



# City of Urbana Enterprise Zone Advisory Board

## AGENDA

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**Date:** Thursday, February 24, 2022  
**Time:** 3:30pm  
**Location:** Meeting via Zoom Webinar (Meeting ID: 861 7179 9484)

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1. CALL TO ORDER
2. REVIEW OF MINUTES
3. PUBLIC COMMENT
4. OVERVIEW OF URBANA ENTERPRISE ZONE ACTIVITIES
  - A. COMMERCIAL & INDUSTRIAL PROJECTS
    1. Overview Of Projects
    2. Overview Of Upcoming Projects
  - B. RESIDENTIAL PROJECTS
    1. Overview Of Projects
    2. Overview Of Upcoming Projects
5. COMMENTS & QUESTIONS
6. ADJOURNMENT

*Persons with disabilities needing services or accommodations for this hearing should contact the City of Urbana's Americans with Disabilities Act Coordinator at [hro@urbanaillinois.us](mailto:hro@urbanaillinois.us)*



## City of Urbana Enterprise Zone Advisory Board

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**DATE :** Thursday, February 24, 2022  
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Due to the Governor's shelter in place order, the Urbana City Council Chambers will be not be open to the public during this meeting. Anyone can watch the meeting on streaming services, UPTV, or attend virtually via Zoom. Additional

You are invited to a Zoom webinar.

When: Feb 24, 2022 03:00 PM Central Time (US and Canada)  
Topic: The Annual TIF Joint Review Board and Enterprise Zone Advisory Board

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86171799484>

Or One tap mobile :

US: +13126266799,,86171799484# or +13017158592,,86171799484#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 301 715 8592 or +1 929 205 6099 or +1  
669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 861 7179 9484

International numbers available: <https://us02web.zoom.us/j/86171799484>

## **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:

### **Zoom Webinar Participant**

Click on the link listed in the agenda to join the Webinar. You must provide your name and email address in order to join the Webinar. If you wish to speak during Public Input, "raise your hand" and wait to be called on by the meeting host. You must state your first and last name for the meeting record. Participants will be muted except when they are called on to speak; video will remain off for all members of the public when speaking.

### **Telephone Participant**

Call the phone number listed on the Agenda. Enter the Webinar ID followed by the # key. All callers are muted by default. If you wish to speak, "raise your hand" by pressing \*9 once. When you are called on by the host or presiding officer you will be un-muted. You must state your first name and last name for the meeting record.

### **Email Input**

Public comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted) at the following: [citycouncil@urbanaininois.us](mailto:citycouncil@urbanaininois.us). The subject line of the email must include the words "PUBLIC INPUT" and the meeting date. Your email will be sent to all City Council members, the Mayor, City Administrator, and City Clerk. Emailed public comments labeled as such will be incorporated into the public meeting record, with personal identifying information redacted. Copies of emails will be posted after the meeting minutes have been approved.

### **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, and respect for others. Ridicule, obscene or profane language, lack of respect for others, and personal attacks are not acceptable behavior. Public Input shall not be used to air personal grievances. Speakers should address all comments to the public body as a whole and not to individual members or City staff.

Public comment shall be limited to no more than four (4) minutes per person. The Public Input portion of the meeting shall total no more than one (1) hour, 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. All public comments should be addressed to the public body as a whole. 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.

### **Accommodation**

If an accommodation is needed to participate in a City meeting, please contact the City Clerk's Office at least 48 hours in advance so that special arrangements can be made using one of the following methods:

- Phone: 217.384.2366
- Email: [CityClerk@urbanaininois.us](mailto:CityClerk@urbanaininois.us)

\*In order to maintain reasonable decorum at a 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 uses abusive, harassing, threatening, or defamatory language, or who engages in disorderly conduct that disrupts, disturbs, or otherwise impedes the orderly conduct of a meeting. Any member of the public body participating in the meeting also may 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 remarks or conduct 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 email to the public body for inclusion in the meeting record.

### **\*Definitions of Types of Language and Conduct That May Warrant Verbal Warning:**

**"Abusive"** means harsh, violent, profane, or derogatory language which would demean the dignity of an individual or which is intended to humiliate, mock, insult or belittle an individual.

<https://www.lawinsider.com/dictionary/abusive-language>

**"Harassing"** means to annoy or bother someone in a constant or repeated way; to make repeated attacks on another person.

<https://www.learnersdictionary.com/definition/harass>

**"Threatening"** means to say that you will harm someone or do something unpleasant or unwanted especially in order to make someone do what you want.

<https://www.learnersdictionary.com/definition/threaten>

**"Defamatory"** means a statement or communication that tends to harm a person's reputation by subjecting the person to public contempt, disgrace, or ridicule, or by adversely affecting the person's business. A statement that is likely to lower that person in the estimation of reasonable people and in particular to cause that person to be regarded with feelings of hatred, contempt, ridicule, fear, or dislike.

Black's Law Dictionary (11th ed. 2019)

### **Citations that Authorize the Presiding Officer to Bar Offensive Language During Public Comment:**

The following citations provide the legal basis for adopting UCC Section 2-5(b)(1)(d) that allows the presiding officer of a City Council, Committee of the Whole, or a City-sponsored board or commission regulate "abusive, harassing, threatening, or defamatory language" during public comment. The following Attorney General binding opinions and case law essentially classify abusive, "harassing, threatening and defamatory language as "manner", not "content", of speech that can be reasonably regulated under the First Amendment. UCC Section 2-5(c) (Ordinance No. 2020-09-049. Attorney General binding opinion numbers 2019 PAC 59187, 2018 PAC 55462, 2016 PAC 45349; Milestone v. City of Monroe, Wisconsin, 665 F.3d 774, 783-784 (7th Cir. 2011); Vega v. Chicago Board of Education, 338 F.Supp.3d 806, 811 (N.D. Ill. 2018); Sandefur v. Vill. of Hanover Park, 862 F.Supp.2d 840, 847 (N.D. Ill. 2012); I.A. Rana Enterprises, Inc. v. City of Aurora, 630 F.Supp.2d 912, 920-923 (D.C. N.D. 2009)

## Minutes of Annual Meeting

### **ENTERPRISE ZONE ADVISORY BOARD**

**Date:** February 2, 2021

**Time:** 3:30 p.m.

**Location:** Meeting via Zoom Webinar (Meeting ID: 854 4632 8249)

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**MEMBERS PRESENT:** Hon. Diane S. Wolfe Marlin, Mayor, City of Urbana  
Michael Walker, President, Urbana Park District Board  
Darlene Kloepfel, County Executive, Champaign County  
Michelle Wright, Finance Director, CUMTD  
Wayne T. Williams, Assessor, Cunningham Township  
John Dimit, School Board President, Urbana School District #116

**STAFF PRESENT:** Carol Mitten, City Administrator  
Lorrie Pearson, Community Development Services Director  
William Kolschowsky, Management Analyst  
Jing Lin, Staff Accountant  
Stepheny McMahon, Economic Development Interim Supervisor

**OTHERS PRESENT:** Kathy Larson, CCRPC, Economic Development Specialist  
William Harris, Cunningham Township  
Dennis Roberts, Urbana City Council  
Tom Kean

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#### **I. CALL TO ORDER**

Mayor Marlin called the meeting to order at 3:32 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 January 23, 2020 meeting were reviewed by the Board. Ms. Kloepfel moved to accept the minutes. Mr. Dimit seconded the motion. All Board members present were in favor of approval with no corrections, and the minutes were unanimously approved.

#### **IV. PUBLIC COMMENT**

#### **V. ZONE UPDATES**

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. Property tax abatements began in 2017 for projects completed in 2016.

The *Think Urbana* program extends both incentives to low-density housing developments within the Enterprise Zone.

Ms. McMahon went over the eligibility requirements, application process, and fees for the sales tax exemptions and property tax abatements.

- **COMMERCIAL & INDUSTRIAL PROJECTS**

Ms. McMahon reported there were 7 new Enterprise Zone projects under the program, with an estimated total project cost of \$34 million. She reviewed the commercial projects as outlined in the Urbana/Champaign County Enterprise Zone 2020 Report.

- **RESIDENTIAL PROJECTS**

Ms. McMahon reported that there were 8 new residential Enterprise Zone projects accounting for nine single family homes under the program, with an estimated total project cost of \$1.94 million. She reviewed the residential projects as outlined in the Urbana/Champaign County Enterprise Zone 2020 Report.

#### **V. COMMENTS & QUESTIONS**

Staff answered questions regarding expanding the Enterprise Zone and the participating projects.

#### **VI. ADJOURNMENT**

The meeting was adjourned at 3:54 p.m. by Mayor Marlin.



## Urbana/Champaign County Enterprise Zone 2021 Report

*EZAB Meeting February 24, 2022*

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.

### **2021 Enterprise Zone Overview**

In the calendar year 2021, 63 new Enterprise Zone projects commenced, with a total estimated project cost of \$33.4 million (**Figure 1**)

Since the inception of the Enterprise Zone, there have been 163 projects totaling \$151.4 million in private investment. As a result of these projects, there have been 505 new and retained jobs to Champaign County, and 560 residential units built or under construction. As of 2021 completed projects added almost \$19.5 million in assessed value to the tax base (**Figure 2**).

Several large projects were completed in 2021 including the \$8 million project of 43 townhomes built by Green Street Realty at 200 Vine. This property is now fully booked with new residents. The \$25 million Gather North project at University and Lincoln also opened the doors with 204 units (269 beds) along with the 28 extended stay units (32) beds and an amazing French Bakery, Bakebox, on the main floor. Gather South, which is not part of the Enterprise Zone program, has an additional 25 units (100 beds) that are now complete.

The Hotel Royer, a \$15 million project, also began construction on July 1, 2021 and has an anticipated completion date of December 31, 2022.

### **New Commercial Project Highlights**

Three local businesses located within a TIF district applied for sales tax exemption on building materials through the Enterprise Zone program. These projects include Frasca, Creative Thermal and Fish Alley.

Frasca is building a new 11,000 square foot structure in order to have space to construct helicopter simulators. This \$1.2 million dollar project will increase the facility's size to accommodate manufacturing capacity for two Level D helicopter full-flight simulators with large dome visual systems and roll-on-roll-off cockpit configurations.

Creative Thermal is upgrading electrical capacity to their building, along with ventilation and chilled water in order to better support laboratory equipment for the UIUC – ICP wind tunnel.

Fish Alley owner, Elizabeth Hunter, is currently renovating the main floor of her property at 133 W. Main with plans to open a retail space and coffee/sandwich shop. This project will rehabilitate the commercial level of the building and includes rebuilding the mechanical mezzanine, upgrading the life safety systems including fire suppression separation and installing commercial restrooms.

Other commercial projects which will receive property tax abatement in addition to Sales Tax Exemption include Emulsicoat, Guilliford, Clark Lindsey and EconoLodge.

Emulsicoat undertook a new \$10.8 million project adding new asphalt tanks and new truck loading and mechanical equipment to their campus. Guilliford Services built a new office and shop space for business operations at an investment of \$1.2 million and Econo Lodge repaired and replaced exterior dryvit and windows at the hotel at a cost of nearly \$200,000.

Clark Lindsey began an expansion project in 2021 to build (2) quadplex villas for a total of (8) residential units. Construction also includes a new grounds garage and associated sitework including an interconnecting road, detention basin, and landscaping. This project is due to be complete in the fall of 2022.

In total, the seven commercial projects started in 2021 have an estimated combined project cost of \$20.37 million and will result in 30 new and retained jobs with the most jobs created by Fish Alley (**Figure 3**).

### ***Think Urbana Highlights***

In 2021 there were (57) new projects for new single family homes (**Figure 4**). When comparing to other Champaign County communities, Urbana saw its lowest numbers of new housing permits pulled in 2020 but rebounded in 2021 matching the highest numbers of permits pulled at 50 as in 2018 (**Figure 5**). Of the 214 homes built in Champaign County in 2021, 23% were built in Urbana as compared to 18% in Savoy, 26% in Champaign and 33% in Mahomet. (**Figure 6**). For locations of all EZ projects see map in **Figure 7**. A complete list of all projects is available in **Figure 8**.

Attached Figures:      Figure 1 - Urbana Enterprise Zone Performance Summary To-Date  
                                 Figure 2 – Property Tax Abatement Summary  
                                 Figure 3 – Urbana Enterprise Zone Employment Summary  
                                 Figure 4 – *Think Urbana* Units by Type  
                                 Figure 5 – Regional Market Share  
                                 Figure 6 – Regional Permits Issued  
                                 Figure 7 – *Think Urbana* Location Map  
                                 Figure 8 – Urbana Enterprise Zone Project List



**Figure 1. Enterprise Zone Performance Summary-to-Date**

Enterprise Zone Proformance Summary To-Date							
Year	2016	2017	2018	2019	2020	2021	Total
<i>Commercial</i>							
Projects	7	8	10	8	5	7	38
Total Cost	\$ 3,406,377	\$ 4,705,100	\$ 6,817,093	\$ 9,274,126	\$ 1,344,744	\$ 20,370,855	\$ 45,918,295
New & Retained Jobs	35	114	191	39	96	30	505
<i>Residential</i>							
Projects	14	17	17	11	10	56	125
Total Cost	\$ 9,277,325	\$ 6,853,692	\$ 37,217,508	\$ 3,670,670	\$ 35,471,539	\$ 13,070,281	\$ 105,561,015
Total Units	47	20	163	14	256	60	560
SF/duplex Units	14	20	37	14	9	56	150
<i>Total</i>							
Projects	21	25	27	19	15	63	163
Total Cost	\$ 12,683,702	\$ 11,558,792	\$ 44,034,601	\$ 12,944,796	\$ 36,816,283	\$ 33,441,136	\$ 151,479,310

**Figure 2. Think Urbana EAV**

	2017	2018	2019	2020	2021
Base Value of Completed Projects	\$ 15,060	\$ 100,610	\$ 563,300	\$ 2,674,030	\$ 2,954,090
EAV Added Jan 2017	\$ 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
EAV Added Jan 2019			\$ 2,536,060	\$ 2,536,060	\$ 2,536,060
EAV Added Jan 2020				\$ 9,827,510	\$ 9,827,510
EAV Added Jan 2021					\$ 1,691,190
<b>Total EAV</b>	<b>\$ 622,410</b>	<b>\$ 2,645,800</b>	<b>\$ 5,644,550</b>	<b>\$ 17,582,790</b>	<b>\$ 19,554,040</b>

**Figure 3. Urbana Enterprise Zone Employment Impact Summary**

**2021 Employment Impact**

2021 Employment	#	Notes
New Jobs	13	1.9 Average Per Project
Retained Jobs	17	2.43 Average Per Project
Most New - Single Project	10	Fish Alley

**To-Date Employment**

To-Date Employment	#	Notes
New Jobs	252	1.9 Average Per Project
Retained Jobs	285	6.33 Average Per Project

**Top 3 Projects To-Date (New and Retained)**

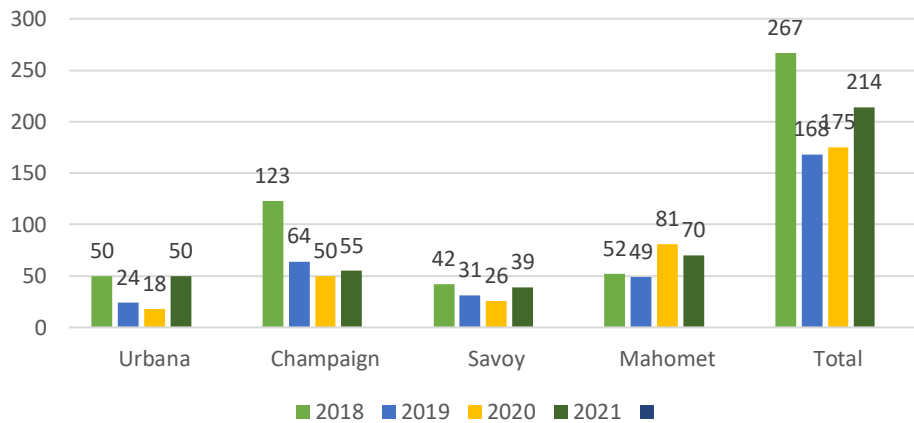
Busey Wealth Management	96	Retained Jobs
Plastic Container Corp.	86	Retained Jobs
VitalSkin	75	New and Retained

**Figure 4. Think Urbana Units by Type**

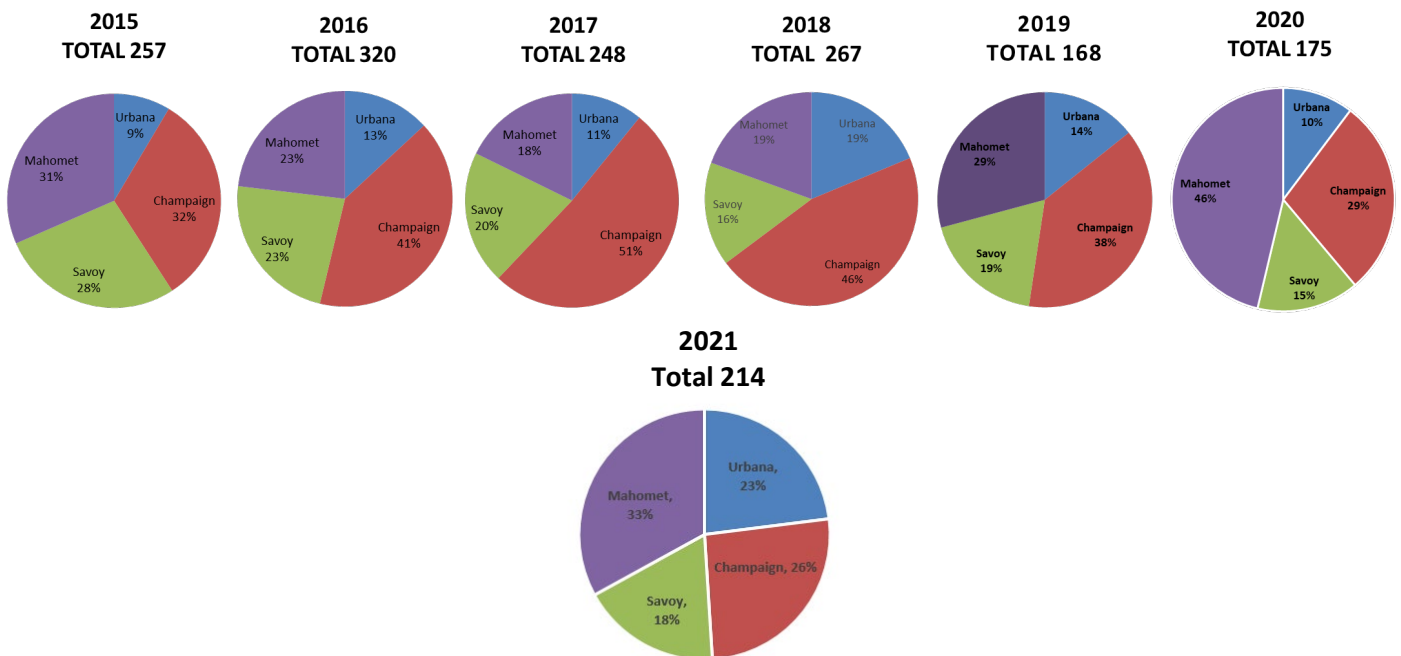
	2016	2017	2018	2019	2020	2021	Total
Single Family	14	20	37	14	9	57	151
Planned Development	33	0	126	0	0	0	159
<b>Total</b>	<b>47</b>	<b>20</b>	<b>163</b>	<b>14</b>	<b>9</b>	<b>57</b>	<b>310</b>

**Figure 5. Regional Permit Market Share**

One and Two Family New Construction Permits  
Regional Year-to-Date Comparison

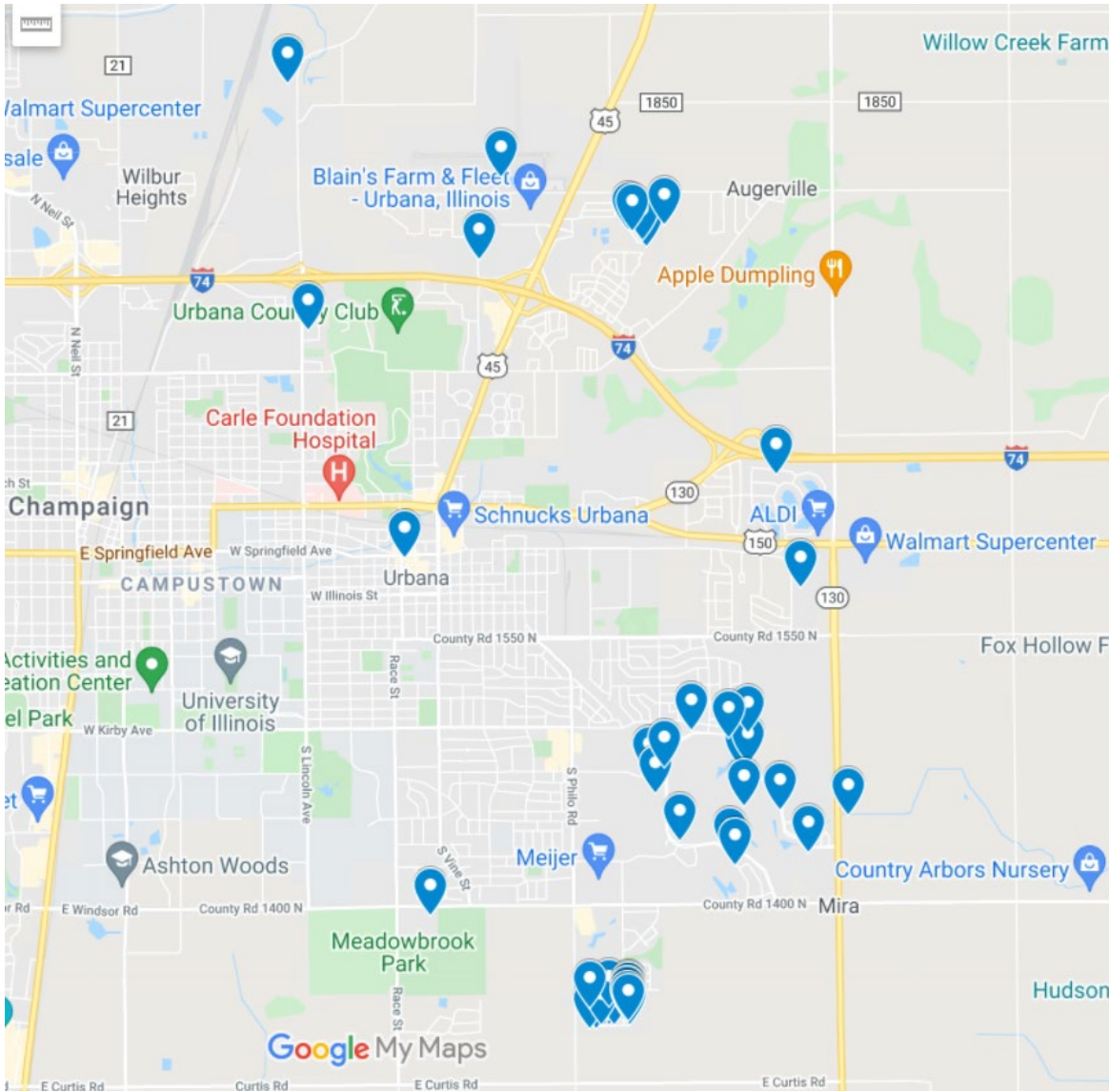


**Figure 6. New Single Family Residence Building Permits by Year**



Source: News Gazette Building Published Building Permits 2015-May 2021

**Figure 7. Think Urbana Location Map**



<b>Table 8. Urbana Enterprise Zone Projects</b>		
<b>Project Name</b>	<b>Project Description</b>	<b>Total Estimated Cost</b>
<b>2016</b>		
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
<b>2017</b>		
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
<b>2018</b>		
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	Commericla Remodel - Game Store	\$75,000
A&R Mechanical Fab Shop	Industrial Remodel - Mechanicla 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
<b>2019</b>		
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
<b>2020</b>		
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
<b>2021</b>		
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