2020 APPLICATION FOR URBAN REVITALIZATION INCENTIVES

CASE # 20-URV-001

1. Applicant: Chris Brokman Phone:402-990-1919
   Address: 17702 Garrett Cir. C.B. IA 51503 *Status:
   Email address: advancedmachine@advanced-machinellc.com

   * Status (designate one): P.O. - Property Owner + L.H. - Legal Option Holder
   C.P. - Contract Purchaser A. - Owner's Authorized Agent

2. Represented by: Phone:
   Address:
   Email address:

3. Name of company who will be occupying the building: Advanced Machine

4. Address or location of property: 920 South 17th street Council Bluffs Iowa 51501

5. Legal description and parcel number: Fleming & Davis Lots 1 thru. 12

6. Present zoning district:

7. Present assessed valuation of property:
   Total: $ 249,400 Land: $ 92,800
   Dwelling: $ 156,600 Other Building: $

8. Project narrative (include size and description of building, type of business, jobs created, etc.—attach additional sheets if necessary): 60' x 80' Building addition with added parking.

9. Total project investment (cumulative): $498,695 $ 486,987.57

10. Total project investment (2019 only): $498,695 $ 436,987.57

11. Construction start date: 4/01/19
    Construction completion date: 11/01/19

12. Exemption schedule:
    This Partial exemption for ten years ✓
    ____ 100% exemption for three years
    ____ 100% exemption for four years (multi-family residential only)
    ____ 100% exemption for ten years (multi-family rehabilitation only)

EXHIBIT 'A' – REAL ESTATE IMPROVEMENT COST REPORT

1. TYPE OF BUILDING OR IMPROVEMENT AND USE: Sips Building (mainly storage)
2. BASIC BUILDING OR IMPROVEMENT CONSTRUCTION: _____
3. ESTIMATE THE PERCENTAGE OF COMPLETION AS OF JANUARY 1, 2020: 100%
4. BUILDER'S COST BREAKDOWN:

EXCAVATING AND GRADING	see attached
CONCRETE (foundation, walks, drive)	
FRAMING – Material	
Labor	
ROOFING	
GLASS	
HEATING AND AIR CONDITIONING	
PLUMBING (including sewers)	
ELECTRICAL	
INSULATION	
DRY WALL	
CARPENTER (labor, lumber, hardware)	
PAINTING AND DECORATING	
FLOORING	
LANDSCAPING	
ARCHITECT	
SURVEY	
BUILDING PERMITS	
INSURANCE	
CONSTRUCTION LOAN FEE AND INTEREST	
OVERHEAD AND PROFIT	
MISCELLANEOUS	
FIXTURES AND EQUIPMENT (Please attach a detailed list)	
TOTAL BUILDING COST	~~$448,695~~ $436,987.57
Does the above building cost represent cost to date or total project cost when completed?	total
PURCHASE PRICE OF LAND (if applicable)	$50,000 (2018)
TOTAL (land plus improvement cost)	~~$498,695~~ $436,987.57

4. CERTIFICATION:
I, the undersigned, representing ownership on the above property, herewith certify that the above statement of amounts and actual value of said property is true and correct, and represents total cost and investment by all parties involved.

Subscribed and sworn to before me,

this 26th day of December, 20 19

Notary Public

JOSEPH P STEPHENS
Commission Number 745771
My Commission Expires
3/12/22

SIGNATURE: _____
NAME

Owner
TITLE OR POSITION WITH COMPANY

Chris Brokman
OWNER'S NAME

Advanced Machine
NAME OF BUSINESS OR COMPANY

Form updated 12-2-2019

THIS PAGE IS FOR OFFICIAL USE ONLY:
Name of Area: Indian Creek
Date Established: 12-12-2011
Expiration Date: 12-12-2021

Is the application complete? X Yes _____ No
Is the project eligible? X Yes _____ No

The Director of the Community Development Department does hereby certify that the applicant's application is complete, the project as presented is eligible and X approves _____ disapproves the work as being in substantial conformance with the improvement plan.

Signature:_____
Brandon M. Garrett, Director, Community Development Department

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The Mayor and the City Council for the City of Council Bluffs, Iowa, do hereby _____ approve _____disapprove the applicant's project as being in substantial conformance with the City's plan for urban revitalization and do thereby also ___ approve _____ disapprove the project as qualifying for the benefits under urban revitalization.

Signature:_____
Matthew J. Walsh, Mayor, City of Council Bluffs

This application is forwarded to the Office of the Assessor on the _____ day of _____, 2020, and hereby qualifies for an exemption from taxation as follows:

X 1. All qualified real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years. The amount of the partial exemption is equal to a percent of the actual value added by the improvements, determined as follows:

a. For the first year, eighty percent
b. For the second year, seventy percent
c. For the third year, sixty percent
d. For the fourth year, fifty percent
e. For the fifth year, forty percent
f. For the sixth year, forty percent
g. For the seventh year, thirty percent
h. For the eighth year, thirty percent
i. For the ninth year, twenty percent
j. For the tenth year, twenty percent

_____ 2. All qualified real estate is eligible to receive a one hundred percent exemption from taxation on the actual value added by the improvements. The exemption is for a period of three years.

_____ 3. Multi-Family New Construction (12 or more units) - All eligible multi-family construction shall be eligible to receive a 100% exemption for a period of four years.

_____ 4. Multi-Family Rehabilitation (3 or more units) - All eligible multi-family rehabilitation projects shall be eligible to receive a 100% exemption for a period of ten years.

13. Attached to the application are:
    Exhibit 'A' - Builder's cost breakdown
    Exhibit 'B' – Check for application processing fee
    Exhibit 'C' – Plot plan
    Exhibit 'D' – Copy of building permit
    Exhibit 'E' – Copy of certificate of occupancy

14. Will any persons, including families, business concerns or others be displaced as a result of the improvements made for this project? _____Yes no__X__No
    If yes, please explain:_____
    _____
    _____

15. Waiver to enter property:
    The applicant hereby authorizes the Community Development Department, the Assessor's Office and/or their representatives to enter the property described above for the purpose of verifying all claims and data related to the application. (Note: Failure to sign the authorization may prevent the processing of the application.)

Chris Brokman owner
Signature, Title

Chris Brokman Owner
Print name and title

12/26/19
Date

CERTIFICATION

I certify that all information, representations, or statements provided to the City of Council Bluffs, in connection with this application, are true and correct in all material respects.

Chris Brokman owner
Signature, Title

Chris Brokman owner
Print name and title

12/26/19
Date

DEADLINE

This application, along with all required attachments, must be returned to the City of Council Bluffs-Community Development Department by **February 1, 2020** Applications received after this date may not be processed and/or approved.

Urban Revitalization – Project Approval Process

Owners of property who have made improvements within a designation urban revitalization area must apply to receive tax exemption benefits. If an improvement project extends over several years, an application is required for each calendar year that improvements were completed. The following provides a general outline of the City's application and review procedures.

1. Application

   Applications for tax abatement must be made to the City by February 1st following completion of the improvements. Failure to submit by the February 1st deadline may result in an automatic denial of benefits. Upon approval, the City is required to submit this approval to the County Assessor by March 1st. *In addition, applications must be submitted in each calendar year that improvements are made.* All applications shall be made on forms prepared by the Community Development Department.

2. Fees

   A processing fee shall be submitted with each annual project review application. The fee shall be equal to a base fee of $500.00 plus $15.00 per $100,000 in added valuation. However, the processing fee shall not exceed $1,500.00.

   This fee must be attached by check to this application in order for review to begin.

3. Review Procedure

   The following procedure will be utilized in reviewing applications:

   - The applicant requests a preliminary conference with the Community Development Department to review and explain the application process. Applications along with all required data are due by February 1st to the Community Development Department.

   - Only typed or computer-generated applications will be accepted and reviewed. *(Contact the Community Development Department to have an electronic copy of this application e-mailed to you).* Any material change to the format, questions or wording of questions presented in this application, will render the application invalid and will not be accepted.

   - Complete the application fully; if any questions are left unanswered or required attachments are not submitted, an explanation must be included.

- Additionally, inaccurate information of a significant nature may disqualify the application from consideration.

- As part of the Community Development Department acceptance procedure additional information or data may be required.

4. The Community Development Department shall review the forms and data for completeness. If there is a deficiency, the Department will notify the applicant within seven (7) days. The application will not be processed until completed.

5. The Department shall review the application according to the following criteria: 1) conformance with the Urban Revitalization Plan; 2) a finding that the site is within a designated area; 3) a finding that the work has been completed within the time required to qualify for abatement in the assessment year; 4) a finding that the application is consistent with Chapter 404 of the Iowa Code; and 5) a finding that the application is consistent with all applicable city codes and ordinances.

6. Upon review of the application, the Community Development Department will prepare a recommendation and schedule the application for City Council consideration.

7. The City Council will by resolution accept or reject the application and improvements as conforming to all City codes and State law.

8. The City Council will then direct the Community Development Department to transmit a copy of the case file to the Pottawattamie County Assessor's Office by March 1st as required by Chapter 404 of the Iowa Code.

Sales tax	7.0%
Burden	26.0%
O&P	7.00%
Bldr Risk	no
Perf Bond	no

ANDERSEN CONSTRUCTION COMPANY

	L+Burden	Mat+Tax	Sub	Equip
	85,957	80,195	204,229	4,100

Subtotal	374,481
Overhead & Profit	26,214
Builder's Risk	-
Performance Bond	-
Total Bid	**400,695**

yes

Item #	Description	Labor	Material	Sub	Equipment	Bidder	Total
1000	General Conditions	25,920	3,625	600	1,600		38,738
1002	Building Permit			1,800			1,800
1004	Testing			500		dirt compaction at fill	500
1006	Layout			1,500			1,500
1008	Silt Fence			600			600
1108	retention seeding and compost	800	1,400		500		3,006
2000	Stripping of Site & Trees					buck	-
2002	Excavation			22,770		buck added fill, compaction stri	22,770
2004	Finish Grading and Seeding			800			800
2100	Fence at dumpster move			6,440		quality fence changed shape ac	6,440
2300	Demo Cut Holes					in framing	-
2400	Saw Cut Foundation at Roll up and walk door			1,200		National added foundation cut	1,200
3199	Reinforcing Steel		4,500				4,815
3200	Footings and Foundations			9,720		Bobby	9,720
3300	Finish Floor/paving			77,882		plus 27,379.00	77,882
3320	Paving & Sidewalks					barger	-
3321	Stripe and Handicap			600			600
3325	Caulking of Paving			1,200			1,200
4200	Masonry			6,600		thomas removed north elevatic	6,600
5000	Pipe Bollards		1,600				1,712
6500	Ceiling Sheathing		1,800				1,926
6600	SIPS Package 4 guys 5 weeks	22,200	56,300		1,000	EPS	89,213
6700	Draft stops	800	485				1,527
6800	Install Metal Works	18,500	950		1,000		25,327
6900	Gutters			2,000		Jim lahood	2,000
7200	Loose Fill Insulation R50			3,600		A1	3,600
8110	Hollow Metal Doors		3,637			TCH added 1 walk door	3,892
8350	2 Overhead Doors /1 Rolling Door oper			16,176		over door co	16,176
8610	Windows in EPS Package		-			EPS Package	-
9250	Drywall/Ceiling Bathroom			3,500		sommerville	3,500
9650	Vinyl Base		50				54
9900	Painting		600				642

Sales tax	7.0%
Burden	26.0%
O&P	7.00%
Bldr Risk	no
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ANDERSEN CONSTRUCTION COMPANY

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85,957	80,195	204,229	4,100

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yes

Item #	Description	Labor	Material	Sub	Equipment	Bidder	Total
10000	Toilet Specialities		-				-
15000	HVAC			24,653		standard	24,653
15500	Plumbing added urinal, floor drain			7,578		jeff driver	7,578
15502	site sanitary			7,000		Dan Driver	7,000
15600	Tie in downspouts and push to retention			4,200		Dan Driver	4,200
16000	Electrical to Owner Glenco					by glenco	-
16001	Snow Guards			3,310			3,310
							-
							-
							-
							-
							-
							-
							-
							-
							-
							-
		-	-	-	-		-

Subtotal	68,220	74,947	204,229	4,100
Burden/Sales Tax	17,737	5,248		

GLENCO ELECTRIC INC.

504 S 10th Street
Council Bluffs, IA 51501-4068

Invoice

Date	Invoice #
11/5/2019	42440

Invoice To:

Advanced Machine
920 S 17th Street
Council Bluffs, IA 51501

Paid 11/15/19

P.O. No.	Terms
	Net 30

Description	Amount
Furnished and Installed 277/480 service, panel and underground feeders.	
Furnished and installed wiring for addition including the following:	
(12) LED high bay fixtures.	
(2) 480 volt air-conditioners	
(2) Furnaces	
(1) Bathroom	
(5) LED outside wall pack fixtures	
(3) Garage door openers	
(12) 110 volt outlets	
(1) Air-compressor	
(1) 208 volt saw	
Base Bid	32,565.00
Extras:	
Step down transformer	2,834.82
Higher amperage breaker and wire to feed transformer	165.85
Larger size wired from transformer to larger size panel	406.60
Material used to wire 60 amp plug	320.30
Amount Paid on Invoice #42393	-20,000.00

A Service Charge of 1 1/2% per month will be added to all accounts not paid within 30 days. This represents an annual rate of 18%.

Subtotal	$16,292.57
Sales Tax (7.0%)	$0.00
Total	**$16,292.57**

Phone #	Fax #	Email
712.328.0615	712.328.0162	wglenn@glencocb.com

GLENCO ELECTRIC INC.

504 S 10th Street
Council Bluffs, IA 51501-4068

Invoice

Date	Invoice #
9/30/2019	42393

Invoice To:

Advanced Machine
920 S 17th Street
Council Bluffs, IA 51501

paid 10/18/19

P.O. No.	Terms
	Net 30

Description	Amount
Draw for wiring addition and installing new 480 volt service.	20,000.00

A Service Charge of 1 1/2% per month will be added to all accounts not paid within 30 days. This represents an annual rate of 18%.

Subtotal	$20,000.00
Sales Tax (7.0%)	$0.00
Total	**$20,000.00**

Phone #	Fax #	Email
712.328.0615	712.328.0162	wglenn@glencocb.com

City of Council Bluffs

Building Division

CERTIFICATE OF OCCUPANCY

920 S 17TH ST

Pursuant to the requirements of the 2015 International Building Code and the various ordinances of the City of Council Bluffs as adopted, this certifies that at the time of issuance this structure was in compliance regulating building construction and use for the work that permit #1900414 was completed for.

Owner: BROKMAN, CHRISTOPHER M
920 S 17TH ST
COUNCIL BLUFFS IA 51501

Contractor: ANDERSEN, MARK ANDERSEN CONSTRUCTION
3125 S 11TH ST
COUNCIL BLUFFS IA 51501

Description of Work: ADDITION

Parcel: 754435405002

Occupancy: F-1 FACTORY MODERATE HAZARD

Maximum Occupant Load: 16

Fire Sprinkler: NO

Type of Construction: VB COMBUSTIBLE FRAME NON RATED

This CERTIFICATE OF OCCUPANCY is hereby issued under the direction and authority of the Building Official for the City of Council Bluffs, Iowa on this date of 2/12/2020.

Steve Carmichael
Chief Building Official