

Attachment B

1.Application

Attachment G
1st Avenue Property
City of Council Bluffs, Iowa 51503

Proposal and Submittal Requirement Form:

In a clear and concise manner, contractor must submit proposals that demonstrate the contractor's capacity to satisfy the requirements of this RFP. Submittals shall include the following:

This page must be completed and included with the submittal (attach additional sheets if necessary).

1. Contractor Information including all partners involved with the project: Arch Icon Construction & Development Corporation

- a. Project contact person with all contact information:

Darin Smith / dsmith@arch-icon.com / (712)647-3355 / 509 Walker Street - Woodbine, IA 51579

- b. Insurance information:

FNIC Group carries all of Arch Icon's property, liability, umbrella and professional insurance policies. If successful in securing this property, Arch Icon will add property and liability insurance as required for this location.

2. Contractor Experience

- a. Description of contractor's experience and qualifications:

See Developer Experience

- b. List of all subcontractors:

- c. List of reference projects:

See Developer Experience

Signature of Authorized Representative:



Print Name and Title: Darin Smith / Manager

City of Council Bluffs, Iowa

Request for Proposals Cover Page

Project Information

Project Name CB Historic Federal Building (new name being developed)

Organization Information

Name of Developer Arch Icon Development Corporation

Mailing Address 509 Walker Street – Woodbine, IA 51579

Contact Person Darin Smith

Telephone (712) 647-3355 Fax _____

Email Address dsmith@arch-icon.com

Employer Identification Number 27-4277799 MBE/WBE Owned? N/A

DUNS Number 020289384

Partners

Type	Name and Address	Contact Person
Project Development	Arch Icon Construction Corporation 509 Walker Street Woodbine, IA 51579	Dustin Crook
Architectural Firm	Alley Poyner Macchietto Architecture 1516 Cuming Street Omaha, NE 68102	Albert Macchietto
Engineering Firm	Thompson, Dreessen & Dörner, Inc. (TD2) 10836 Old Mill Rd. Omaha, NE 68154	Joe Dethlefs
Lender		
Legal	Woods & Aitken, L.L.P. 10250 Regency Circle Omaha, NE 68114	Michael Matejka
Other (Purchasing Entity)	South 6th Street LLC EIN : 88-2581909	Darin Smith



PROJECT SUMMARY

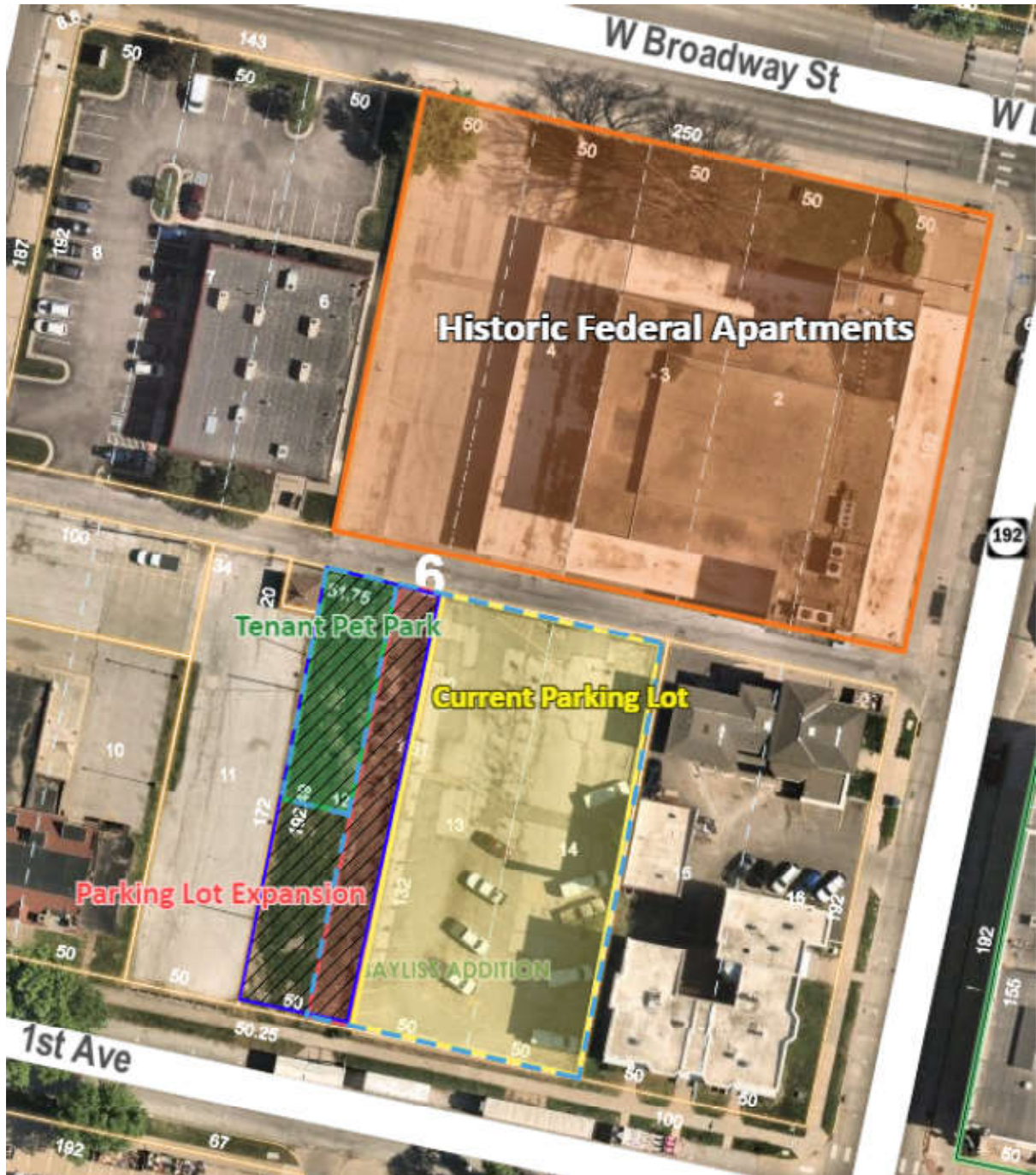
Arch Icon Development Corporation is offering to purchase the 1st Avenue property offered in this RFP to enhance our development of the former Council Bluffs Federal Building and Post Office.

The Historic Federal Building adaptive reuse development is a \$12.8 million development that will create (53) studio, one and two bedroom market-rate apartments with a 1950's flare for the City of Council Bluffs. The building will have top-of-the-line amenities for young working adults including office suites and a conference meeting room near the coffee bar in the first-floor commons space. The commons will also be a place to meet up with friends, work or study while enjoying your coffee. Additionally, this space will exit to an outdoor community patio with a fire pit. During colder months, tenants can relax in the theater room to watch their favorite block buster or streaming video. The former Federal Building will give convenient options for staying fit and healthy with a fitness / yoga area. Residents with alternative means of transportation will have access to secure bike storage. The third floor will preserve the existing court room and provide lounge type amenities.

The addition of the 1st Avenue property will enable us to improve the flow of traffic in and out of the south parking lot we currently own. Also, it provides greater opportunity for green space and landscaping buffering for the south parking lot and alley. Specifically, the additional space allows for a unique amenity, an enclosed pet park with key-card access for Federal Building tenants and their pets.

In the long term, Arch Icon has some interest in further housing development in this area that would increase housing density on the block. If those plans would come to fruition, we would combine this location with existing surface parking to create ped parking underneath vertical housing development. We are open to including redevelopment of the old YMCA or its site in these future plans if available and feasible.

Arch Icon appreciates this opportunity provided by the City of Council Bluffs and we look forward to continuing as a housing provider for the community.





509 Walker St. · Woodbine, IA 51579
Phone: (712) 647-3355

RESUME

Executive Summary

Principals Darin Smith and Mindy & Dustin Crook, established Arch Icon Development and Arch Icon Construction Corporations in 2010. Mindy specializes in design development, marketing and branding, property management and company administration. Dustin is a licensed general contractor in Iowa and Nebraska and focuses on construction estimating, budgeting, plans development, procurement and management. Darin's background is business administration with a focus on operations and project management and financing. Elizabeth Heistand is also part of the team focused on grant and tax credit applications as well as project management, due diligence and compliance. Their combined talents form a creative, lean, vertically integrated development company specializing in the development of market-rate and affordable housing, along with commercial space in the Omaha, Council Bluffs and Sioux City areas.

Arch Icon believes the creation of housing is key to economic, community and neighborhood development. They enjoy creating multi-family housing on their own and in partnership with non-profits and especially enjoy the preservation and adaptive reuse of historic buildings. Below is a list of past and current developments. Please visit www.arch-icon.com to view some of our accomplishments.

Completed developments:

- **NUIHC Center** – \$8M redevelopment of the old Eagles Club located at 2226 N. Street, Omaha, NE. This is the new home for Nebraska Urban Indian Health Coalition (NUIHC). This project was funded through a philanthropic capital campaign. Completed June 2022.
- **Garage Lofts Apartments**- \$6.3M new construction of (30) affordable apartments in a mix of (18) three-bedroom and (12) four-bedroom units utilizing Low-Income Housing Tax Credits & HOME Funds. There is a total of (20) LIHTC units, (4) LIHTC / HOME units and (6) Market-Rate units. This project is located 424 S. 24th Street, Omaha, NE. Completed February 2021.
- **Cedarwood** - \$8M rehabilitation of the 150 Cedarwood apartments in Omaha. Arch Icon Development was consultant to Metonic to secure and allocation of Low-Income Housing Tax Credits as the primary source of funding. Arch Icon Construction will serve as the General Contractor for the \$8M renovation. Completed December 2020.
- **Eagle Heights Apartments** – \$8M new construction of (44) one-, two- and three-bedroom units utilizing Low-Income Housing Tax Credits, HOME Funds, Tax Increment Financing (TIF). This project is located in Omaha, NE. This is a partnership between Arch Icon and the Nebraska Urban Indian Health Coalition. Completed July of 2020.

- **Everett School** – \$5M historic renovation and rehabilitation of the Everett School Elementary School Building located in Sioux City, IA into (20) affordable one-, two-, three- and four-bedroom units utilizing Low Income Housing Tax Credits and Historic Tax Credits. Completed June 2019.
- **Aberdeen Apartments** – \$12M historic renovation and rehabilitation of the Central High School Annex Building located in Sioux City, IA into (46) one-, two-, three- and four-bedroom apartments utilizing Low-Income Housing Tax Credits and Historic Tax Credits. Completed November 2018
- **Lofts on 24th** – \$5M adaptive reuse historic renovation of the H. Thiessen Pickle Co. / Aksarben Beef Building at 24th and Vinton, Omaha into (20) affordable loft style apartments utilizing Low Income Housing Tax Credits and Historic Tax Credits. Development serves families with children of special needs. Completed July 2016.
- **The Flats on Howard** – \$19M Historic Revitalization of 8 properties (12 buildings) including a two-block neighborhood site redevelopment in the Howard Street Historic Apartment District between 22nd and 24th and Howard, Omaha, NE. (63) apartments were completed and 100% leased in 2015. The remaining (92) were completed in July 2016.
- **Longview Townhomes** – \$2M housing development to build (10) new townhomes in Missouri Valley, IA with \$1.6M in CDBG and \$190,000 in TIF. Completed October 2014.
- **Rose Court Estates** – \$2.7M housing development to build (14) new duplexes in Woodbine, IA with \$2.2M in CDBG Funding and \$325,000 in TIF. Completed November 2014.
- **Normal Street Townhomes** Multifamily housing – \$900,000 development to build (7) townhome style apartments in Woodbine, IA utilizing \$704,000 in CDBG funding. Completed May 2013.
- **Main Street Upper Floor Housing** - \$700,000 development to renovate and add (6) upper floor one- and two-bedroom apartments on Woodbine's Main Street utilizing CDBG funding. Completed December 2013.
- **The Junction** – \$2M historic renovation creating (12) Market-rate apartments and commercial space at 24th and Farnam, Omaha, NE utilizing Federal Historic Tax Credits. Completed April 2013.
- **Movers and Shakers** - \$200,000 adaptive-reuse project, creating a martial arts and dance studio utilizing State and Federal Historic Tax Credits, CDBG funds and Tax Increment Financing, Woodbine, IA. Completed December 2012.
- **Artisan** - \$500,000 historic renovation creating an Artist's Business School, an artist's studio and gallery, glass blowing shop with (1) upper floor loft apartment. Sources of funding included Federal and State Historic Tax Credits, CDBG funds and Tax Increment Financing, Woodbine, IA. Completed December 2012.
- **Facade Master Plan** - \$1M project with \$500,000 in State of Iowa Downtown Revitalization CDBG funds to historically and sustainably renovate the facades of 25 Buildings in Woodbine, IA's Historic Main Street district. Completed in 2011-2012.
- **Historic Gas Station Renovation** - \$100,000 adaptive reuse of historic “eyebrow” gas station into the Woodbine “Main Street Station” chamber office, community meeting space and visitor welcome center, Woodbine, IA. Completed December 2011.

- **Woodbine Savings Bank** – \$2.5M historic renovation and rehabilitation of (11) one-bedroom / one-bathroom apartments and commercial space utilizing Low Income Housing Tax Credits, Federal Historic Tax Credits, HOME and CDBG funds and Tax Increment Financing, Woodbine, IA. Completed November 2011.
- **Alegent Health Clinic** - \$1.25M project sponsored by the Woodbine Community Betterment and Development Corporation to construct a new 5,700 square foot health clinic to be leased to Alegent Health utilizing USDA Community Facility Loan and Grant funding, Woodbine, IA. Completed March 2011.
- **Oddfellows / Siebels Renovation** – \$1.6M historic renovation creating (7) market-rate two-bedroom / two-bathroom apartments, restaurant, office and retail space utilizing state and Federal Historic Tax Credits, Grayfield Tax Credits, affordable housing (IJOBS) grant, State Housing Trust Fund, CDBG funds, Main Street Iowa IJOBS, Rural Energy for America funding and Tax Increment Financing, Woodbine, IA. Completed December 2010.

Developments in the works:

- **1120 Lofts Apartments** - \$7.5M new construction of (30) affordable apartments in a mix of (18) three-bedroom and (12) four-bedroom units utilizing Low-Income Housing Tax Credits and National Housing Trust Funds. Total of (19) LIHTC units, (5) LIHTC / HTF units and (6) market rate units. This project is located 20th & Paul in Omaha, NE. Construction commenced in Spring of 2022 and will be completed May 2023.
- **The Cottages by Siena / Francis House**- \$8.7M new construction project of (50) “Tiny Homes” for the homeless. Located at 1528 N 16th Street, downtown Omaha. Arch Icon Development is the development consultant to Siena Francis House to secure the allocation of LIHTC as the primary source of funding. Arch Icon Construction serves as the General Contractor for the project. Construction started in Spring 2022; completion expected July 2022. The project is a large collaboration between NIFA, NE Dept of Economic Development, the City of Omaha, Siena/Francis House and Metro Community College.
- **Council Bluffs Federal Building** - \$12M historic renovation / adaptive reuse of the former Council Bluffs Iowa Federal Courthouse Building and Post Office. 53 market rate studio, one, and two bedroom apartments utilizing State and Federal Historic tax credits as the primary source of funding along with grayfield and workforce housing tax credits. Construction anticipated July 2023 with completion July 2024.
- **Millard Landing** - \$13.5M new construction of 50 two bedroom, one bath senior affordable and market rate housing at 12565 Weir St. in Omaha in the old Millard East neighborhood. The development will utilize LIHTC, NE Affordable Housing Tax Credits and National Housing Trust Funds along with an ARPA loan from Front Porch Investments as the primary sources of funding. Pending an allocation October, 2023 construction will begin May 2024 and be complete May 2025.
- **The Asher**- \$8.1M new construction of (30) affordable units in Sioux City, IA utilizing Low Income Housing Tax Credits (LIHTC). The application was submitted to the Iowa Finance Authority (IFA) in April 2023, pending LIHTC allocation July 2023.
- **Spin Lofts** \$11.5M new construction of (50) one-, two-, and four-bedroom units in Council Bluffs, IA. Funding sourced primarily using Low Income Housing Tax Credits (LIHTC) and City of Council Bluffs HOME & ARPA Funds. Application will be submitted to Iowa Finance Authority (IFA) April 2024.

5. Project Timeline



1st Avenue Property - Project Timeline

<u>EVENT</u>	<u>Date</u>
Council Bluffs RFP Due	5/17/2023
Title Work	5/18 - 6/30/2023
Closing / Site Control	6/30/2023



1st Avenue Property

The Federal Building Development is a \$12.8 million development. Arch Icon is willing to share the Federal Building overall budget upon specific request outside of the Ionwave application so that it may remain confidential. However, for the acquisition of the 1st Avenue property, South 6th Street, LLC, Arch Icon's limited liability company that owns the Federal Building, will pay cash upon closing as soon as all title issues are resolved. We are prepared to offer the minimum \$35,000 with an escalation of \$1,000 over the next highest qualified offer up to \$55,000.



Project Contingencies

- **Site Control** - Arch Icon will not require any contingencies with the offer other than clear title. The purchase agreement will be a straightforward cash offer.
- **Arch Icon's (Purchasing Entity will be "South 6th Street, LLC) cash offer is \$35,000 purchase price, \$5,000 non-refundable earnest deposit upon execution of purchase agreement.**
- **Escalation Clause** – Offer increased by \$1,000 over any other qualified RFP response offer amount up to \$55,000.