



Economic Development

**Historic Preservation Tax Credit Awards**

**November 2025**

Project	Applicant Organization	City	County	Project Description	Tax Credit Award
Phoenix Building Apartments	BT Holdings LLC	Cedar Falls	Black Hawk	Rehabilitation of building to create larger second-floor apartments and update mechanical systems.	\$299,119
Caroline Sinclair Mansion (Bruce more)	Bruce more, Inc.	Cedar Rapids	Linn	Maintenance and repair of historic village facilities.	\$335,122
Cedar Rapids Savings Bank	Aspect Investments, LC	Cedar Rapids	Linn	Rehabilitation of vacant property into commercial space and 70 apartments.	\$10,534,036
J.F. Kelly Co. Warehouse	Y & J Properties LLC	Davenport	Scott	Rehabilitation of building into 21 upper-story apartments and nine ground-floor commercial spaces.	\$1,394,578
Coffin House	Christopher Hoffman - Shannon Jencks Revocable Trust	Des Moines	Polk	Repair of a single-family home.	\$318,290
Highland Park Fuel and Feed Company	Thirty Six Hundred, LLC	Des Moines	Polk	Conversion of former office building into restaurant and bar.	\$555,259
Rider Lacy Block	Rider Lacy Block LLC	Dubuque	Dubuque	Rehabilitation of building for first-floor commercial space and 11 upper-story apartments.	\$683,744

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Jefferson High School	203 W Harrison LLC	Jefferson	Greene	Rehabilitation of building into 25 residential units.	\$2,486,897
Hope C. Martin Building	The Martin Flats, LLC	Waterloo	Black Hawk	Rehabilitation of building for first-floor restaurant and office space, with two upper-story residential units.	\$235,309
Black Hawk Fruit Co.	Dhani Water LLC	Waterloo	Black Hawk	Rehabilitation of vacant building into 26 apartments and office spaces.	\$771,098
Rath Packing Co. Administration Building	1515 Sycamore LLC (Force7Mgmt, LLC)	Waterloo	Black Hawk	Rehabilitation of long-vacant building into 87 affordable apartments.	\$5,466,307
<b>TOTAL</b>					<b>\$23,079,759</b>