2020 APPLICATION FOR URBAN REVITALIZATION INCENTIVES

CASE # 20URV-004

1. Applicant: Immanuel Elderly Housing II LLC Phone:
   Address: 1044 N 115th Suite 500, Omaha, NE 68154 *Status:P.O.
   Email address:

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

2. Represented by: Kelle Scott - Controller Phone:402-829-2933
   Address: 1044 N 115th Street Suite 500, Omaha NE 68154
   Email address: kscott@immanuel.com

3. Name of company who will be occupying the building: Immanuel Elderly Housing II LLC

4. Address or location of property: 1681 College Road, Council Bluffs, IA 51503

5. Legal description and parcel number: CO BLUFFS AGRI-NEW HORIZON SUB REPLAT 2 LT 1 – Parcel #754328301001

6. Present zoning district: 001 - CO BLUFFS AG/CO BLUFFS SC

7. Present assessed valuation of property:
   Total: $ 328,000 Land: $ 328,000
   Dwelling: $ Other Building: $

8. Project narrative (include size and description of building, type of business, jobs created, etc.—attach additional sheets if necessary): Graceview Courtyard sits on 3.285 acres and has 56 low income housing Independent Living apartments for adults over 55 years of age and will provide related programs for seniors to meet the physical, emotional, recreational, social and religious needs of aged persons. There will be 2 full-time equivalent new positions created.

9. Total project investment (cumulative): $7,628,400.18

10. Total project investment (2019 only): $6,185,153.09

11. Construction start date: 8/06/18
    Construction completion date: 2/07/20 – tentative

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

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 _____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.)

Scott Bear - CFO
Signature, Title

Scott Bear, CFO
Print name and title

1-27-2020
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.

Scott Bear - CFO
Signature, Title

Scott Bear, CFO
Print name and title

1-27-2020
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.

EXHIBIT 'A' – REAL ESTATE IMPROVEMENT COST REPORT

1. TYPE OF BUILDING OR IMPROVEMENT AND USE: 56 Unit Independent Living
2. BASIC BUILDING OR IMPROVEMENT CONSTRUCTION: Wood Framed
3. ESTIMATE THE PERCENTAGE OF COMPLETION AS OF JANUARY 1, 2020: 65.83%
4. BUILDER'S COST BREAKDOWN:

EXCAVATING AND GRADING	$ 207,363.46
CONCRETE (foundation, walks, drive)	$ 933,064.22
FRAMING Material	$ 636,567.01
Labor	$ 298,154.95
ROOFING	$ 308,207.55
GLASS	$ 181,581.60
HEATING AND AIR CONDITIONING	$521,773.17
PLUMBING (including sewers)	$824,881.01
ELECTRICAL	$764,701.77
INSULATION	$ 58,381.87
DRY WALL	$ 416,901.95
CARPENTER (labor, lumber, hardware)	$ 557,544.21
PAINTING AND DECORATING	$ 143,150.58
FLOORING	$ 128,130.86
LANDSCAPING	$ 90,533.28
ARCHITECT	$ 408,525.79
SURVEY	$ 5,850.89
BUILDING PERMITS	$ 35,389.63
INSURANCE	$ 124,979.27
CONSTRUCTION LOAN FEE AND INTEREST	$ 75,014.00
OVERHEAD AND PROFIT	$195,933.82
MISCELLANEOUS	$ 293,473.35
FIXTURES AND EQUIPMENT (Please attach a detailed list)	$ 159,045.94
TOTAL BUILDING COST	$7,369,150.18
Does the above building cost represent cost to date or total project cost when completed?	Cost to date
PURCHASE PRICE OF LAND (if applicable)	$ 259,250
TOTAL (land plus improvement cost)	$7,628,400.18

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 27 day of January, 2020

Michele J. Shonka
Notary Public

GENERAL NOTARY - State of Nebraska
MICHELE J. SHONKA
My Comm. Exp. Sept. 6, 2021

SIGNATURE: Scott Bess
NAME

CFO
TITLE OR POSITION WITH COMPANY

Immanuel
OWNER'S NAME

Immanuel Elderly Housing II, LLC
NAME OF BUSINESS OR COMPANY

Form updated 12-2-2019

Parcel # 754328301001

Detail List
Fixtures and Equipment

Window Blinds - $14,524.53

Appliances - $13,352.26

Elevator - $86,412.83

Mission Plaque - $1,810.65

Signage – Inside/Outside - $8,910.00

Window Coverings - $2,212.20

Salon Equipment - $9,237.37

Furniture & Accessories - $22,586.10

ALTA/NSPS LAND TITLE SURVEY

LOT 1, NEW HORIZON SUBDIVISION, REPLAT 2, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

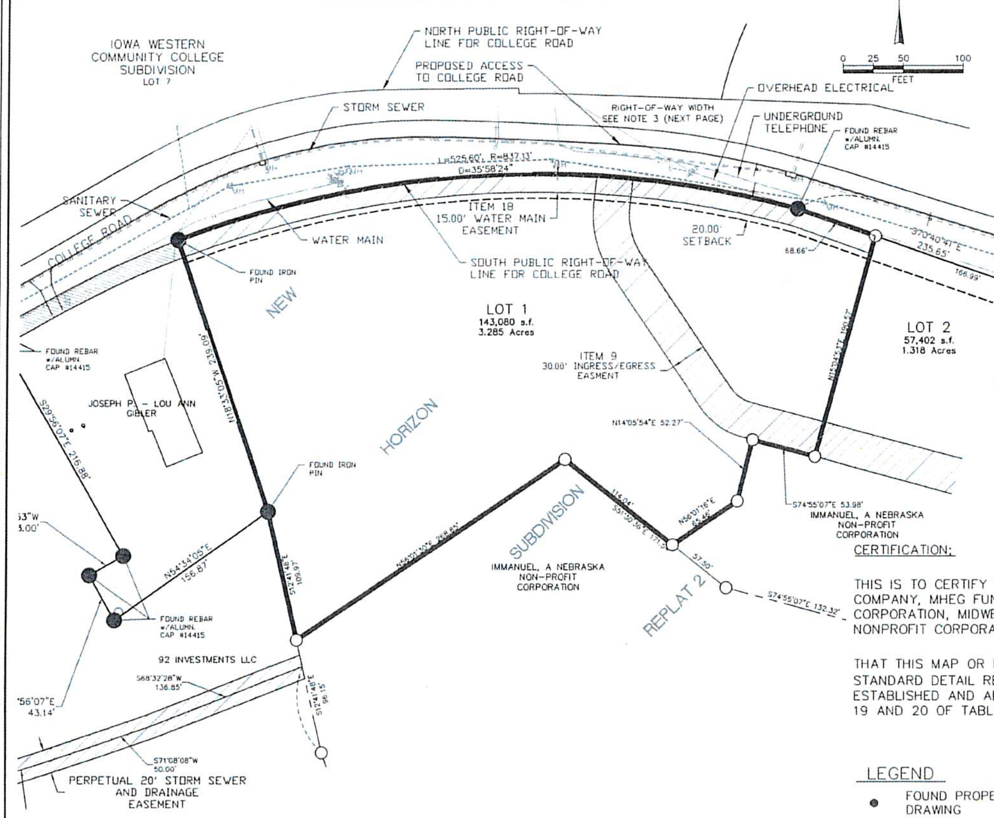
RECORDER'S INDEX
LOT: 1
SUBDIVISION: NEW HORIZON SUBDIVISION, REPLAT 2
SECTION:
CITY: COUNCIL BLUFFS
COUNTY: POTTAWATTAMIE
PROPRIETOR: IMMANUEL ELDERLY HOUSING II, LLC
REQUESTED BY: IMMANUEL ELDERLY HOUSING II, LLC
DATE OF FIELD SURVEY: SEPTEMBER 14, 2018

LEGAL DESCRIPTION

LOT 1, IN THE FINAL PLAT OF NEW HORIZON SUBDIVISION REPLAT 2, COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

SAID LOT 1 CONTAINS 3.285 ACRES, MORE OR LESS.

Prepared By: JONATHAN M. LEISINGER, 640 Fifth Ave., P.O. Box 919, Council Bluffs, IA 51502: Phone (712) 323-0530



TITLE COMMITMENT NO.: NCS-925574-OMHA

EFFECTIVE DATE: OCTOBER 1, 2018 at 08:00:00 AM

SCHEDULE B II

1–2	GENERAL IN NATURE, NOT SURVEY RELATED AND NOT SHOWN HEREON.
3	NONE AT THE TIME OF SURVEY.
4	GENERAL IN NATURE, NOT SURVEY RELATED AND NOT SHOWN HEREON.
5	NONE AT THE TIME OF SURVEY.
6–8	GENERAL IN NATURE, NOT SURVEY RELATED AND NOT SHOWN HEREON.
9	TERMS AND CONDITIONS OF EASMENT, SETBACK, COVENANTS AND RESTRICTION RECORDED IN BOOK 2018, PAGE 11780 DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.
10	DECLARATION OF RESTRICTIONS RECORDED IN BOOK 2014, PAGE 2702 DOES AFFECT ALL OF LOT 1, IS NOT SURVEY RELATED AND IS NOT SHOWN HEREON.
11	TERMS AND CONDITIONS OF EASEMENTS, SETBACK, COVENANTS AND RESTRICTIONS RECORDED IN BOOK 107, PAGE 2289, RESOLUTION APPROVING NEW HORIZON PLAT RECORDED IN BOOK 107, PAGE 50 AND AFFIDAVIT OF CORRECTION RECORDED IN BOOK 2013, PAGE 16416 DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.
12	TERMS AND CONDITIONS OF STORM WATER DETENTION BASIN CONSTRUCTION AGREEMENT RECORDED IN BOOK 2014, PAGE 11694 DOES NOT AFFECT THE SUBJECT PROPERTY AND NOT SHOWN HEREON.
13	ASSUMPTION AGREEMENT AND CONSENT RECORDED IN BOOK 2014, PAGE 13345 IS GENERAL IN NATURE, NOT SURVEY RELATED AND NOT SHOWN HEREON.
14	DRAINAGE EASEMENT RECORDED IN BOOK 2014, PAGE 2753 DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.
15	EASEMENT AGREEMENT RECORDED IN BOOK 2017, PAGE 1278 DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON.
16	TERMS AND CONDITIONS OF EASEMENT FOR PUBLIC HIGHWAY RECORDED IN BOOK 1430, PAGE 509 DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON.
17	PERMANENT EASEMENT FOR SANITARY SEWER RECORDED IN BOOK 2017, PAGE 1280 DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON.
18	TERMS AND CONDITIONS OF EASEMENT AGREEMENT RECORDED IN BOOK 2018, PAGE 12259 DOES AFFECT SUBJECT PROPERTY AND IS SHOWN HEREON.
19	TERMS AND CONDITIONS OF BILL OF SALE RECORDED IN BOOK 2017, PAGE 6308 DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON.
20	TERMS AND CONDITIONS OF LIMITATIONS OF ACCESS RECORDED IN BOOK 1426, PAGE 191 DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON.
21	TERMS AND CONDITIONS OF LIMITATIONS OF ACCESS RECORDED IN BOOK 1426, PAGE 195 DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON.
22–23	GENERAL IN NATURE, NOT SURVEY RELATED AND NOT SHOWN HEREON.

CERTIFICATION:

THIS IS TO CERTIFY TO FIRST AMERICAN TITLE COMPANY, IMMANUEL ELDERLY HOUSING II, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, MHEG FUND 50, LP, A NEBRASKA LIMITED PARTNERSHIP, MIDWEST HOUSING ASSISTANCE CORPORATION, A NEBRASKA CORPORATION, MIDWEST HOUSING DEVELOPMENT FUND, A NEBRASKA NONPROFIT CORPORATION, IMMANUEL, A NEBRASKA NONPROFIT CORPORATION, HORIZON BANK, AND EACH AFFILIATES, SUCCESSORS AND ASSIGNS:

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE ALTA/NSPS LAND TITLE SURVEYS (EFFECTIVE FEBRUARY 23, 2016), JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 5, 2018.

LEGEND

- ● FOUND PROPERTY PIN AS NOTED IN THE DRAWING
- ○ SET 5/8" REBAR WITH ALUMN. CAP MARKED HGM ASSOC. #14415

PROFESSIONAL LAND SURVEYOR JONATHAN M. LEISINGER 14415 IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JONATHAN M. LEISINGER — NOVEMBER 28, 2018 (DATE)

LICENSE NUMBER 14415

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018

PAGES OR SHEETS COVERED BY THIS SEAL: SHEET 1 OF 2 AND SHEET 2 OF 2

this drawing is being made available by hgm associates inc. for use on this project in accordance with hgm associates inc. agreement for professional services. hgm associates inc. assumes no liability for any use of this drawing or any part thereof except in accordance with the terms of the above agreement.

hgm ASSOCIATES INC.
640 FIFTH AVENUE COUNCIL BLUFFS, IOWA
PHONE: (712) 323-0530

drawn: DEF | designed: DEF | approved: JML | date: SEPT.'18 | revision | date

project: IMMANUEL ELDERLY HOUSING
client: IMMANUEL ELDERLY HOUSING II, LLC, 1044 N. 115TH STREET SUITE 500, OMAHA NE 68154
sheet: ALTA/NSPS LAND TITLE SURVEY

project no. 111418
sheet 1 OF 2

ALTA/NSPS LAND TITLE SURVEY

LOT 1, NEW HORIZON SUBDIVISION, REPLAT 2, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

NOTES:

1) THE PROPERTY (LOT 1, NEW HORIZON SUBDIVISION, REPLAT 2) DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY REFERENCE IN TITLE COMMITMENT NUMBER NCS-925574-OMHA.
2) AT THE TIME OF THIS SURVEY, NO ENCROACHMENTS WERE NOTICED/OBSERVED.
3) THE PUBLIC RIGHT-OF-WAY WIDTH FOR COLLEGE ROAD VARIES.
4) THE SUBJECT PROPERTY PHYSICALLY ABUTS AND HAS DIRECT PHYSICAL ACCESS TO COLLEGE ROAD, A PUBLIC DEDICATED RIGHT-OF-WAY.

ALTA/NSPS LAND TITLE SURVEY
TABLE A ITEM NOTES:

2 AT THE TIME OF THIS SURVEY, A PROPERTY ADDRESS HAS NOT BEEN ASSIGNED/PROVIDED.

3 FLOOD ZONE CLASSIFICATION IS "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PANEL NUMBER 19 155 C0418 E.

6 THE CURRENT PROPERTY IS ZONED R-3. SEE TABLE BELOW.

7-10 AT THE TIME OF THIS SURVEY, NO IMPROVEMENTS EXIST ON THE SUBJECT PROPERTY.

11 EXISTING UTILITIES ARE WITHIN COLLEGE ROAD RIGHT-OF-WAY AS SHOWN HEREON.

14 VALLEY VIEW DRIVE IS 1,000 FEET WEST OF THE SUBJECT PROPERTY.

16 AT THE TIME OF THIS SURVEY, EARTHWORK HAS BEEN DONE ON THE SUBJECT PROPERTY AND CURRENTLY BEING SURCHARGE. (SURCHARGE: THE PLACEMENT OF ADDITIONAL MATERIAL (SOIL) TO INCREASE THE LOAD CARRYING CAPABILITY (COMPACTION) OF THE UNDERLYING SOIL STRATUS.)

17 AT THE TIME OF THIS SURVEY, NO CHANGES TO RIGHT-OF-WAY WAS DISCLOSED.

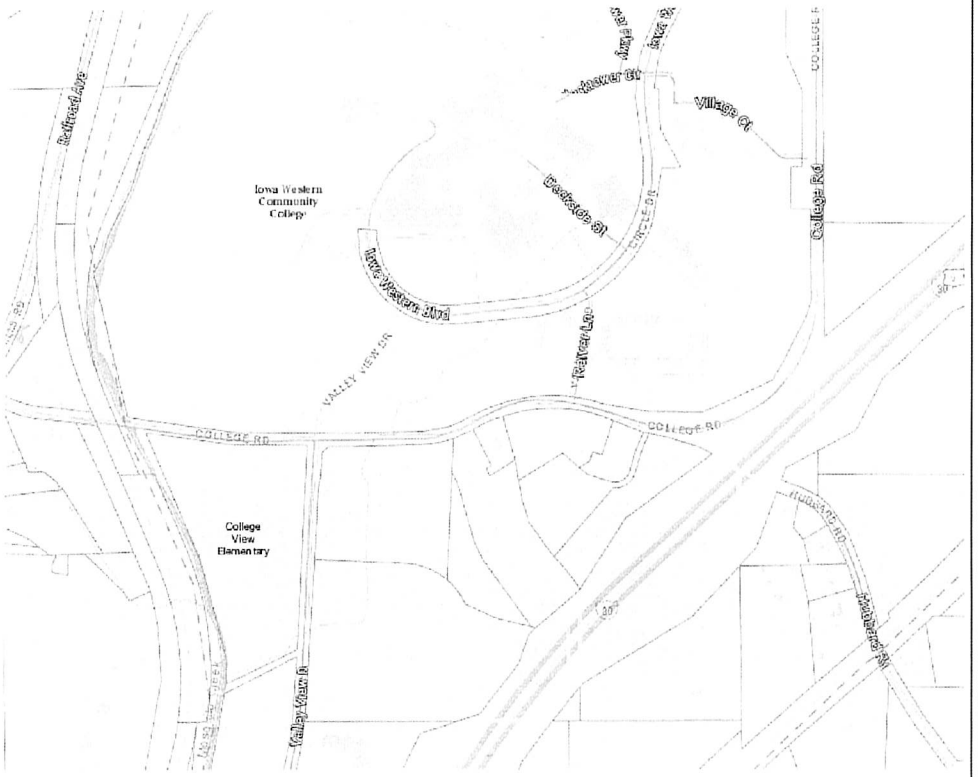
18 NO WETLANDS WERE DELINEATED AT THE TIME OF THIS SURVEY.

19 20 FOOT STORM SEWER AND DRAINAGE EASEMENT ACROSS LOT 5 AS SHOWN ON THE DRAWING.

COUNCIL BLUFFS, IOWA - CODE OF ORDINANCE/TITLE 15 ZONING/Chapter 15.10 - R-3/LOW DENSITY MULTIFAMILY RESIDENTIAL DISTRICT
15.10.050 - SITE DEVELOPMENT REGULATIONS

MINIMUM LOT SIZE	
SINGLE-FAMILY DETACHED	5,000 SQUARE FEET
SINGLE-FAMILY ATTACHED AND TWO-FAMILY DETACHED	3,000 SQUARE FEET EXCEPT WHEN A SINGLE FAMILY ATTACHED OR TWO-FAMILY DWELLING IS DIVIDED BY A LOT LINE COINCIDING WITH THE COMMON WALL SEPARATING THE TWO UNITS, THE MINIMUM LOT AREA SHALL BE 2,500 SQUARE FEET
TOWNHOUSE DWELLING	7,500 SQUARE FEET EXCEPT WHEN A TOWNHOUSE DWELLING UNIT IS DIVIDED BY A LOT LINE COINCIDING WITH THE COMMON WALL SEPARATING THE UNITS, THE MINIMUM LOT AREA SHALL BE 2,500 SQUARE FEET
MULTIFAMILY DWELLING	
(3 TO 4 UNITS)	5,500 SQUARE FEET
(5 OR MORE UNITS)	9,000 SQUARE FEET PLUS AN INCREASE OF 2,000 SQUARE FEET PER EACH ADDITIONAL UNIT

MINIMUM SETBACKS	PRINCIPAL STRUCTURE	PRINCIPAL STRUCTURE
FRONT YARD:	20 FEET	GREATER OF 20 FEET OR EXISTING FRONT SETBACK LINE OF PRINCIPAL STRUCTURE
STREET SIDE YARD:	15 FEET	15 FEET
INTERIOR SIDE YARD:	5 FEET WITH ONE FOOT INDENTATION FOR EVERY STORY ABOVE THE FIRST FLOOR	3 FEET
REAR YARD:	20 FEET	3 FEET
MAXIMUM HEIGHT:	60 FEET	18 FEET
LOT COVERAGE: ALL STRUCTURES:	45% MAXIMUM	



VICINITY MAP

hgm ASSOCIATES INC.
640 FIFTH AVENUE COUNCIL BLUFFS, IOWA
PHONE: (712) 323-0530

DEF drawn
DEF designed
JMI approved
SEPT-18 date
0218 revision

project IMMANUEL ELDERLY HOUSING
client IMMANUEL ELDERLY HOUSING II, LLC
1044 N. 115TH STREET SUITE 500, OMAHA NE 68154
sheet ALTA/NSPS LAND TITLE SURVEY

project no. 111418
sheet 2 OF 2

hgm 111418 P: S:\Survey\Drafting\111418_ALTA-NSPS\Xrefs\Data\Sheet\111418_ALTA-NSPS.dwg

City of Council Bluffs, IA

Building Division
209 Pearl Street
Council Bluffs, IA 51503

Application #: 1802036

Permit Type	Project Address
OTHER NONRESIDENTIAL STRUCTURE	1681 COLLEGE RD

Contractor Information

LUNDQUIST, LARRY
LUND-ROSS CONSTRUCTORS
PO BOX 3688
OMAHA, NE 68103

Phone: 402-342-8775

Legal Description

Owner Information	Tenant Information
IMMANUEL ELDERLY HOUSING II LLC 1681 COLLEGE RD COUNCIL BLUFFS, IA 51503	

Architect Information	Engineer Information
CISAR, KURTIS	SASSE, KEVIN

Work Description

CONSTRUCT INDEPENDENT LIVING CENTER

Building Statistics

Occupancy Group:	R	Construction Type:	VA
Finished Sq Ft:	58,315	Unfinished Sq Ft:	
Accessory Sq Ft:		Total Sq Ft:	
Parking:		Occupant Load:	421
Zoning Code:		Building Valuation:	$6,650,879

Permit Information

Applied Date:	08/28/2018	Permit Number:	1803911
Issue Date:	11/07/2018	Report Code:	328
Expires:	05/08/2020	Total Fees:	$32,793.63

All work shall conform with the City of Council Bluffs construction codes as adopted and amended. Separate permits are required for building, electrical, mechanical, plumbing, right-of-way, sign and utility. A final inspection must be made by the City prior to the occupancy of any new structure. Please call at least 24 hours in advance for your inspections.

This permit becomes null & void if work or construction authorized is not commenced with 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced I hereby certify that I have read and and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not. The granting of permit does not presume to give authoritory to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature _____

THIS PAGE IS FOR OFFICIAL USE ONLY:

Name of Area: _____

Date Established: _____

Expiration Date: _____

Is the application complete? _____ Yes _____ No

Is the project eligible? _____ 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 _____ 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:

_____ 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.