



**CITY OF URBANA
ENTERPRISE ZONE ADVISORY BOARD**

DATE: Thursday, February 8, 2023
TIME: 3:00 pm
PLACE: 400 South Vine Street, Urbana, IL 61801

AGENDA

- A. Call to Order and Roll Call**
- B. Review of Minutes**
 - 1. February 9, 2023 draft minutes
- C. Public Input**
- D. Overview of Urbana Enterprise Zone Activities**
- E. Comments and Questions**
- F. Adjournment**

PUBLIC INPUT

The City of Urbana welcomes Public Input during open meetings of the City Council, the City Council's Committee of the Whole, City Boards and Commissions and other City-sponsored meetings. Our goal is to foster respect for the meeting process, and respect for all people participating as members of the public body, city staff, and general public. The City is required to conduct all business during public meetings. The presiding officer is responsible for conducting those meetings in an orderly and efficient manner. Public Input will be taken in the following ways:

Email Input

In order to be incorporated into the record, emailed public comments must be received prior to 5:00 pm on the day preceding the meeting and sent following email address: slmcmahon@urbanaininois.us

The subject line of the email should include "PUBLIC INPUT", the board/commission name, and the meeting date. Emailed public comments labeled as such will be incorporated into the public meeting record, with personal identifying information redacted.

Written Input

Any member of the public may submit their comments addressed to the members of the public body in writing. If a person wishes their written comments to be included in the record of Public Input for the meeting, the writing should so state. Written comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted).

Verbal Input

Protocol for Public Input is one of respect for the process of addressing the business of the City. Obscene or profane language, or other conduct that threatens to impede the orderly progress of the business conducted at the meeting is unacceptable. Public comment shall be limited to no more than five (5) minutes per person. The Public Input portion of the meeting shall total no more than two (2) hours, unless otherwise shortened or extended by majority vote of the public body members present. The presiding officer or the city clerk or their designee, shall monitor each speaker's use of time and shall notify the speaker when the allotted time has expired. A person may participate and provide Public Input once during a meeting and may not cede time to another person, or split their time if Public Input is held at two (2) or more different times during a meeting. The presiding officer may give priority to those persons who indicate they wish to speak on an agenda item upon which a vote will be taken. The presiding officer or public body members shall not enter into a dialogue with citizens. Questions from the public body members shall be for clarification purposes only. Public Input shall not be used as a time for problem solving or reacting to comments made but, rather, for hearing citizens for informational purposes only. In order to maintain the efficient and orderly conduct and progress of the public meeting, the presiding officer of the meeting shall have the authority to raise a point of order and provide a verbal warning to a speaker who engages in the conduct or behavior proscribed under "Verbal Input". Any member of the public body participating in the meeting may also raise a point of order with the presiding officer and request that they provide a verbal warning to a speaker. If the speaker refuses to cease such conduct or behavior after being warned by the presiding officer, the presiding officer shall have the authority to mute the speaker's microphone and/or video presence at the meeting. The presiding officer will inform the speaker that they may send the remainder of their remarks via e-mail to the public body for inclusion in the meeting record.

Accommodation

If an accommodation is needed to participate in a City meeting, please contact the City at least 48 hours in advance using one of the following methods:

Phone: 217.384.2455

Email: hro@urbanaillinois.us

Minutes of Annual Meeting

ENTERPRISE ZONE ADVISORY BOARD

Date: Thursday, February 9, 2022

Time: 3:00 p.m.

Location: Urbana City Council Chambers 400 S. Vine

MEMBERS PRESENT: Hon. Diane S. Wolfe Marlin, Mayor, City of Urbana
Steve Summers, County Executive, Champaign County
Jennifer Ivory Tatum, Superintendent, Urbana Board of Education
Tim Bartlett, Executive Director, Urbana Park District
Michelle Wright, CUMTD

STAFF PRESENT: Stepheny McMahon, Economic Development Supervisor
Darius White, Economic Development Coordinator

I. CALL TO ORDER

Mayor Marlin called the meeting to order at 3:25 p.m., and a quorum of the Enterprise Zone Advisory Board members was declared to be present.

II. INTRODUCTION OF ENTERPRISE ZONE ADVISORY BOARD MEMBERS

The members of the Enterprise Zone Advisory Board introduced themselves individually.

III. REVIEW OF MINUTES

The minutes of the February 24, 2022 meeting were reviewed by the Board. A motion was made to approve the minutes by Dr. Jennifer Ivory-Tatum and seconded by Steve Summers. The roll was called and the minutes were approved with no corrections.

IV. PUBLIC COMMENT

There was no public comment.

V. OVERVIEW OF URBANA ENTERPRISE ZONE ACTIVITIES

Ms. McMahon gave an overview of the Urbana Enterprise Zone. The new Urbana Enterprise Zone was established in January of 2016. The Enterprise Zone offers two main incentives for commercial and industrial development: sales tax exemption on eligible construction materials and property tax abatements on the assessed value of improvements.

Property tax abatements are made possible through the participation of the following taxing bodies: City of Urbana, Urbana School District, Champaign County, Urbana Park District, CUMTD, Parkland College and Cunningham Township.

- **COMMERCIAL & INDUSTRIAL PROJECTS**

Ms. McMahon reported there were 7 new Enterprise Zone projects under the program, with an estimated total project cost of \$23.56million. She reviewed the commercial projects as outlined in the Urbana/Champaign County Enterprise Zone 2022 Report.

- **RESIDENTIAL PROJECTS**

Ms. McMahon reported that there were 63 new Enterprise Zone projects for single family homes under the program, resulting in an estimated EAV increase of \$21.48 million. She reviewed the residential projects as outlined in the Urbana/Champaign County Enterprise Zone 2022 Report.

VI. COMMENTS & QUESTIONS

There were no comments or questions

VII. ADJOURNMENT

The meeting was adjourned at 3:40 p.m. by Mayor Marlin.



Urbana/Champaign County Enterprise Zone 2023 Report

EZAB Meeting February 8, 2024

Stephany McMahon, Economic Development Supervisor

Background

The Urbana Enterprise Zone was established in January of 2016. The Enterprise Zone offers two main incentives for commercial and industrial development: sales tax exemption on eligible construction materials and property tax abatement on the assessed value of improvements. Property tax abatements are made possible through the participation of the following taxing bodies: City of Urbana, Urbana School District, Champaign County, Urbana Park District, CUMTD, Parkland College, and Cunningham Township. The *Think Urbana* program markets these incentives to low-density housing developments within the Enterprise Zone.

2023 Enterprise Zone Overview

In the calendar year 2023, 61 new Enterprise Zone projects commenced, with a total estimated project cost of \$16.37 million (**Figure 1**)

Since the inception of the Enterprise Zone, there have been 302 projects totaling \$209.73 million in private investment. As a result of these projects, there have been 695 new and retained jobs to Champaign County, and 682 residential units built or under construction. As of 2023, completed projects added almost \$54.8 million in assessed value to the tax base (**Figure 2**).

New Commercial Project Highlights

Four commercial projects applied for Enterprise Zone Incentives including Stone Creek Commons renovation, 7 Brew new construction, Fasteners Etc warehouse addition, and the Little Hearts and Hands remodel of an existing office building into a new daycare and preschool facility. All projects received sales tax exemption on building materials and all but Stone Creek Commons, because their renovation costs were less than the minimum \$100,000 investment, were eligible for property tax abatement.

The Hotel Royer, a \$26 million project, began construction on July 1, 2021 but asked for a third extension in 2023 due to delays in building materials and supplies from the ongoing impact of the Covid 19 pandemic. An extension was granted by the Urbana City Council and the hotel now has an opening deadline of February 29, 2024. A fourth extension request has been received, though not yet voted on my council, as there are additional delays in construction.

In total, the four commercial projects applied for Enterprise Zone incentives in 2023 and have an estimated combined project cost of \$2,080,122 million and will result in 28 full time and 20 part time new jobs with the most jobs projected to be created by Little Hearts & Hands expansion. (**Figure 3**).

Think Urbana Highlights

In 2023 there were (57) new residential Enterprise Zone projects for new single family homes. A complete list of all Urbana Enterprise Zone projects to date is shown on a map in **Figure 4**. A listing of all Enterprise Zone projects to date is shown in **Figure 5**.

The Think Urbana program has done extremely throughout its history but no more so than in the last three years. This year’s total of 57 homes is a drop from the highest performing year in 2022.

Urbana has invested in CivicServe, and will be rolling out this new software program to developers in early 2024. CivicServe is designed to administer Enterprise Zone projects and allows for developers and property owners to submit online applications, thereby reducing paper usage and staff time. The City believes CivicServe will also reduce errors as all data will be compiled within the program instead of multiple spreadsheets and an Access database.

- Attached Figures: Figure 1 - Urbana Enterprise Zone Performance Summary To-Date
 Figure 2 – Think Urbana EAV
 Figure 3 – Urbana Enterprise Zone Employment Impact
 Figure 4 – 2023 *Think Urbana* Location Map
 Figure 5 – Urbana Enterprise Zone Project List

Figure 1. Enterprise Zone Performance Summary-to-Date

Year	2016	2017	2018	2019	2020	2021	2022	2023	Total
<i>Commercial</i>									
Projects	7	8	10	8	5	7	7	4	56
Total Cost	\$ 3,406,377	\$ 4,705,100	\$ 6,817,093	\$ 9,274,126	\$ 1,344,744	\$ 20,370,855	\$ 23,558,119	\$ 2,080,122	\$ 71,556,536
New & Retained Jobs	35	114	191	39	96	30	88	55	648
<i>Residential</i>									
Projects	14	17	17	11	10	57	63	57	246
Total Cost	\$ 9,277,325	\$ 6,853,692	\$ 37,217,508	\$ 3,670,670	\$ 35,471,539	\$ 13,270,281	\$ 18,126,981	\$14,292,981	\$ 138,180,977
Total Units	47	20	163	14	256	61	64	57	682
SF/duplex Units	14	20	37	14	9	56	63	57	270
<i>Total</i>									
Projects	21	25	27	19	15	64	70	61	302
Total Cost	\$ 12,683,702	\$ 11,558,792	\$ 44,034,601	\$ 12,944,796	\$ 36,816,283	\$ 33,641,136	\$ 41,685,100	\$16,373,103	\$ 209,737,513

Figure 2. Think Urbana EAV

	2017	2018	2019	2020	2021	2022	2023
Base Value of Completed Projects	\$ 15,060	\$ 100,610	\$ 563,300	\$ 2,674,030	\$ 3,461,940	\$ 4,242,550	\$ 8,474,980
EAV Added Jan 2017	\$ 607,350	\$ 607,350	\$ 607,350	\$ 607,350	\$ 607,350	\$ 607,350	\$ 607,350
EAV Added Jan 2018		\$ 1,937,840	\$ 1,937,840	\$ 1,937,840	\$ 1,937,840	\$ 1,937,840	\$ 1,937,840
EAV Added Jan 2019			\$ 2,536,060	\$ 2,536,060	\$ 2,536,060	\$ 2,536,060	\$ 2,536,060
EAV Added Jan 2020				\$ 9,827,510	\$ 9,827,510	\$ 9,827,510	\$ 9,827,510
EAV Added Jan 2021					\$ 2,207,480	\$ 2,207,480	\$ 2,207,480
EAV Added Jan 2022						\$ 21,502,708	\$ 21,502,708
EAV Added Jan 2023							\$ 7,718,790
Total EAV	\$ 622,410	\$ 2,645,800	\$ 5,644,550	\$ 17,582,790	\$ 20,578,180	\$ 42,861,498	\$ 54,812,718

Figure 3. Urbana Enterprise Zone Employment Impact Summary

2023 Employment	#	Notes
New Full Time Jobs	28	7 Average Per Project
New Part Time Jobs	20	7 Brew
Retained Jobs	27	6.75 Average Per Project
Most New Full Time- Single Project	21	Little Hearts & Hands

Figure 4. 2023 *Think Urbana* Location Map

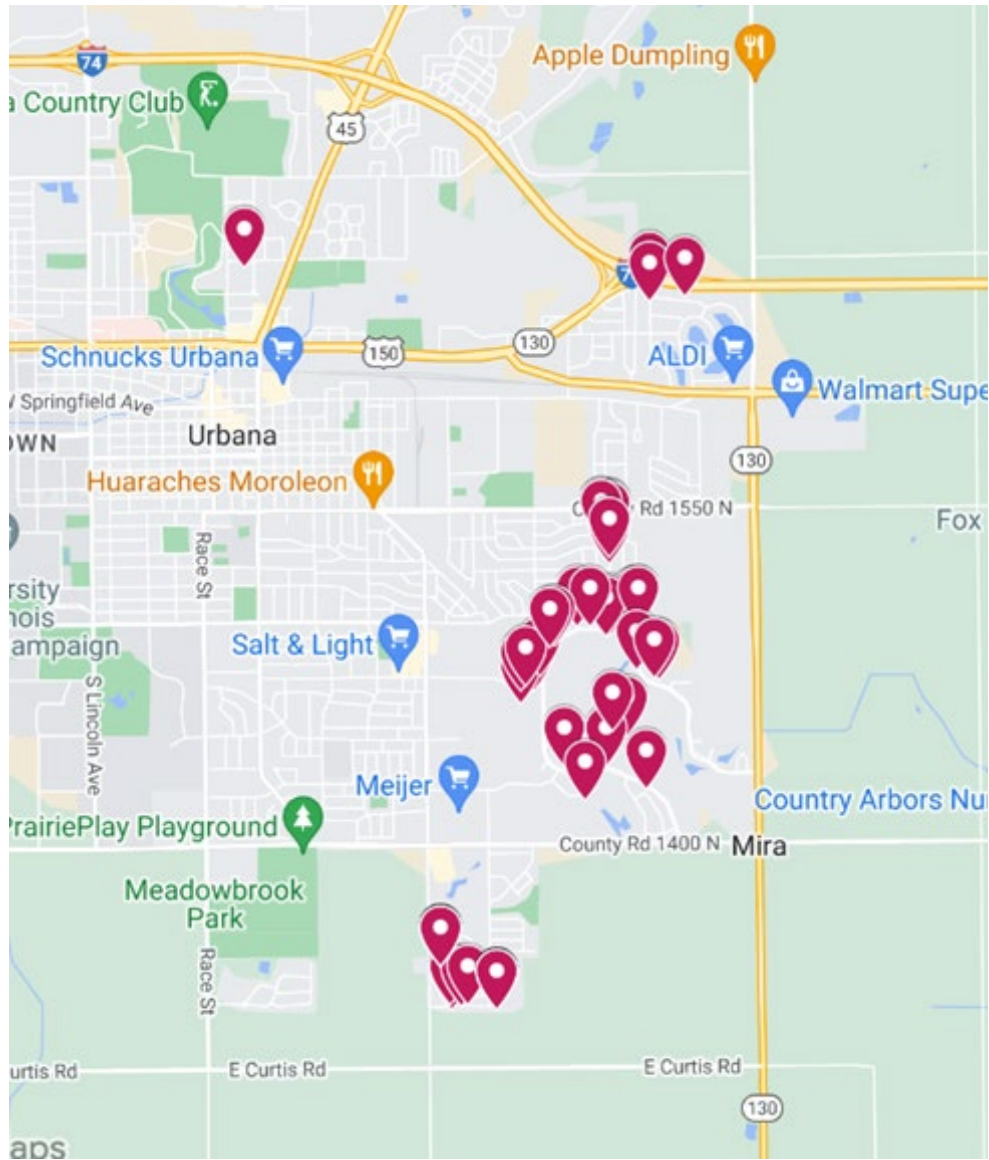


Table 5. Urbana Enterprise Zone Projects

Project Name	Project Description	Total Estimated Cost
2016		
25 O'Clock Brewery	Commercial Remodel - Brewery	\$268,000
129 N Race Remodel	Commercial Remodel - Café	\$50,000
Burger King	Commercial Remodel - Fast Food	\$1,000,000
Gateway Shop Suite B	Commercial Remodel - Tattoo Parlor	\$76,500
Leek & Sons Funeral Home	New Commercial - Full Service Funeral Home	\$1,663,877
EZ Lock Self Storage	New Commercial - Self Storage	\$150,000
FBM Inc	New Industrial - Drywall Manufacturer	\$198,000
Highland Green	New Residential - 33-unit Townhome Affordable Housing	\$5,350,000

Lexington Duplex	New Residential - Duplex	\$440,000
Quarton Home	New Single Family Home	\$540,000
Berardi House	New Single Family Home	\$522,450
Hankin Home	New Single Family Home	\$456,000
Birbal Jain Residence	New Single Family Home	\$407,875
2516 Muirfield Place U	New Single Family Home	\$350,000
Goodwin Residence	New Single Family Home	\$298,000
Hoch Job	New Single Family Home	\$280,000
1605 Vernon Dr	New Single Family Home	\$185,000
Johnson Cottage	New Single Family Home	\$164,000
3312 Myra Ridge Dr. Cottage #2	New Single Family Home	\$164,000
1707 Horizon Lane	New Single Family Home	\$163,000
2709 Skyline	New Single Family Home	\$120,000
2017		
Busey Bank Wealth Management Remodel	Commercial Remodel - Bank	\$1,508,600
Stark Improvements	Commercial Remodel - Exterior Improvements	\$24,000
Former Gill Building Improvements	Commercial Remodel - Misc. Improvements & Habitat Space	\$15,000
Tricoci Buildout	Commercial Remodel - Salon	\$131,500
Broadway Food Hall	Commercial Remodel- Food Hall	\$350,000
Sigma Adrich	Commercial Remodel- Manufacturing	\$400,000
U-Haul	Commercial Remodel- Self Storage	\$2,200,000
T Mobile	Commercial Remodel- Wireless Store	\$76,000
1614 Lexington Duplex	New Residential - Zero Lot-Line (2 Units)	\$623,902
Raymon Miller 3003-3005 Zero Lot	New Zero Lot-Line (2 Units)	\$380,000
Stillwater Zero Lot lines (2 units)	New Residential - Zero Lot-line (2 Units)	\$310,000
Reichard Home	New Single Family Home	\$1,500,000
LaRosa House	New Single Family Home	\$494,000
Dann and Theresa Johnson House	New Single Family Home	\$390,790
Harvey Residence	New Single Family Home	\$370,000
Armstrong Builders	New Single Family Home	\$325,000
Raymond Miller House at 3068 StoneCreek	New Single Family Home	\$320,000
Barker House	New Single Family Home	\$300,000
Feller House	New Single Family Home	\$290,000
Brooms House	New Single Family Home	\$290,000
Laurent Home	New Single Family Home	\$290,000
Ray Miller House #2	New Single Family Home	\$280,000
Ray Miller House #1	New Single Family Home	\$250,000
Harden Home	New Single Family Home	\$240,000
Fall Spec 2017	New Single Family Home	\$200,000

2018		
Urbana Fine Arts Studio	Commercial Remodel - Dance Studio	\$32,700
CU Adventures Remodel	Commercial Remodel - Escape Room	\$131,893
Lincoln Square Improvements	Commercial Remodel - Office Space	\$315,000
Casa Del Mar	Commercial Remodel - Restaurant	\$24,000
Bouffant Salon	Commercial Remodel - Salon	\$98,500
110 E University Suite I	Commercial Remodel - Game Store	\$75,000
A&R Mechanical Fab Shop	Industrial Remodel - Mechanical Equipment	\$2,200,000
Roanoke Concrete	New Industrial - Concrete	\$2,290,000
Glesco Solar Project	New Industrial - Solar Addition	\$60,000
Plastic Container Corp	New Industrial - Warehouse Addition	\$1,500,000
TAG Pebble Point	New Residential - 10 Single Family Homes	\$2,096,672
Retreat at Urbana	New Residential - 126 Unit Townhome Development	\$27,031,996
TAG 8 Single Family on Stone Creek Blvd	New Residential - 8 Single Family Homes	\$1,538,000
1714/1716 Lexington Duplex	New Residential - Duplex	\$383,265
3007 + 3009 Stillwater Zero Lots	New Residential - Zero-Lot Line (2 Units)	\$350,000
Pebblebrooke & Stonebrook Zero-Lots	New Residential - Zero-Lot Lines (4 Units)	\$730,500
Santogrossi Residence	New Single Family Home	\$2,000,000
Jacobs Single Family Residence	New Single Family Home	\$570,000
2718 Castlerock Spec	New Single Family Home	\$500,000
Price Home	New Single Family Home	\$405,000
Ironwood Homes	New Single Family Home	\$360,000
Phillips Home	New Single Family Home	\$306,075
1703 Horizon	New Single Family Home	\$200,000
Collins Custom Home	New Single Family Home	\$200,000
2806 Haydon Spec	New Single Family Home	\$200,000
Fall Skyline Spec	New Single Family Home	\$196,000
2510 Fairfield Spec	New Single Family Home	\$150,000
2019		
Cohen Building Phase I	Commercial Remodel - Restaurant	\$600,000.00
Sunnycrest Hair Salon	Commercial Remodel - Salon	\$150,000.00
Beau Visage Spa	Commercial Remodel - Spa	\$50,000.00
Soul Care Remodel	Commercial Remodel - Wellness Center	\$54,126.00
Little Hearts & Hands	New Commercial - Day Care	\$2,200,000.00
El Progresso	New Commercial - Grocery Store	\$720,000.00
Culver's	New Commercial - Restaurant	\$2,500,000.00
JX Enterprises	New Commercial - Truck Facility	\$3,000,000.00
3004-3010 Stillwater Landing Zero Lots	New Residential - Zero-Lot Lines (4 Units)	\$780,000.00
3503 Deer Ridge	New Single Family Home	\$300,000.00

Cole House	New Single Family Home	\$329,170.00
Landis Farm Spec #2	New Single Family Home	\$150,000.00
1705 Horizon Custom	New Single Family Home	\$200,000.00
Landis Farm Spec #3	New Single Family Home	\$150,000.00
2406 FairField (abate only)	New Single Family Home	\$181,500.00
Rindfleisch & Kim Home	New Single Family Home	\$610,000.00
3010 E Stone Creek	New Single Family Home	\$190,000.00
Raimondo Home	New Single Family Home	\$460,000.00
2806 Plantation Point	New Single Family Home	\$320,000.00
2020		
407 W. University	Commercial Remodel - Restaurant	\$600,000
1111 W. Kenyon Road	Commercial Remodel	\$4,000,000
121 W. Water	Commercial Remodel – Restaurant	\$350,000
1908 N. Lincoln	Commercial Remodel – Hotel	\$110,000
200 S. Vine	New Multi-Family Residence	\$8,134,638
410 N. Lincoln	New Mixed Use	\$25,578,000
2001 S. Philo Road	Commercial Remodel	\$634,744
3012 Beringer Circle	New Single Family Home	\$610,000
1502 Marc Trail	New Single Family Home	\$200,000
1701 Vernon	New Single Family Home	\$155,000
1705 Vernon	New Single Family Home	\$159,000
1707 Vernon	New Single Family Home	\$159,000
1610 E. Horizon Lane	New Single Family Home	\$212,900
1609 Horizon & 1611 Vernon	New Single Family Home	\$304,000
2508 Fairfield	New Single Family Home	\$204,900
2021		
1702 Horizon	New Single Family Home	\$155,000
1607 Vernon	New Single Family Home	\$280,000
1906 East Colorado	New Single Family Home	\$376,000
1601 Horizon	New Single Family Home	\$155,000
1602 E Vernon	New Single Family Home	\$255,034
1612 Horizon	New Single Family Home	\$155,000
1710 Vernon	New Single Family Home	\$155,000
1817 S Bohn Circle	New Single Family Home	\$315,000
2813 Stone Creek	New Single Family Home	\$197,000
2821 East Stone Creek	New Single Family Home	\$300,000
1606 E Vernon	New Single Family Home	\$178,400
1725 Stone Creek	New Single Family Home	\$350,000
2947 E Stone Creek	New Single Family Home	\$375,000
Emulsicoat	Commercial expansion	\$10,800,000
Frasca	Commercial expansion	\$1,190,000

Guilliford Services	Commercial expansion	\$1,200,000
1604 Vernon Drive	New Single Family Home	\$158,000
1608 Horizon	New Single Family Home	\$153,234
1608 Vernon	New Single Family Home	\$153,234
1609 E Vernon Drive	New Single Family Home	\$188,500
1610 Vernon	New Single Family Home	\$153,234
1702 Vernon	New Single Family Home	\$153,234
1704 Vernon	New Single Family Home	\$153,234
1706 Vernon	New Single Family Home	\$153,234
1708 Vernon	New Single Family Home	\$153,234
2401 Fairfield	New Single Family Home	\$163,000
2818 E Stone Creek	New Single Family Home	\$295,000
3403 Deer Ridge	New Single Family Home	\$154,800
3409 Myra Ridge	New Single Family Home	\$159,000
3501 Deer Ridge	New Single Family Home	\$180,000
1704 E Horizon Lane	New Single Family Home	\$260,296
1802 Bohn Circle	New Single Family Home	\$330,000
EconoLodge	Commercial Remodel	\$193,855
2725 E Stone Creek Blvd	New Single Family Home	\$445,000
2722 Castlerock	New Single Family Home	\$725,000
2819 Haydon Drive	New Single Family Home	\$382,054
Clark Lindsey	Commercial Expansion/Remodel	\$6,585,000
1712 Vernon	New Single Family Home	\$148,715
1902 S High Cross Road	New Single Family Home	\$669,841
2222 Stone Creek	New Single Family Home	\$448,350
3411 Memory Lane	New Single Family Home	\$160,000
1606 Horizon	New Single Family Home	\$148,234
1618 Lexington	New Single Family Home	\$160,000
3311 Deer Ridge	New Single Family Home	\$140,000
3315 Memory Lane	New Single Family Home	\$136,000
3401 Memory Lane	New Single Family Home	\$136,000
3403 Memory Lane	New Single Family Home	\$136,000
3405 Memory Lane	New Single Family Home	\$136,000
3410 Myra Ridge	New Single Family Home	\$136,000
Creative Thermal	Commercial Remodel	\$321,000
Fish Alley	Commercial Remodel	\$81,000
1912 Kathryn	New Single Family Home	\$240,000
2505 Muirfield Place	New Single Family Home	\$450,000
3057 Stone Creek	New Single Family Home	\$528,500
3404 Myra Ridge	New Single Family Home	\$136,000
3407 Memory Lane	New Single Family Home	\$136,000

3408 Myra Ridge	New Single Family Home	\$136,000
3409 Memory Lane	New Single Family Home	\$136,000
2403 Fairfield	New Single Family Home	\$143,000
2519 S Muirfield Place	New Single Family Home	\$475,000
2507 Fairfield Drive	New Single Family Home	\$133,000
2509 Fairfield Drive	New Single Family Home	\$119,000
1813 Stone Creek Blvd	New Single Family Home	\$280,000
2506 N. Skyline	New Single Family Home	\$200,000
	2022	
2707 Skyline Drive	New Single Family Home	\$259,000
Hotel Royer	Commercial	\$16,123,230
Urbana Solar	Commercial	\$3,400,000
2601 Skyline Drive	New Single Family Home	\$305,000
2613 Wadsworth Lane	New Single Family Home	\$250,000
2639 Muirfield Place	New Single Family Home	\$406,000
2643 Muirfield Place	New Single Family Home	\$356,000
2647 Muirfield Place	New Single Family Home	\$382,000
2655 Muirfield Place	New Single Family Home	\$382,000
2659 Muirfield Place	New Single Family Home	\$356,000
2663 Muirfield Place	New Single Family Home	\$370,000
1909 Venturi Ct	New Single Family Home	\$340,000
603 Beacon Hill Circle	New Single Family Home	\$700,000
601 N Abbey Road	New Single Family Home	\$316,916
2822 Stone Creek Blvd	New Single Family Home	\$384,000
704 Abbey Drive	New Single Family Home	\$219,000
2503 Skyline Drive	New Single Family Home	\$225,000
2810 Haydon Drive	New Single Family Home	\$219,000
3406 Myra Ridge	New Single Family Home	\$136,000
1703 Hillshire	New Single Family Home	\$149,500
1705 Hillshire	New Single Family Home	\$152,800
1707 Hillshire	New Single Family Home	\$152,800
1709 Hillshire	New Single Family Home	\$150,400
1907 Lucas	New Single Family Home	\$240,000
1905 Lucas	New Single Family Home	\$230,000
Blue Print Facer	Commercial	\$65,000
1611 Hillshire Drive	New Single Family Home	\$149,500
Best of Africa Restaurant	Commercial	\$878,439
1603 Hillshire	New Single Family Home	\$159,200
1605 Hillshire	New Single Family Home	\$110,000
3309/3311 Memory Lane	Duplex	\$136,000
2405 Skyline Drive	New Single Family Home	\$450,000

2201 E Rocky Lane	New Single Family Home	\$298,152
2205 E Rocky Lane	New Single Family Home	\$298,152
2206 E Rocky Lane	New Single Family Home	\$312,000
2207 E Rocky Lane	New Single Family Home	\$298,152
2208 E Rocky Lane	New Single Family Home	\$298,152
2301 E Rocky Lane	New Single Family Home	\$312,000
2302 E Rocky Lane	New Single Family Home	\$298,152
2303 E Rocky Lane	New Single Family Home	\$298,152
2304 E Rocky Lane	New Single Family Home	\$312,000
2305 E Rocky Lane	New Single Family Home	\$298,152
2306 E Rocky Lane	New Single Family Home	\$298,152
2307 E Rocky Lane	New Single Family Home	\$298,152
2308 E Rocky Lane	New Single Family Home	\$298,152
2309 E Rocky Lane	New Single Family Home	\$312,000
2408 S Cobble Creek	New Single Family Home	\$312,000
2846 E Stone Creek Blvd	New Single Family Home	\$558,000
Champaign Asphalt	Commercial	\$2,400,000
2601 Muirfield Place	New Single Family Home	\$850,000
1903 Lucas	New Single Family Home	\$280,000
1706 Hillshire	New Single Family Home	\$148,400
1609 Hillshire	New Single Family Home	\$152,800
1704 Hillshire	New Single Family Home	\$146,000
1701 Hillshire	New Single Family Home	\$152,800
1612 Hillshire	New Single Family Home	\$146,000
2401 Skyline	New Single Family Home	\$205,000
2814 E Stone Creek	New Single Family Home	\$482,145
1610 Hillshire	New Single Family Home	\$148,400
1608 Hillshire	New Single Family Home	\$155,200
1742 Stone Creek Blvd	New Single Family Home	\$405,000
2613 Muirfield	New Single Family Home	\$525,000
701 Abbey Road	New Single Family Home	\$360,000
EZ Lock Storage	Commercial	\$550,000
707 Abbey Road	New Single Family Home	\$360,000
Country Financial	Commercial	\$141,450
2637 Wadsworth Lane	New Single Family Home	\$622,000
1509 Hillshire Drive	New Single Family Home	\$152,900
3504 S. Deer Ridge Dr.	New Single Family Home	\$156,800
1601 Hillshire Dr.	New Single Family Home	\$156,800
2023		
Stone Creek Commons	Commercial	76,000
1311 Ogelthorpe Ave.	New Single Family Home	\$230,000.00

1313 Ogelthorpe Ave.	New Single Family Home	\$210,000.00
1315 Ogelthorpe Ave.	New Single Family Home	\$230,000.00
1317 Ogelthorpe Ave.	New Single Family Home	\$210,000.00
1721 S. Stone Creek Blvd.	New Single Family Home	\$145,000.00
3505 S. Deer Ridge Dr.	New Single Family Home	\$145,000.00
1714 E. Bohn Cir.	New Single Family Home	\$145,000.00
2713 E. Stone Creek Blvd.	New Single Family Home	\$145,000.00
1511 Hillshire Dr.	New Single Family Home	\$159,200.00
1710 S. Bohn Cir.	New Single Family Home	\$145,000.00
3505 Deer Ridge Dr.	New Single Family Home	\$160,000.00
1903 Kathryn St.	New Single Family Home	\$290,000.00
1307 S. Ogelthorpe Ave.	New Single Family Home	\$210,000.00
1604 Hillshire Dr.	New Single Family Home	\$155,200.00
1606 Hillshire Dr.	New Single Family Home	\$155,200.00
1309 S. Ogelthorpe Ave.	New Single Family Home	\$210,000.00
Fasteners, Etc.	Commercial	\$240,000.00
2709 E. Stone Creek Blvd.	New Single Family Home	\$145,000.00
1718 Bohn Cir.	New Single Family Home	\$160,000.00
1904 Kathryn St.	New Single Family Home	\$150,000.00
709 N. Abbey Rd.	New Single Family Home	\$280,000.00
1305 S. Ogelthorpe Ave.	New Single Family Home	\$210,000.00
1207 S. Ogelthorpe Ave.	New Single Family Home	\$210,000.00
1209 S. Ogelthorpe Ave.	New Single Family Home	\$210,000.00
1301 S. Ogelthorpe Ave.	New Single Family Home	\$230,000.00
1912 S. Lucas St.	New Single Family Home	\$220,000.00
7 Brew Coffee	Commercial	\$514,122.00
1809 Stone Creek	New Single Family Home	\$152,500.00
2706 River Birch Lane	New Single Family Home	\$699,500
1705 Stone Creek Blvd.	New Single Family Home	\$152,500.00
2302 Stone Creek Blvd.	New Single Family Home	\$152,500.00
2842 Stone Creek Blvd.	New Single Family Home	\$152,500.00
1904 S. Lucas St.	New Single Family Home	\$240,000.00
2817 Stone Creek Blvd.	New Single Family Home	\$288,000.00
1907 Colorado	New Single Family Home	\$280,000.00
1501 Hillshire Dr.	New Single Family Home	\$155,800.00
1503 Hillshire Dr.	New Single Family Home	\$155,800.00
1505 Hillshrie Dr.	New Single Family Home	\$160,800.00
1507 Hillshire Dr.	New Single Family Home	\$155,800.00
703 N. Abbey Rd.	New Single Family Home	\$162,400.00
3506 S. Melissa Ln.	New Single Family Home	\$110,000.00
2820 Haydon Drive	New Single Family Home	\$280,000.00

201 Kerr Ave.	New Single Family Home	\$730,678.00
2510 Wadsworth Ln.	New Single Family Home	\$602,317.00
1746 S. Stone Creek Blvd.	New Single Family Home	\$375,000.00
2843 S. Stone Creek Blvd.	New Single Family Home	\$549,847.00
3501 S. Melissa Ln.	New Single Family Home	\$164,600.00
3503 S. Melissa Ln.	New Single Family Home	\$164,600.00
3504 S. Melissa Ln.	New Single Family Home	\$164,600.00
2838 E. Stone Creek Blvd.	New Single Family Home	\$150,000.00
1205 S. Ogelthorpe Ave.	New Single Family Home	\$235,900.00
1303 S. Ogelthorpe Ave.	New Single Family Home	\$214,900.00
1804 S. Stone Creek Blvd.	New Single Family Home	\$697,839.00
1201 S. Ogelthorpe Ave	New Single Family Home	\$210,000.00
1202 S. Smith Rd.	New Single Family Home	\$210,000.00
1203 S. Ogelthorpe Ave.	New Single Family Home	\$235,000.00
1204 S. Smith Rd.	New Single Family Home	\$230,000.00
2502 St. Andrews Rd.	New Single Family Home	\$350,000.00
2606 E. Castlerock Dr.	New Single Family Home	\$950,000.00
Little Hearts & Hands	Commercial	\$1,250,000.00