$6,529.37	\$6,945.80	\$2,475,344.25
47	\$13,754.10	\$7,050.04	\$6,704.06	\$2,468,294.21
48	\$13,519.02	\$6,611.22	\$6,907.80	\$2,461,682.99
49	\$13,796.79	\$7,129.73	\$6,667.06	\$2,454,553.26
50	\$13,563.39	\$6,694.05	\$6,869.34	\$2,447,859.21
51	\$13,585.01	\$6,734.40	\$6,850.61	\$2,441,124.81
52	\$13,861.04	\$7,249.66	\$6,611.38	\$2,433,875.15
53	\$13,630.16	\$6,818.69	\$6,811.47	\$2,427,056.46
54	\$13,905.00	\$7,331.72	\$6,573.28	\$2,419,724.74
55	\$13,675.86	\$6,903.99	\$6,771.87	\$2,412,820.75
56	\$13,698.15	\$6,945.60	\$6,752.55	\$2,405,875.15
57	\$14,221.80	\$7,923.09	\$6,298.71	\$2,397,952.06
58	\$13,746.16	\$7,035.23	\$6,710.93	\$2,390,916.83
59	\$14,017.94	\$7,542.54	\$6,475.40	\$2,383,374.29
60	\$13,793.24	\$7,123.10	\$6,670.14	\$2,376,251.19
61	\$14,063.76	\$7,628.08	\$6,435.68	\$2,368,623.11
62	\$13,840.87	\$7,212.02	\$6,628.85	\$2,361,411.09
63	\$13,864.16	\$7,255.49	\$6,608.67	\$2,354,155.60
64	\$14,132.82	\$7,756.98	\$6,375.84	\$2,346,398.62
65	\$13,912.64	\$7,345.98	\$6,566.66	\$2,339,052.64
66	\$14,180.01	\$7,845.08	\$6,334.93	\$2,331,207.56
67	\$13,961.69	\$7,437.55	\$6,524.14	\$2,323,770.01
68	\$13,985.71	\$7,482.38	\$6,503.33	\$2,316,287.63
69	\$14,733.71	\$8,878.65	\$5,855.06	\$2,307,408.98
70	\$14,038.54	\$7,581.00	\$6,457.54	\$2,299,827.98
71	\$14,302.59	\$8,073.89	\$6,228.70	\$2,291,754.09

21	\$7,702.52	\$5,006.64	\$2,695.88
22	\$8,504.82	\$5,528.13	\$2,976.69
23	\$8,212.93	\$5,338.40	\$2,874.53
24	\$8,466.80	\$5,503.42	\$2,963.38
25	\$8,175.92	\$5,314.35	\$2,861.57
26	\$8,428.33	\$5,478.41	\$2,949.92
27	\$8,409.74	\$5,466.33	\$2,943.41
28	\$8,120.37	\$5,278.24	\$2,842.13
29	\$8,370.60	\$5,440.89	\$2,929.71
30	\$8,082.25	\$5,253.46	\$2,828.79
31	\$8,330.99	\$5,415.14	\$2,915.85
32	\$8,311.81	\$5,402.68	\$2,909.13
33	\$7,490.02	\$4,868.51	\$2,621.51
34	\$8,268.27	\$5,374.38	\$2,893.89
35	\$7,982.63	\$5,188.71	\$2,793.92
36	\$8,227.45	\$5,347.84	\$2,879.61
37	\$7,942.88	\$5,162.87	\$2,780.01
38	\$8,186.13	\$5,320.98	\$2,865.15
39	\$8,166.08	\$5,307.95	\$2,858.13
40	\$7,883.14	\$5,124.04	\$2,759.10
41	\$8,124.03	\$5,280.62	\$2,843.41
42	\$7,842.20	\$5,097.43	\$2,744.77
43	\$8,081.49	\$5,252.97	\$2,828.52
44	\$8,060.81	\$5,239.53	\$2,821.28
45	\$7,261.94	\$4,720.26	\$2,541.68
46	\$8,014.38	\$5,209.35	\$2,805.03
47	\$7,735.45	\$5,028.04	\$2,707.41
48	\$7,970.53	\$5,180.84	\$2,789.69
49	\$7,692.76	\$5,000.29	\$2,692.47
50	\$7,926.16	\$5,152.00	\$2,774.16
51	\$7,904.54	\$5,137.95	\$2,766.59
52	\$7,628.51	\$4,958.53	\$2,669.98
53	\$7,859.39	\$5,108.60	\$2,750.79
54	\$7,584.55	\$4,929.96	\$2,654.59
55	\$7,813.69	\$5,078.90	\$2,734.79
56	\$7,791.40	\$5,064.41	\$2,726.99
57	\$7,267.75	\$4,724.04	\$2,543.71
58	\$7,743.39	\$5,033.20	\$2,710.19
59	\$7,471.61	\$4,856.55	\$2,615.06
60	\$7,696.31	\$5,002.60	\$2,693.71
61	\$7,425.79	\$4,826.76	\$2,599.03
62	\$7,648.68	\$4,971.64	\$2,677.04
63	\$7,625.39	\$4,956.50	\$2,668.89
64	\$7,356.73	\$4,781.87	\$2,574.86
65	\$7,576.91	\$4,924.99	\$2,651.92
66	\$7,309.54	\$4,751.20	\$2,558.34
67	\$7,527.86	\$4,893.11	\$2,634.75
68	\$7,503.84	\$4,877.50	\$2,626.34
69	\$6,755.84	\$4,391.30	\$2,364.54
70	\$7,451.01	\$4,843.16	\$2,607.85
71	\$7,186.96	\$4,671.52	\$2,515.44

72	\$21,489.55	\$7,675.37	\$13,814.18	\$2,284,078.72
73	\$21,489.55	\$8,165.76	\$13,323.79	\$2,275,912.96
74	\$21,489.55	\$7,770.85	\$13,718.70	\$2,268,142.11
75	\$21,489.55	\$7,817.69	\$13,671.86	\$2,260,324.42
76	\$21,489.55	\$8,304.32	\$13,185.23	\$2,252,020.10
77	\$21,489.55	\$7,914.87	\$13,574.68	\$2,244,105.23
78	\$21,489.55	\$8,398.94	\$13,090.61	\$2,235,706.29
79	\$21,489.55	\$8,013.21	\$13,476.34	\$2,227,693.08
80	\$21,489.55	\$8,061.51	\$13,428.04	\$2,219,631.57
81	\$21,489.55	\$9,404.89	\$12,084.66	\$2,210,226.68
82	\$21,489.55	\$8,166.79	\$13,322.76	\$2,202,059.89
83	\$21,489.55	\$8,644.20	\$12,845.35	\$2,193,415.69
84	\$21,489.55	\$8,268.13	\$13,221.42	\$2,185,147.56
85	\$21,489.55	\$8,742.86	\$12,746.69	\$2,176,404.70
86	\$21,489.55	\$8,370.67	\$13,118.88	\$2,168,034.03
87	\$21,489.55	\$8,421.12	\$13,068.43	\$2,159,612.91
88	\$21,489.55	\$8,891.81	\$12,597.74	\$2,150,721.10
89	\$21,489.55	\$8,525.48	\$12,964.07	\$2,142,195.62
90	\$21,489.55	\$8,993.41	\$12,496.14	\$2,133,202.21
91	\$21,489.55	\$8,631.08	\$12,858.47	\$2,124,571.13
92	\$21,489.55	\$8,683.11	\$12,806.44	\$2,115,888.02
93	\$21,489.55	\$9,969.72	\$11,519.83	\$2,105,918.30
94	\$21,489.55	\$8,795.54	\$12,694.01	\$2,097,122.76
95	\$21,489.55	\$9,256.33	\$12,233.22	\$2,087,866.43
96	\$21,489.55	\$8,904.36	\$12,585.19	\$2,078,962.07
97	\$21,489.55	\$9,362.27	\$12,127.28	\$2,069,599.80
98	\$21,489.55	\$9,014.46	\$12,475.09	\$2,060,585.34
99	\$21,489.55	\$9,068.80	\$12,420.75	\$2,051,516.54
100	\$21,489.55	\$9,522.37	\$11,967.18	\$2,041,994.17
	\$2,148,955.00	\$708,005.83	\$1,440,949.17	

72	\$14,089.10	\$7,675.37	\$6,413.73	\$2,284,078.72
73	\$14,351.81	\$8,165.76	\$6,186.05	\$2,275,912.96
74	\$14,140.25	\$7,770.85	\$6,369.40	\$2,268,142.11
75	\$14,165.34	\$7,817.69	\$6,347.65	\$2,260,324.42
76	\$14,426.03	\$8,304.32	\$6,121.71	\$2,252,020.10
77	\$14,217.40	\$7,914.87	\$6,302.53	\$2,244,105.23
78	\$14,476.72	\$8,398.94	\$6,077.78	\$2,235,706.29
79	\$14,270.08	\$8,013.21	\$6,256.87	\$2,227,693.08
80	\$14,295.96	\$8,061.51	\$6,234.45	\$2,219,631.57
81	\$15,015.63	\$9,404.89	\$5,610.74	\$2,210,226.68
82	\$14,352.36	\$8,166.79	\$6,185.57	\$2,202,059.89
83	\$14,608.11	\$8,644.20	\$5,963.91	\$2,193,415.69
84	\$14,406.65	\$8,268.13	\$6,138.52	\$2,185,147.56
85	\$14,660.97	\$8,742.86	\$5,918.11	\$2,176,404.70
86	\$14,461.58	\$8,370.67	\$6,090.91	\$2,168,034.03
87	\$14,488.61	\$8,421.12	\$6,067.49	\$2,159,612.91
88	\$14,740.76	\$8,891.81	\$5,848.95	\$2,150,721.10
89	\$14,544.51	\$8,525.48	\$6,019.03	\$2,142,195.62
90	\$14,795.19	\$8,993.41	\$5,801.78	\$2,133,202.21
91	\$14,601.08	\$8,631.08	\$5,970.00	\$2,124,571.13
92	\$14,628.96	\$8,683.11	\$5,945.85	\$2,115,888.02
93	\$15,318.21	\$9,969.72	\$5,348.49	\$2,105,918.30
94	\$14,689.19	\$8,795.54	\$5,893.65	\$2,097,122.76
95	\$14,936.04	\$9,256.33	\$5,679.71	\$2,087,866.43
96	\$14,747.48	\$8,904.36	\$5,843.12	\$2,078,962.07
97	\$14,992.79	\$9,362.27	\$5,630.52	\$2,069,599.80
98	\$14,806.47	\$9,014.46	\$5,792.01	\$2,060,585.34
99	\$14,835.58	\$9,068.80	\$5,766.78	\$2,051,516.54
100	\$15,078.56	\$9,522.37	\$5,556.19	\$2,041,994.17
	\$1,377,017.97	\$708,005.83	\$669,012.14	

72	\$7,400.45	\$4,810.29	\$2,590.16
73	\$7,137.74	\$4,639.53	\$2,498.21
74	\$7,349.30	\$4,777.04	\$2,572.26
75	\$7,324.21	\$4,760.74	\$2,563.47
76	\$7,063.52	\$4,591.29	\$2,472.23
77	\$7,272.15	\$4,726.90	\$2,545.25
78	\$7,012.83	\$4,558.34	\$2,454.49
79	\$7,219.47	\$4,692.66	\$2,526.81
80	\$7,193.59	\$4,675.83	\$2,517.76
81	\$6,473.92	\$4,208.05	\$2,265.87
82	\$7,137.19	\$4,639.17	\$2,498.02
83	\$6,881.44	\$4,472.94	\$2,408.50
84	\$7,082.90	\$4,603.88	\$2,479.02
85	\$6,828.58	\$4,438.58	\$2,390.00
86	\$7,027.97	\$4,568.18	\$2,459.79
87	\$7,000.94	\$4,550.61	\$2,450.33
88	\$6,748.79	\$4,386.71	\$2,362.08
89	\$6,945.04	\$4,514.28	\$2,430.76
90	\$6,694.36	\$4,351.33	\$2,343.03
91	\$6,888.47	\$4,477.51	\$2,410.96
92	\$6,860.59	\$4,459.38	\$2,401.21
93	\$6,171.34	\$4,011.37	\$2,159.97
94	\$6,800.36	\$4,420.23	\$2,380.13
95	\$6,553.51	\$4,259.78	\$2,293.73
96	\$6,742.07	\$4,382.35	\$2,359.72
97	\$6,496.76	\$4,222.89	\$2,273.87
98	\$6,683.08	\$4,344.00	\$2,339.08
99	\$6,653.97	\$4,325.08	\$2,328.89
100	\$3,704.77	\$2,408.10	\$1,296.67
	\$769,230.81	\$500,000.00	\$269,230.81

July 26, 2023

Arthur Goldammer  
Superior Walls of North Dakota, LLC  
3100 N 145h St Ste 1  
Bismarck, ND 58503

Dear Arthur:

Thank you for your application for primary-sector certification by the North Dakota Department of Commerce, Economic Development & Finance Division. We have reviewed your application and determined that ED&F can certify your company, **Superior Walls of North Dakota, LLC**, as primary sector and a new wealth creator in the economy of North Dakota. This certification is valid for **four years** (7/21/2023 to 7/21/2027).

Most of North Dakota's economic development programs, tools and incentives are targeted toward primary-sector clients. You may be requested to provide a copy of this primary-sector certification letter when you apply for certain economic development incentive and funding programs.

This certification does not guarantee the receipt of any North Dakota business incentive. For example, there are additional qualification criteria for the Seed Capital Investment and Agricultural Business Investment personal income tax credits, and it is critical that investments **NOT** be made prior to the business receiving certification for these two credits. If you are pursuing certification for investment tax credits and need to know the criteria required for qualification, contact David Lehman.

This certification is not the application process for the North Dakota New Jobs Training Program administered by Job Service North Dakota. To apply for the North Dakota New Jobs Training Program, you must contact Job Service North Dakota for the required application forms. Application forms for other programs that require primary sector certification are available from the agency administering the program.

Also, companies and individuals pursuing the investment tax credit incentive are reminded there is a cap on available dollars. Please visit with the ND Office of the Tax Commissioner regarding the remaining balance for investment tax credits. The credits are available on a first-come-first-serve basis until the law-defined cap is met.

North Dakota appreciates your contribution to the citizens and economy of our state. If there is anything further we can do to assist your company, please contact us at 701-328-5300.

Sincerely,



Richard Garman, Director  
Economic Development & Finance Division



## BISMARCK VISION FUND APPLICATION - FORM 1

Please complete and return to the Bismarck Mandan Chamber EDC  
1640 Burnt Boat Drive, Bismarck, North Dakota 58503.

Applications will be reviewed by the Bismarck Vision Fund Committee.  
Please allow 3 - 4 weeks for consideration.

GENERAL CONTACT INFORMATION		
Business Name: Great Plains Restorative Services	<b>FOR INTERNAL USE ONLY</b>	
Business Address: 1212 East Main Avenue	Date Received:	
City: Bismarck      State: ND      Zip Code: 58501	Date to Vision Fund Committee:	
Project Address: See Above	Date to Commission:	
City:                      State:                      Zip Code:	Date Commission Approved:	
Contact: Greg Lord	Funding Amount Approved:	
Business Phone Number: 701-503-4002      Cell Number: 701-226-1869	Other:	
Federal Tax ID Number: [REDACTED]		
E-Mail: gregplord@msn.com		
Date Business Established: Approx. 1992		
Amount Vision Fund Funds Requested: \$92,792.95		
FINANCIAL INFORMATION		
Total Project Cost: \$2,950,000	Owner's Equity: \$700,000	
PURPOSE OF REQUEST		
<input checked="" type="checkbox"/> New Business <input checked="" type="checkbox"/> Business/Equipment Updates <input type="checkbox"/> Business Expansion <input type="checkbox"/> Other:		
BUSINESS OWNERSHIP INFORMATION		
<b>Ownership Structure</b> <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Corporation <input type="checkbox"/> Public Corporation <input type="checkbox"/> Other:		
<b>Key Owner Names</b> <i>(List all with a 20% interest or more)</i> Mark Thompson Steve Herman _____ _____ _____	<b>% Ownership</b> 26 26 _____ _____ _____	<b>Social Security Number</b> [REDACTED] _____ - - - - - -
<b>Key Management Name/ Phone Number</b> Greg Lord _____ _____ _____	<b>Titles</b> CEO _____ _____ _____	



## BISMARCK VISION FUND APPLICATION - FORM 1

Please complete and return to the Bismarck Mandan Chamber EDC  
1640 Burnt Boat Drive, Bismarck, North Dakota 58503.

Applications will be reviewed by the Bismarck Vision Fund Committee.  
Please allow 3 - 4 weeks for consideration.

EMPLOYEE INFORMATION				
<b>Current Employees</b>	Full-Time: 59	Avg. Salary: 45,800	Part-Time: N/A	Avg. Salary:
<b>3-Year Projection</b>	Full-Time: 79	Avg. Salary: 51,296	Part-Time:	Avg. Salary:
<b>5-Year Projection</b>	Full-Time: 99	Avg. Salary: 55,400	Part-Time:	Avg. Salary:
How many jobs will this project create?	Full-Time: 59 retain, 40 new		Part-Time: N/A	
Average salary of new jobs?	Full-Time: 45,800		Part-Time:	
PROJECT INFORMATION				
<p>Please provide a summary of the project.</p> <p>The project is for the funding working capital associated with the purchase of the business from CHI/St. Alexius. Without this transaction, the business in its former name, Great Plains Rehab Services, was to close costing the area 65 jobs plus services for over 14,000 people statewide.</p>				
<p>Describe what your company does to add value to your product, process or service.</p> <p>Great Plains Restorative Service (formerly Great Plains Rehabilitation Services) provides medical equipment and supplies, custom orthotics and prosthetics. Customers/patients place 36,000 medical product orders per year. Customers/patients are from Bismarck and Mandan, central and western North Dakota. Customers/patients medical needs would be underserved if the business was not in operation.</p>				
<p>Describe the economic impact this project will have on the city of Bismarck.</p> <p>Great Plains Restorative Services is projected to provide \$14M revenue annually with 65 full-time jobs to the community. Business growth will add 40 new jobs to the Bismarck/Mandan area by 2027.</p>				
<p>Has or will this project receive any other incentive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please explain.</p>				
<p>Please attach a brief (no more than two pages) description of business, trade area served, kind of jobs to be created, and any other information that may help describe this project and demonstrate eligibility criteria are met.</p> <p>Please see attached.</p>				



**BISMARCK VISION FUND APPLICATION - FORM 1**

Please complete and return to the Bismarck Mandan Chamber EDC  
1640 Burnt Boat Drive, Bismarck, North Dakota 58503.

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Please allow 3 - 4 weeks for consideration.

*Additional information or documentation may be requested if deemed necessary.*

Be advised as per North Dakota open records law that applications may be released to the public if requested except for portions subject to NDCC 44-04-18.4 pertaining to confidentiality of trade secret, proprietary, commercial and financial information.

**Certification and Authorization**

I/We certify that all information set forth in this application is a true representation of the facts pertaining to the proposing business for the purpose of obtaining funding under the Bismarck Vision Fund.

I/We understand and acknowledge that any willful misrepresentation of the information contained in this application could result in disqualification from the program, requiring any funds already disbursed to be repaid in full to the City of Bismarck.

The undersigned specifically authorizes the Bismarck Mandan Chamber EDC or its representatives to conduct a background check on the applicant, including the checking of references and the verification of any information on the application.

I understand that personal and/or business information may be requested pursuant to this applicant for an incentive and I hereby give my consent for such information to be provided to the Bismarck Mandan Chamber EDC, Vision Fund Committee, the City of Bismarck or its representatives. I also understand that the Bismarck Vision Fund Committee and the City of Bismarck retain the decision as to whether this incentive application is approved, disapproved, or modified. It is my right to accept or decline the incentive amount and terms approved by the program.

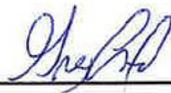
The applicant further certifies that he/she has read and understands the Bismarck Vision Fund Guidelines. The applicant must comply with all local, state and federal regulations. It is understood that all funding commitments are contingent upon the availability of program funds.

**Release of Information**

The applicant hereby authorizes any third party to release to the Bismarck Vision Fund and/or the Bismarck Mandan Chamber EDC without limit, any and all financial information regarding the applicant that is requested by the Bismarck Mandan Chamber EDC, it's representatives or employees. Further, the applicant hereby authorizes release of said records and information by the Bismarck Mandan Chamber EDC to a third party, as deemed necessary by the Bismarck Mandan Chamber EDC, it's representatives or employees.

All owners, officers or partners must sign this application.

Signatures:

  
\_\_\_\_\_  
Applicant/Business Owner

\_\_\_\_\_  
Date 10/5/20

\_\_\_\_\_  
Applicant/Business Owner

\_\_\_\_\_  
Date

**GREAT PLAINS RESTORATIVE SERVICES, LLC**

1212 East Main Avenue

Bismarck, ND 58501

***SCOPE/PLAN OF CARE/SERVICES***

***DESCRIPTION:***

Great Plains Restorative Services (GPRS) is a North Dakota based medical product (DMEOP) facility that provides medical products and services to the general public, hospitals, clinics, physician offices and assistive care facilities.

The product services are provided in a variety of settings. The retail store facilities are located at 1212 E Main, Bismarck and 584 12th St W, Dickinson ND.

GPRS provides product services in the following areas:

- A. Respiratory care services
- B. Home Medical equipment & supply
- C. Custom orthotics & prosthetics
- D. Home and vehicle accessibility
- E. Seating and mobility, complex rehab products and services

The CEO of Great Plains Restorative Services is responsible for organization, operation and efficiency of service and reports to the GPRS Board of Directors. The COO is responsible for the daily operations of each service area. The COO reports to the CEO. The GPRS supervisors and branch manager reports to the COO. Staff provide services and report to the supervisors of their respective area.

***POPULATIONS AND TYPE OF PATIENTS SERVED:***

The predominate patient population age groups served are infant, pediatric, adolescent, adult and geriatric. All diagnostic groups are served.

**CRITERIA FOR ENTRY, ADMISSION AND TREATMENT:** At Great Plains Restorative Services, we accept only those patients whose health care needs are identified by a physician or licensed independent medical practitioner. These needs are properly met by the services we offer.

#### *ASSESSMENT OF PATIENT NEEDS AND TREATMENT:*

Evaluations/assessments are performed by qualified staff (as documented through licensure, credentialing, or competence). Assessment includes review of medical records, patient (or responsible guardian) interview, physical and functional assessment. Based on the assessment a plan of care is implemented under the direction of a physician or licensed independent medical practitioner. The patient and/or authorized guardians are involved in decision making and ultimately determine the plan of care. Services are offered to patients throughout the spectrum of functional disabilities from highly involved and complex conditions such as upper and lower limb prosthetics and orthotics, home oxygen and ventilators to less complex such as over the counter soft goods, medical supplies and equipment. The patient's level of pain is monitored and managed and if necessary, treatment is modified appropriately. The goal of services provided is to assist individuals to return to previous function, to be cared for in an alternative care setting (skilled, unskilled, or home), or hospice.

#### *FREQUENT PROCEDURES / SERVICES / PROCESS:*

##### Respiratory Care Services

An allied health specialty which assists physicians in the management and treatment of the patient with abnormalities of the heart and lungs.

1. Product services include:

Oxygen & oxygen concentrators; portable oxygen systems; volume ventilators; medical compressors; ultrasonic nebulizers; percussors; suction units; apnea monitors; respiratory supplies; Lifeline personal response systems.

##### Home Medical Equipment (HME)

This specific service offers over 5,000 different items of durable and consumable medical supplies for home and healthcare facility use.

1. Product services include:

Bathroom safety equipment; hospital beds and accessories; dressings, bandages, gauzes; urinary supplies; traction equipment; TENS units & accessories; wheelchairs; walkers; pressure sore treatment and prevention products; CPM machines; ostomy supplies; electric breast pumps; nursing supplies; orthopedic footwear; 3-wheel powered vehicles; infant phototherapy; SADD lights; canes and crutches; enteral food pumps; self-help aids.

## Orthotic & Prosthetic Services (O&P)

This service offers a full complement of orthotic and prosthetic devices and mastectomy management. This process occurs through offering these individuals external devices known as orthotics and/or prosthetics in an environment conducive to their education in use and function of these devices.

1. Orthotics

Is the science pertaining to external assistive devices for bio-mechanical use. Working in concert with the physician and other health professionals, our O&P staff provide state-of-the-art orthotic devices for the functionally impaired people.

2. Prosthetics

Is the division of medical care dealing with segmental body loss and amputation. We work in conjunction with the physician and other health care professionals to provide upper and lower extremity prosthetics.

## Home and vehicle accessibility

This service provides assistive mobility and environmental devices for both public and private facilities and vehicles.

1. Product services include:

Patient lifts; elevators; driving controls; scooter caddies; stairway lifts; van conversions; porch lifts; wheelchair ramps; Mater voice system/communication devices; Workstation modifications; Tubmate bathtub devices; special modular residential modifications; grab bar installation.

## Seating and mobility, complex rehab products and services

This service provides assistive technology to wheelchairs, seating systems and special positioning systems for the moderate to the severely disabled clients.

1. Product services include:

Custom wheelchair seating systems; adaptive controls; environmental controls; positioning systems; cushioning and biomechanical devices.

# Exhibit A: Great Plains Restorative Services

LOAN NUMBER	
LOAN TYPE	Flex PACE
LEAD BANK	

*NOTE: The borrower and originating lender should be aware that the fund will provide a set stream of subsidy payments (interest buydown) based upon the payment schedule below. The amount of the borrower's payment, the amortization and all other terms of the loan shall be governed by the promissory note. The balances shown here, other than the specific buydown amounts, are intended for illustrative purposes only.*

## Buydown Account Details

INTEREST BUYDOWN AMOUNT	\$277,979.19
BND BUYDOWN AMOUNT	\$180,686.47
COMMUNITY BUYDOWN AMT	\$97,292.72
PRESENT VALUE BND	\$172,329.76
PRESENT VALUE COMMUNITY	\$92,792.95
CREATED DATE	10/11/2023
PRINCIPAL	\$2,250,000.00
YIELD RATE	8.5000
BORROWING RATE	3.5000
AMORTIZATION	54
PAYMENT	\$50,423.05

Loan without buydown				
#	Payment	Principal	Interest	Balance
1	\$50,423.05	\$34,485.55	\$15,937.50	\$2,215,514.45
2	\$50,423.05	\$34,206.72	\$16,216.33	\$2,181,307.73
3	\$50,423.05	\$34,457.09	\$15,965.96	\$2,146,850.64
4	\$50,423.05	\$35,723.09	\$14,699.96	\$2,111,127.55
5	\$50,423.05	\$34,970.77	\$15,452.28	\$2,076,156.78
6	\$50,423.05	\$35,716.94	\$14,706.11	\$2,040,439.84
7	\$50,423.05	\$35,488.16	\$14,934.89	\$2,004,951.68
8	\$50,423.05	\$36,221.31	\$14,201.74	\$1,968,730.37
9	\$50,423.05	\$36,013.04	\$14,410.01	\$1,932,717.33
10	\$50,423.05	\$36,276.63	\$14,146.42	\$1,896,440.70
11	\$50,423.05	\$36,989.93	\$13,433.12	\$1,859,450.77
12	\$50,423.05	\$36,812.90	\$13,610.15	\$1,822,637.87
13	\$50,423.05	\$37,512.70	\$12,910.35	\$1,785,125.17
14	\$50,423.05	\$37,356.93	\$13,066.12	\$1,747,768.24
15	\$50,423.05	\$37,630.36	\$12,792.69	\$1,710,137.88
16	\$50,423.05	\$39,117.14	\$11,305.91	\$1,671,020.74
17	\$50,423.05	\$38,192.11	\$12,230.94	\$1,632,828.63
18	\$50,423.05	\$38,857.18	\$11,565.87	\$1,593,971.45
19	\$50,423.05	\$38,756.06	\$11,666.99	\$1,555,215.39
20	\$50,423.05	\$39,406.94	\$11,016.11	\$1,515,808.45

Loan with buydown				
#	Payment	Principal	Interest	Balance
1	\$41,048.05	\$34,485.55	\$6,562.50	\$2,215,514.45
2	\$40,884.03	\$34,206.72	\$6,677.31	\$2,181,307.73
3	\$41,031.31	\$34,457.09	\$6,574.22	\$2,146,850.64
4	\$41,776.01	\$35,723.09	\$6,052.92	\$2,111,127.55
5	\$41,333.47	\$34,970.77	\$6,362.70	\$2,076,156.78
6	\$41,772.40	\$35,716.94	\$6,055.46	\$2,040,439.84
7	\$41,637.82	\$35,488.16	\$6,149.66	\$2,004,951.68
8	\$42,069.09	\$36,221.31	\$5,847.78	\$1,968,730.37
9	\$41,946.57	\$36,013.04	\$5,933.53	\$1,932,717.33
10	\$42,101.63	\$36,276.63	\$5,825.00	\$1,896,440.70
11	\$42,521.21	\$36,989.93	\$5,531.28	\$1,859,450.77
12	\$42,417.08	\$36,812.90	\$5,604.18	\$1,822,637.87
13	\$42,828.73	\$37,512.70	\$5,316.03	\$1,785,125.17
14	\$42,737.10	\$37,356.93	\$5,380.17	\$1,747,768.24
15	\$42,897.94	\$37,630.36	\$5,267.58	\$1,710,137.88
16	\$43,772.51	\$39,117.14	\$4,655.37	\$1,671,020.74
17	\$43,228.38	\$38,192.11	\$5,036.27	\$1,632,828.63
18	\$43,619.60	\$38,857.18	\$4,762.42	\$1,593,971.45
19	\$43,560.11	\$38,756.06	\$4,804.05	\$1,555,215.39
20	\$43,942.99	\$39,406.94	\$4,536.05	\$1,515,808.45

Interest Buydown			
#	Int. Buydown	BND (65.00%)	Comm. (35.00%)
1	\$9,375.00	\$6,093.75	\$3,281.25
2	\$9,539.02	\$6,200.36	\$3,338.66
3	\$9,391.74	\$6,104.63	\$3,287.11
4	\$8,647.04	\$5,620.58	\$3,026.46
5	\$9,089.58	\$5,908.23	\$3,181.35
6	\$8,650.65	\$5,622.92	\$3,027.73
7	\$8,785.23	\$5,710.40	\$3,074.83
8	\$8,353.96	\$5,430.07	\$2,923.89
9	\$8,476.48	\$5,509.71	\$2,966.77
10	\$8,321.42	\$5,408.92	\$2,912.50
11	\$7,901.84	\$5,136.20	\$2,765.64
12	\$8,005.97	\$5,203.88	\$2,802.09
13	\$7,594.32	\$4,936.31	\$2,658.01
14	\$7,685.95	\$4,995.87	\$2,690.08
15	\$7,525.11	\$4,891.32	\$2,633.79
16	\$6,650.54	\$4,322.85	\$2,327.69
17	\$7,194.67	\$4,676.54	\$2,518.13
18	\$6,803.45	\$4,422.24	\$2,381.21
19	\$6,862.94	\$4,460.91	\$2,402.03
20	\$6,480.06	\$4,212.04	\$2,268.02

21	\$50,423.05	\$39,328.17	\$11,094.88	\$1,476,480.28
22	\$50,423.05	\$39,616.03	\$10,807.02	\$1,436,864.25
23	\$50,423.05	\$40,245.26	\$10,177.79	\$1,396,618.99
24	\$50,423.05	\$40,200.57	\$10,222.48	\$1,356,418.42
25	\$50,423.05	\$40,815.09	\$9,607.96	\$1,315,603.33
26	\$50,423.05	\$40,793.56	\$9,629.49	\$1,274,809.77
27	\$50,423.05	\$41,092.15	\$9,330.90	\$1,233,717.62
28	\$50,423.05	\$42,266.81	\$8,156.24	\$1,191,450.81
29	\$50,423.05	\$41,702.29	\$8,720.76	\$1,149,748.52
30	\$50,423.05	\$42,279.00	\$8,144.05	\$1,107,469.52
31	\$50,423.05	\$42,316.99	\$8,106.06	\$1,065,152.53
32	\$50,423.05	\$42,878.22	\$7,544.83	\$1,022,274.31
33	\$50,423.05	\$42,940.57	\$7,482.48	\$979,333.74
34	\$50,423.05	\$43,254.87	\$7,168.18	\$936,078.87
35	\$50,423.05	\$43,792.49	\$6,630.56	\$892,286.38
36	\$50,423.05	\$43,892.01	\$6,531.04	\$848,394.37
37	\$50,423.05	\$44,413.59	\$6,009.46	\$803,980.78
38	\$50,423.05	\$44,538.36	\$5,884.69	\$759,442.42
39	\$50,423.05	\$44,864.35	\$5,558.70	\$714,578.07
40	\$50,423.05	\$45,698.89	\$4,724.16	\$668,879.18
41	\$50,423.05	\$45,527.23	\$4,895.82	\$623,351.95
42	\$50,423.05	\$46,007.64	\$4,415.41	\$577,344.31
43	\$50,423.05	\$46,197.21	\$4,225.84	\$531,147.10
44	\$50,423.05	\$46,660.76	\$3,762.29	\$484,486.34
45	\$50,423.05	\$46,876.88	\$3,546.17	\$437,609.46
46	\$50,423.05	\$47,219.99	\$3,203.06	\$390,389.47
47	\$50,423.05	\$47,657.79	\$2,765.26	\$342,731.68
48	\$50,423.05	\$47,914.44	\$2,508.61	\$294,817.24
49	\$50,423.05	\$48,334.76	\$2,088.29	\$246,482.48
50	\$50,423.05	\$48,618.94	\$1,804.11	\$197,863.54
51	\$50,423.05	\$48,974.80	\$1,448.25	\$148,888.74
52	\$50,423.05	\$49,403.58	\$1,019.47	\$99,485.16
53	\$50,423.05	\$49,694.87	\$728.18	\$49,790.29
54	\$50,423.05	\$49,790.29	\$352.68	(\$280.08)
	\$2,722,844.70	\$2,250,000.00	\$472,564.62	

21	\$43,896.65	\$39,328.17	\$4,568.48	\$1,476,480.28
22	\$44,065.98	\$39,616.03	\$4,449.95	\$1,436,864.25
23	\$44,436.11	\$40,245.26	\$4,190.85	\$1,396,618.99
24	\$44,409.83	\$40,200.57	\$4,209.26	\$1,356,418.42
25	\$44,771.31	\$40,815.09	\$3,956.22	\$1,315,603.33
26	\$44,758.64	\$40,793.56	\$3,965.08	\$1,274,809.77
27	\$44,934.29	\$41,092.15	\$3,842.14	\$1,233,717.62
28	\$45,626.26	\$42,266.81	\$3,358.45	\$1,191,450.81
29	\$45,293.19	\$41,702.29	\$3,590.90	\$1,149,748.52
30	\$45,632.43	\$42,279.00	\$3,353.43	\$1,107,469.52
31	\$45,654.78	\$42,316.99	\$3,337.79	\$1,065,152.53
32	\$45,984.91	\$42,878.22	\$3,106.69	\$1,022,274.31
33	\$46,021.59	\$42,940.57	\$3,081.02	\$979,333.74
34	\$46,206.47	\$43,254.87	\$2,951.60	\$936,078.87
35	\$46,522.72	\$43,792.49	\$2,730.23	\$892,286.38
36	\$46,581.26	\$43,892.01	\$2,689.25	\$848,394.37
37	\$46,888.07	\$44,413.59	\$2,474.48	\$803,980.78
38	\$46,961.47	\$44,538.36	\$2,423.11	\$759,442.42
39	\$47,153.23	\$44,864.35	\$2,288.88	\$714,578.07
40	\$47,644.13	\$45,698.89	\$1,945.24	\$668,879.18
41	\$47,543.16	\$45,527.23	\$2,015.93	\$623,351.95
42	\$47,825.75	\$46,007.64	\$1,818.11	\$577,344.31
43	\$47,937.26	\$46,197.21	\$1,740.05	\$531,147.10
44	\$48,209.94	\$46,660.76	\$1,549.18	\$484,486.34
45	\$48,337.07	\$46,876.88	\$1,460.19	\$437,609.46
46	\$48,538.90	\$47,219.99	\$1,318.91	\$390,389.47
47	\$48,796.43	\$47,657.79	\$1,138.64	\$342,731.68
48	\$48,947.40	\$47,914.44	\$1,032.96	\$294,817.24
49	\$49,194.64	\$48,334.76	\$859.88	\$246,482.48
50	\$49,361.81	\$48,618.94	\$742.87	\$197,863.54
51	\$49,571.14	\$48,974.80	\$596.34	\$148,888.74
52	\$49,823.36	\$49,403.58	\$419.78	\$99,485.16
53	\$49,994.71	\$49,694.87	\$299.84	\$49,790.29
54	\$49,935.51	\$49,790.29	\$145.22	\$0.00
	\$2,444,585.43	\$2,250,000.00	\$194,585.43	

21	\$6,526.40	\$4,242.16	\$2,284.24
22	\$6,357.07	\$4,132.10	\$2,224.97
23	\$5,986.94	\$3,881.51	\$2,095.43
24	\$6,013.22	\$3,908.59	\$2,104.63
25	\$5,651.74	\$3,673.63	\$1,978.11
26	\$5,664.41	\$3,681.87	\$1,982.54
27	\$5,488.76	\$3,567.69	\$1,921.07
28	\$4,797.79	\$3,118.56	\$1,679.23
29	\$5,129.86	\$3,334.41	\$1,795.45
30	\$4,790.62	\$3,113.90	\$1,676.72
31	\$4,768.27	\$3,099.38	\$1,668.89
32	\$4,438.14	\$2,884.79	\$1,553.35
33	\$4,401.46	\$2,860.95	\$1,540.51
34	\$4,216.58	\$2,740.78	\$1,475.80
35	\$3,900.33	\$2,535.21	\$1,365.12
36	\$3,841.79	\$2,497.16	\$1,344.63
37	\$3,534.98	\$2,297.74	\$1,237.24
38	\$3,461.58	\$2,250.03	\$1,211.55
39	\$3,269.82	\$2,125.38	\$1,144.44
40	\$2,778.82	\$1,806.30	\$972.62
41	\$2,879.89	\$1,871.93	\$1,007.96
42	\$2,597.30	\$1,688.24	\$909.06
43	\$2,485.79	\$1,615.76	\$870.03
44	\$2,213.11	\$1,438.52	\$774.59
45	\$2,085.98	\$1,355.89	\$730.09
46	\$1,884.15	\$1,224.70	\$659.45
47	\$1,626.62	\$1,057.30	\$569.32
48	\$1,475.65	\$959.17	\$516.48
49	\$1,228.41	\$798.47	\$429.94
50	\$1,061.24	\$689.81	\$371.43
51	\$851.91	\$553.74	\$298.17
52	\$599.69	\$389.80	\$209.89
53	\$428.34	\$278.42	\$149.92
54	\$207.46	\$134.85	\$72.61
	\$277,979.19	\$180,686.47	\$97,292.72



## BISMARCK VISION FUND APPLICATION - FORM 1

Please complete and return to the Bismarck Mandan Chamber EDC  
1640 Burnt Boat Drive, Bismarck, North Dakota 58503.

Applications will be reviewed by the Bismarck Vision Fund Committee.  
Please allow 3 - 4 weeks for consideration.

GENERAL CONTACT INFORMATION		
Business Name: PT Real Estate Holdings, LLC		<b>FOR INTERNAL USE ONLY</b>
Business Address: 320 N 4th ST		Date Received:
City: Bismarck	State: ND	Zip Code: 58501
Project Address: 4909 Stockholm Loop		Date to Vision Fund Committee:
City: Bismarck		State: ND
Zip Code: 58503		Date to Commission:
Contact: Eric Aldinger		Date Commission Approved:
Business Phone Number: 701.255.6832		Cell Number: 701.426.7191
Federal Tax ID Number: [REDACTED]		Other:
E-Mail: eric.aldinger@planningteam.com		
Date Business Established: 7/12/2023		
Amount Vision Fund Funds Requested:		
FINANCIAL INFORMATION		
Total Project Cost: \$3,404,970		Owner's Equity: \$700,994
PURPOSE OF REQUEST		
<input type="checkbox"/> New Business <input type="checkbox"/> Business/Equipment Updates <input checked="" type="checkbox"/> Business Expansion <input type="checkbox"/> Other:		
BUSINESS OWNERSHIP INFORMATION		
<b>Ownership Structure</b> <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Corporation <input type="checkbox"/> Public Corporation <input type="checkbox"/> Other:		
<b>Key Owner Names</b> <i>(List all with a 20% interest or more)</i> _____ _____ _____ _____ _____	<b>% Ownership</b> _____ _____ _____ _____ _____	<b>Social Security Number</b> - - - - - - - - - -
<b>Key Management Name/ Phone Number</b> Eric Aldinger _____ Shayla Evink _____ James Braun _____ _____ _____	<b>Titles</b> President _____ Sec/Treasurer _____ Vice President _____ _____ _____	



## BISMARCK VISION FUND APPLICATION - FORM 1

Please complete and return to the Bismarck Mandan Chamber EDC  
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EMPLOYEE INFORMATION				
<b>Current Employees</b>	Full-Time: 7	Avg. Salary: \$55,000	Part-Time: 1	Avg. Salary: \$10,000
<b>3-Year Projection</b>	Full-Time: 9	Avg. Salary: \$65,000	Part-Time: 1	Avg. Salary: \$10,000
<b>5-Year Projection</b>	Full-Time: 11	Avg. Salary: \$70,000	Part-Time: 1	Avg. Salary: \$10,000
How many jobs will this project create?	Full-Time: 4		Part-Time: 0	
Average salary of new jobs?	Full-Time: \$55,000 - \$70,000		Part-Time:	
PROJECT INFORMATION				
<p>Please provide a summary of the project.</p> <p>Planning Team Financial Advisors are looking to expand their business by constructing a new office building that will allow for an additional 4 employees along with up to 4 additional Financial Advisors who would be potential owners at some point.</p>				
<p>Describe what your company does to add value to your product, process or service.</p> <p>This new building will allow it to be more convenient clients to visit our office. Along with more convenience, it will allow our office staff to be more efficient in all aspects of everyday business.</p>				
<p>Describe the economic impact this project will have on the city of Bismarck.</p> <p>Planning Team will be moving from rented office space to a space owned that will be new to the city of Bismarck. That will increase the tax base for the city make an impact on the surrounding community with a nice new building.</p>				
<p>Has or will this project receive any other incentive? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please explain.</p>				
<p>Please attach a brief (no more than two pages) description of business, trade area served, kind of jobs to be created, and any other information that may help describe this project and demonstrate eligibility criteria are met.</p>				



**BISMARCK VISION FUND APPLICATION - FORM 1**

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1640 Burnt Boat Drive, Bismarck, North Dakota 58503.

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Please allow 3 - 4 weeks for consideration.

*Additional information or documentation may be requested if deemed necessary.*

Be advised as per North Dakota open records law that applications may be released to the public if requested except for portions subject to NDCC 44-04-18.4 pertaining to confidentiality of trade secret, proprietary, commercial and financial information.

**Certification and Authorization**

I/We certify that all information set forth in this application is a true representation of the facts pertaining to the proposing business for the purpose of obtaining funding under the Bismarck Vision Fund.

I/We understand and acknowledge that any willful misrepresentation of the information contained in this application could result in disqualification from the program, requiring any funds already disbursed to be repaid in full to the City of Bismarck.

The undersigned specifically authorizes the Bismarck Mandan Chamber EDC or its representatives to conduct a background check on the applicant, including the checking of references and the verification of any information on the application.

I understand that personal and/or business information may be requested pursuant to this applicant for an incentive and I hereby give my consent for such information to be provided to the Bismarck Mandan Chamber EDC, Vision Fund Committee, the City of Bismarck or its representatives. I also understand that the Bismarck Vision Fund Committee and the City of Bismarck retain the decision as to whether this incentive application is approved, disapproved, or modified. It is my right to accept or decline the incentive amount and terms approved by the program.

The applicant further certifies that he/she has read and understands the Bismarck Vision Fund Guidelines. The applicant must comply with all local, state and federal regulations. It is understood that all funding commitments are contingent upon the availability of program funds.

**Release of Information**

The applicant hereby authorizes any third party to release to the Bismarck Vision Fund and/or the Bismarck Mandan Chamber EDC without limit, any and all financial information regarding the applicant that is requested by the Bismarck Mandan Chamber EDC, it's representatives or employees. Further, the applicant hereby authorizes release of said records and information by the Bismarck Mandan Chamber EDC to a third party, as deemed necessary by the Bismarck Mandan Chamber EDC, it's representatives or employees.

All owners, officers or partners must sign this application.

Signatures:

\_\_\_\_\_

*Applicant/Business Owner*

\_\_\_\_\_

*Date*

\_\_\_\_\_

*Applicant/Business Owner*

\_\_\_\_\_

*Date*



**BISMARCK VISION FUND APPLICATION - FORM 1**

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All owners, officers or partners must sign this application.

Signatures:

	10-19-2023
Applicant/Business Owner	Date
	10/19/2023
Applicant/Business Owner	Date
	10/19/23
	10/19/23
	10/19/23
	10/19/23

## Description of Business

- Financial Planning

We provide comprehensive financial planning built for each individual client. We identify and prioritize issues that are uncovered in the profiling and discovery process. Using this information we help develop and implement customized strategies that create, maintain, and distribute wealth for each individual situation.

- Retirement Planning

Retirement is one of the most important life events that many will ever experience. Realizing a comfortable retirement is an extensive process that takes careful planning and ongoing monitoring throughout every stage of life. Each comprehensive plan will include

- Calculating needs in retirement and monitoring the progress
- Navigating volatility in markets and evaluating risk tolerance
- Consideration of life expectancy to help ensure you don't run out of money
- Social Security timing and Maximization Planning
- Spending, inflation, and tax consideration
- Income replacement and distribution strategies

- Estate Planning

Ensuring a client's assets are transferred to the next generation in the most tax friendly way. Estate planning involves determining how an individual's assets will be preserved, managed, and distributed after death or the event they become incapacitated. We can work hand in hand with the client's estate attorney to make sure everything is set up to seamlessly transfer wealth.

- Employer Sponsored Plans

An employer-sponsored plan is a type of benefit plan that an employer offers for the benefit of his/her employees at no or a relatively low cost to the employees. If employees participate in the plan, they will benefit from its low-cost method of obtaining discounted services. The benefit to the employer is that initiating these plans usually has some tax-deductible component, and sponsoring benefits is generally a good method of retaining valuable employees.

## **Trade Area**

The main trade area for Planning Team Financial Advisors is the City of Bismarck and surrounding areas. We do however, work with clients all over the state of ND and a variety of other states.

### **Jobs created**

It is the goal for Planning Team Financial Advisors to add multiple Advisors to the team in the next 3-5 years after completion of the project. The history of the Planning Team is to bring in younger Advisors and give them a shot to be successful by surrounding them with seasoned Advisors and staff to help navigate them in a challenging profession. As Advisors join the team the need to hire assistants and other office staff will arise. The goal is to add 3-5 Advisors over the next number of years and with that will include a number of office staff.

## Exhibit A: PT Real Estate Holdings

<b>LOAN NUMBER</b>	
<b>LOAN TYPE</b>	<b>Flex PACE</b>
<b>LEAD BANK</b>	

*NOTE: The borrower and originating lender should be aware that the fund will provide a set stream of subsidy payments (interest buydown) based upon the payment schedule below. The amount of the borrower's payment, the amortization and all other terms of the loan shall be governed by the promissory note. The balances shown here, other than the specific buydown amounts, are intended for illustrative purposes only.*

### Buydown Account Details

<b>INTEREST BUYDOWN AMOUNT</b>	<b>\$307,692.33</b>
<b>BND BUYDOWN AMOUNT</b>	<b>\$200,000.00</b>
<b>COMMUNITY BUYDOWN AMT</b>	<b>\$107,692.33</b>
<b>PRESENT VALUE BND</b>	<b>\$191,523.25</b>
<b>PRESENT VALUE COMMUNITY</b>	<b>\$103,127.93</b>
<b>CREATED DATE</b>	<b>11/22/2023</b>
<b>PRINCIPAL</b>	<b>\$2,160,000.00</b>
<b>YIELD RATE</b>	<b>8.5000</b>
<b>BORROWING RATE</b>	<b>3.5000</b>
<b>AMORTIZATION</b>	<b>300</b>
<b>PAYMENT</b>	<b>\$17,574.74</b>

Loan without buydown				
#	Payment	Principal	Interest	Balance
1	\$17,574.74	\$1,764.74	\$15,810.00	\$2,158,235.26
2	\$17,574.74	\$1,777.66	\$15,797.08	\$2,156,457.60
3	\$17,574.74	\$2,809.00	\$14,765.74	\$2,153,648.60
4	\$17,574.74	\$1,811.23	\$15,763.51	\$2,151,837.37
5	\$17,574.74	\$2,332.56	\$15,242.18	\$2,149,504.81
6	\$17,574.74	\$1,841.56	\$15,733.18	\$2,147,663.25
7	\$17,574.74	\$2,362.13	\$15,212.61	\$2,145,301.12
8	\$17,574.74	\$1,872.33	\$15,702.41	\$2,143,428.79
9	\$17,574.74	\$1,886.03	\$15,688.71	\$2,141,542.76
10	\$17,574.74	\$2,405.48	\$15,169.26	\$2,139,137.28
11	\$17,574.74	\$1,917.44	\$15,657.30	\$2,137,219.84
12	\$17,574.74	\$2,436.10	\$15,138.64	\$2,134,783.74
13	\$17,574.74	\$1,949.31	\$15,625.43	\$2,132,834.43
14	\$17,574.74	\$1,963.58	\$15,611.16	\$2,130,870.85
15	\$17,574.74	\$3,487.32	\$14,087.42	\$2,127,383.53
16	\$17,574.74	\$2,003.47	\$15,571.27	\$2,125,380.06
17	\$17,574.74	\$2,519.96	\$15,054.78	\$2,122,860.10
18	\$17,574.74	\$2,036.58	\$15,538.16	\$2,120,823.52
19	\$17,574.74	\$2,552.24	\$15,022.50	\$2,118,271.28
20	\$17,574.74	\$2,070.17	\$15,504.57	\$2,116,201.11
21	\$17,574.74	\$2,085.32	\$15,489.42	\$2,114,115.79
22	\$17,574.74	\$2,599.75	\$14,974.99	\$2,111,516.04
23	\$17,574.74	\$2,119.62	\$15,455.12	\$2,109,396.42
24	\$17,574.74	\$2,633.18	\$14,941.56	\$2,106,763.24
25	\$17,574.74	\$2,154.40	\$15,420.34	\$2,104,608.84
26	\$17,574.74	\$2,170.17	\$15,404.57	\$2,102,438.67
27	\$17,574.74	\$3,675.28	\$13,899.46	\$2,098,763.39
28	\$17,574.74	\$2,212.96	\$15,361.78	\$2,096,550.43
29	\$17,574.74	\$2,724.17	\$14,850.57	\$2,093,826.26
30	\$17,574.74	\$2,249.10	\$15,325.64	\$2,091,577.16
31	\$17,574.74	\$2,759.40	\$14,815.34	\$2,088,817.76
32	\$17,574.74	\$2,285.75	\$15,286.99	\$2,086,532.01
33	\$17,574.74	\$2,302.48	\$15,272.26	\$2,084,229.53
34	\$17,574.74	\$2,811.45	\$14,763.29	\$2,081,418.08
35	\$17,574.74	\$2,339.92	\$15,234.82	\$2,079,078.16
	\$615,115.90	\$80,921.84	\$534,194.06	

Loan with buydown				
#	Payment	Principal	Interest	Balance
1	\$6,274.74	\$1,764.74	\$6,510.00	\$2,158,235.26
2	\$6,282.34	\$1,777.66	\$6,504.68	\$2,156,457.60
3	\$6,889.01	\$2,809.00	\$6,080.01	\$2,153,648.60
4	\$6,302.09	\$1,811.23	\$6,490.86	\$2,151,837.37
5	\$6,608.75	\$2,332.56	\$6,276.19	\$2,149,504.81
6	\$6,319.93	\$1,841.56	\$6,478.37	\$2,147,663.25
7	\$6,626.15	\$2,362.13	\$6,264.02	\$2,145,301.12
8	\$6,338.03	\$1,872.33	\$6,465.70	\$2,143,428.79
9	\$6,346.09	\$1,886.03	\$6,460.06	\$2,141,542.76
10	\$6,651.65	\$2,405.48	\$6,246.17	\$2,139,137.28
11	\$6,364.56	\$1,917.44	\$6,447.12	\$2,137,219.84
12	\$6,669.66	\$2,436.10	\$6,233.56	\$2,134,783.74
13	\$6,383.31	\$1,949.31	\$6,434.00	\$2,132,834.43
14	\$6,391.70	\$1,963.58	\$6,428.12	\$2,130,870.85
15	\$9,288.02	\$3,487.32	\$5,800.70	\$2,127,383.53
16	\$6,415.17	\$2,003.47	\$6,411.70	\$2,125,380.06
17	\$6,718.99	\$2,519.96	\$6,199.03	\$2,122,860.10
18	\$6,434.65	\$2,036.58	\$6,398.07	\$2,120,823.52
19	\$6,737.98	\$2,552.24	\$6,185.74	\$2,118,271.28
20	\$6,454.40	\$2,070.17	\$6,384.23	\$2,116,201.11
21	\$6,463.32	\$2,085.32	\$6,378.00	\$2,114,115.79
22	\$6,765.92	\$2,599.75	\$6,166.17	\$2,111,516.04
23	\$6,483.49	\$2,119.62	\$6,363.87	\$2,109,396.42
24	\$6,785.59	\$2,633.18	\$6,152.41	\$2,106,763.24
25	\$6,503.95	\$2,154.40	\$6,349.55	\$2,104,608.84
26	\$6,513.23	\$2,170.17	\$6,343.06	\$2,102,438.67
27	\$9,398.59	\$3,675.28	\$5,723.31	\$2,098,763.39
28	\$6,538.40	\$2,212.96	\$6,325.44	\$2,096,550.43
29	\$6,839.11	\$2,724.17	\$6,114.94	\$2,093,826.26
30	\$6,559.66	\$2,249.10	\$6,310.56	\$2,091,577.16
31	\$6,859.83	\$2,759.40	\$6,100.43	\$2,088,817.76
32	\$6,581.22	\$2,285.75	\$6,295.47	\$2,086,532.01
33	\$6,591.06	\$2,302.48	\$6,288.58	\$2,084,229.53
34	\$6,890.45	\$2,811.45	\$6,079.00	\$2,081,418.08
35	\$6,613.08	\$2,339.92	\$6,273.16	\$2,079,078.16
	\$300,884.12	\$80,921.84	\$219,962.28	

Interest Buydown			
#	Int. Buydown	BND (65.00%)	Comm. (35.00%)
1	\$9,300.00	\$6,045.00	\$3,255.00
2	\$9,292.40	\$6,040.06	\$3,252.34
3	\$8,685.73	\$5,645.72	\$3,040.01
4	\$9,272.65	\$6,027.22	\$3,245.43
5	\$8,965.99	\$5,827.89	\$3,138.10
6	\$9,254.81	\$6,015.63	\$3,239.18
7	\$8,948.59	\$5,816.58	\$3,132.01
8	\$9,236.71	\$6,003.86	\$3,232.85
9	\$9,228.65	\$5,998.62	\$3,230.03
10	\$8,923.09	\$5,800.01	\$3,123.08
11	\$9,210.18	\$5,986.62	\$3,223.56
12	\$8,905.08	\$5,788.30	\$3,116.78
13	\$9,191.43	\$5,974.43	\$3,217.00
14	\$9,183.04	\$5,968.98	\$3,214.06
15	\$8,286.72	\$5,386.37	\$2,900.35
16	\$9,159.57	\$5,953.72	\$3,205.85
17	\$8,855.75	\$5,756.24	\$3,099.51
18	\$9,140.09	\$5,941.06	\$3,199.03
19	\$8,836.76	\$5,743.89	\$3,092.87
20	\$9,120.34	\$5,928.22	\$3,192.12
21	\$9,111.42	\$5,922.42	\$3,189.00
22	\$8,808.82	\$5,725.73	\$3,083.09
23	\$9,091.25	\$5,909.31	\$3,181.94
24	\$8,789.15	\$5,712.95	\$3,076.20
25	\$9,070.79	\$5,896.01	\$3,174.78
26	\$9,061.51	\$5,889.98	\$3,171.53
27	\$8,176.15	\$5,314.50	\$2,861.65
28	\$9,036.34	\$5,873.62	\$3,162.72
29	\$8,735.63	\$5,678.16	\$3,057.47
30	\$9,015.08	\$5,859.80	\$3,155.28
31	\$8,714.91	\$5,664.69	\$3,050.22
32	\$8,993.52	\$5,845.79	\$3,147.73
33	\$8,983.68	\$5,839.39	\$3,144.29
34	\$8,684.29	\$5,644.79	\$3,039.50
35	\$2,422.21	\$1,574.44	\$847.77
	\$307,692.33	\$200,000.00	\$107,692.33



## Administration Department

**DATE:** February 5, 2024

**FROM:** Jason Tomanek, Assistant City Administrator

**ITEM:** Vision Fund Committee | Regular Monthly Meeting Schedule

**REQUEST:**

Consider establishing a set day and time of each month for the Vision Fund Committee to hold regular meetings. Based on current availability, City Administration staff would be available during the following timeslots each month:

- The first Friday of each month at 10AM
- The third Friday of each month at 10AM
- The fourth Friday of each month at 10AM
- Each Thursday at 4PM

Meetings would continue to be held in the 4<sup>th</sup> Floor Mayor's Conference Room in the City/County Office Building. Each meeting would be available and recorded via Microsoft Teams. All meeting agenda packets, minutes, and recordings will continue to be available through the City of Bismarck website.

Please place this item on the February 16, 2024, Vision Fund Committee meeting agenda.

**BACKGROUND INFORMATION:**

In the past, the Vision Fund Committee has met as-needed, often based on the submission of applications and proposed projects. Many other City advisory boards and committees have established a schedule of regular monthly meetings which helps board members and staff with scheduling and the routine allows for the workflow to be effectively managed. External communications with project applicants and community stakeholders collaborating on each project would also be simplified with a set schedule for each monthly meeting.

**RECOMMENDED CITY COMMISSION ACTION:**

Review and discuss the recommendation to establish a reoccurring monthly meeting of the Vision Fund Committee.

**STAFF CONTACT INFORMATION:**

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