

## North Dakota



### Building Superior Walls of North Dakota

Bismarck, ND (2023)

Verity Homes, led by Art Goldammer, has been a prominent player in the home building industry for over 20 years, focusing on production home building, modular home building, and land development. The company faced significant challenges in meeting the demand for new homes in rural communities due to prohibitive construction costs. Superior Walls, known for their precast foundation walls, offered a viable solution; however, the nearest facility was in Michigan, resulting in high transportation costs for North Dakota projects. To bring Superior Walls to North Dakota, Verity Homes partnered with DBL Equity Partners, First Western Bank, and Dakota Business Lending to explore various funding options.

#### FINANCING

**NMTC Financing:** DBL Equity Partners: \$8.8 million

**Equity Investor:** U.S. Bancorp Impact Finance

**Total Project Cost:** \$14.9 million

#### IMPACT

- 15 construction jobs
- 70 permanent FTE jobs (30 created and 40 retained)
- Created high-quality and accessible jobs for those in low-income or distressed areas

#### COMMUNITY

- This project is in a low-income and distressed census tract. The new facility addresses the need for cost-efficient construction solutions and provides significant economic benefits to the region.

**The New Markets Tax Credit program, combined with a Community Impact Loan and SBA 504 loan, helped establish a precast construction facility in a low-income and distressed area.**

In 2024, Dakota Business Lending created a custom financing structure that combined the NMTC, SBA 504, and Community Impact Loan programs into one project to provide the necessary financial support. This unique financing package allowed Art to take Verity Homes to the next level. By utilizing the SBA 504 loan to acquire real estate for Superior Walls, leveraging the NMTC allocation to cover new equipment, operating expenses, inventory, and start-up costs, and incorporating a Community Impact Loan for working capital, Art was able to advance the project with efficiency.

This innovative approach enabled Verity Homes to establish a Superior Walls franchise in North Dakota, resulting in significant community impact. The new facility generated numerous high-quality and accessible jobs, supported local community initiatives, and provided opportunities for formerly incarcerated individuals to reintegrate into society. By addressing rural construction needs and pioneering a financial model that blends SBA 504 loans with NMTC funding, Verity Homes has set a new standard for economic growth and sustainable development in North Dakota.

“The NMTC program significantly alleviated our cost constraints, particularly during the first years of operation. Without it, we would have faced much higher capital requirements to start the project.”

-Art Goldammer, owner of Superior Walls of North Dakota