



# City of Grand Forks Tax Incentive Financing Pre-Application

## Applicant Information:

Applicant Name: Curtis Regan – Dakota Commercial  
Primary Contact: Curtis Regan  
Address: 615 1<sup>st</sup> Ave N, STE A Grand Forks, ND 58203  
Phone: 218-289-1987 Email: cregan@dakotacommercial.com  
Legal Entity Type: Limited Liability Company

## Project Information:

Address of proposed project: 3810, 3900 & 3950 39<sup>th</sup> Ave S Grand Forks, ND 58201

Proposed project timeline/milestones:

- Tax Incentive Final Approval September 2025
- HIF/LIHTC Applications Submission August & September 2025
- HIF & LIHTC Approval Fall 2025
- Construction start Spring 2026
- Construction completion Summer/Fall 2027

Current tax roll value of property: \$9690.75

Estimated value of property upon completion of proposed project: \$1,500,000 (land)

\$37,000,000 (improvements)

Attach brief description of proposed project; include any renderings or preliminary plans that are available.

## Tax Incentive Information:

TIF Bond       Tax Incentive – PILOT       TIF Exemption – Seeking PILOT

Slum/Blight TIF       Undeveloped/Underdeveloped TIF

Will requested Tax Incentive exceeds 5 years?       YES       NO

The undersigned certifies that all information provided in this pre-application is true and correct to the best of the undersigned's knowledge, and that the undersigned is a duly authorized representative of the applicant. The applicant agrees to provide additional information as may be requested by the City after the filing of this application.

Signature of Applicant's Representative

7-9-2025  
Date