2020 APPLICATION FOR URBAN REVITALIZATION INCENTIVES

CASE # 20-URV-005

1. Applicant: BJA INVESTMENTS Phone: 712-308-2108
   Address: 20356 Concord Loop, Council Bluffs, IA 51503 *Status: P.O.
   Email address: cbtowpro@gmail.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: Brad Arrowsmith Phone: 712-308-2108
   Address: 20356 Concord Loop, Council Bluffs, IA 51503
   Email address: cbtowpro@gmail.com

3. Name of company who will be occupying the building: Arrow Towing, Inc.

4. Address or location of property: 1505 10th Avenue, Council Bluffs, IA 51501

5. Legal description and parcel number: fleming & davis lts 9-24 blk 10 & all vac e/w alley, adj. lts 9-16& s ½ vac e/w alley adj. lts 17-24

6. Present zoning district: Commercial

7. Present assessed valuation of property: **FROM POTT COUNTY WEBSITE**
   Total: $ 80,000 Land: $ 80,000
   Dwelling: $ 0 Other Building: $ 0

8. Project narrative (include size and description of building, type of business, jobs created, etc.—attach additional sheets if necessary): 4800 SF BUILDING WITH PAVED, FENCED VEHICLE STORAGE SPACE. BUILDING WILL BE USED FOR STORAGE AND INSPECTION OF VEHICLES AND OFFICE FOR MANAGEMENT PERSONNEL.

9. Total project investment (cumulative): $934,190

10. Total project investment (2019 only): $834,190

11. Construction start date: 12/1/2018
    Construction completion date: 7/19/2019

12. Exemption schedule:
    ___ Partial exemption for ten years
    _X_ 100% exemption for three years
    ___ 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.)

    Br Arrowsmith, President/Owner
    Signature, Title

    Brad Arrowsmith, Owner
    Print name and title

    1/30/2020
    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.

Br Arrowsmith President/Owner
Signature, Title

Brad Arrowsmith, Owner
Print name and title

1/30/2020
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: STORAGE and OFFICE
2. BASIC BUILDING OR IMPROVEMENT CONSTRUCTION: METAL BUILDING – CONC. LOT
3. ESTIMATE THE PERCENTAGE OF COMPLETION AS OF JANUARY 1, 2020: 100%
4. BUILDER'S COST BREAKDOWN:

EXCAVATING AND GRADING		$59,457
CONCRETE (foundation, walks, drive)		$234,427
FRAMING	Material	$78,067
	Labor	$22,000
ROOFING		in above
GLASS		$489
HEATING AND AIR CONDITIONING		$19,470
PLUMBING (including sewers)		$21,860
ELECTRICAL		$40,614
INSULATION		$8,127
DRY WALL		$13,800
CARPENTER (labor, lumber, hardware)		$6,524
PAINTING AND DECORATING		$2,280
FLOORING		$870
LANDSCAPING		$5,635
ARCHITECT		$37,100
SURVEY		$10,900
BUILDING PERMITS		$2,523
INSURANCE		$2,762
CONSTRUCTION LOAN FEE AND INTEREST		$12,248
OVERHEAD AND PROFIT		$36,476
MISCELLANEOUS		$202,479
FIXTURES AND EQUIPMENT (Please attach a detailed list)		$16,082
Note: LUX LED for parking lot lights		
TOTAL BUILDING COST		$834,190
Does the above building cost represent cost to date or total project cost when completed?		TOTAL
PURCHASE PRICE OF LAND (if applicable)		$ 100,000
TOTAL (land plus improvement cost)		$ 934,190

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 30th day of January, 2020

Notary Public

SHON BLACKSTOCK
Commission Number 816085
My Commission Expires
March 28, 2025

SIGNATURE: Brad Arrowsmith

NAME

Owner

TITLE OR POSITION WITH COMPANY

Brad Arrowsmith

OWNER'S NAME

Arrow Towing, Inc.

NAME OF BUSINESS OR COMPANY

Form updated 12-2-2019

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

---

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:

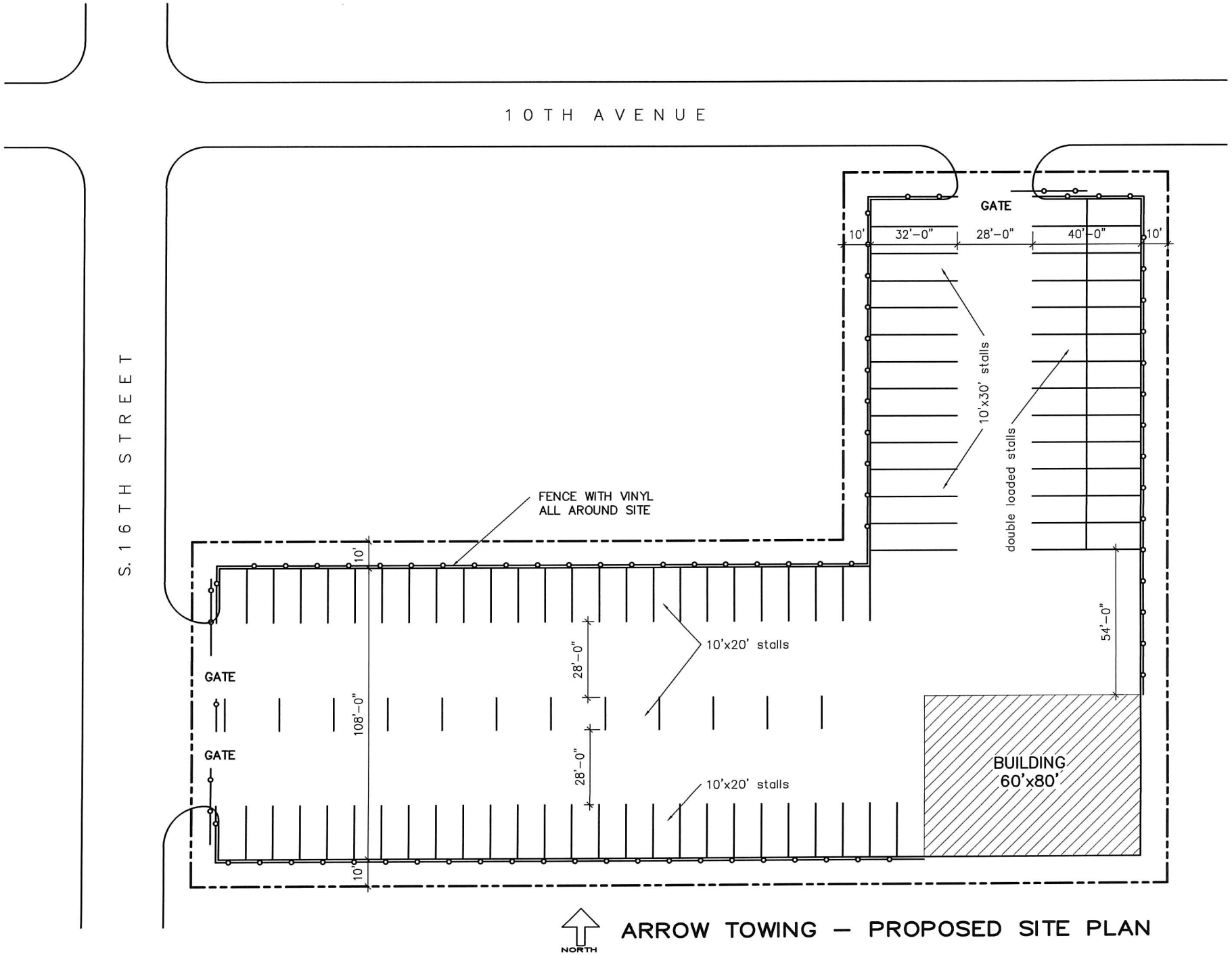
_____ 1. All qualified real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years. The amount of the partial exemption is equal to a percent of the actual value added by the improvements, determined as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



ARROW TOWING – PROPOSED SITE PLAN

City of Council Bluffs

Printed: 11/28/2018

Plan Review Notes

Application: 1802440
Location: 1505 10TH AVE
Description of Work: STORAGE BUILDING

BUILDING DIVISION KEVIN HARTMAN
APPROVED

BUILDING DIVISION RODNEY SCHULTZ
APPROVED see notes
maximum distance between clean outs for sanitary sewer 100 feet

BUILDING DIVISION SHAWN MCKEE
APPROVED see comments
plans to reflect no mezzanine and steps to also need specified handicap bathroom plan

PUBLIC WORKS ENGINEERING MARK AUGUSTINE
APPROVED See comment #2
IDNR General Permit #2 required prior to issuing permit.
Post Construction Stormwater Management Permit required.
PCSMP performance bond required in the amount of $25,000.00
PCSMP permit fee is $1250.00

PUBLIC WORKS- RIGHT OF WAY BRAD COLVIN
APPROVED

FIRE MARSHALL ALEX FORD
APPROVED see notes
Building called out as 4800 sq ft. S-1 with a 300 sq ft mezzanine. Per table 505.2, the square footage of the mezzanine is added to the square footage of the building.
Per section 903.2.9 #4, a sprinkler system is required for S-1 occupancies 5,000 square feet or larger used for the storage of commercial vehicles.
On 10-19-18, an email was sent to Rick Emswiler regarding this issue. His response was the mezzanine and the steps would be removed.
Install Knox Box

City of Council Bluffs, IA

Building Division
209 Pearl Street
Council Bluffs, IA 51503

Application #: 1802440

Permit Type	Project Address
EXCAVATION & FILL	1505 10TH AVE

Contractor Information

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

Phone: 712-366-4129

Legal Description

Owner Information	Tenant Information
SOUTHSIDE AUTO SUPPLY INC 1712 FAIROAKS COUNCIL BLUFFS, IA 51503	

Architect Information	Engineer Information
EMSWILER, RICK	

Work Description

STORAGE BUILDING

Building Statistics

Occupancy Group:	S	Construction Type:	VB
Finished Sq Ft:		Unfinished Sq Ft:	4,800
Accessory Sq Ft:		Total Sq Ft:	
Parking:		Occupant Load:	
Zoning Code:	I-2	Building Valuation:	$282,912

Permit Information

Applied Date:	10/15/2018	Permit Number:	1804189
Issue Date:	11/28/2018	Report Code:	800
Expires:	05/29/2020	Total Fees:	$60.00

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 _____

City of Council Bluffs, IA

Building Division
209 Pearl Street
Council Bluffs, IA 51503

Application #: 1802440

Permit Type	Project Address
PARKING LOT	1505 10TH AVE

Contractor Information

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

Phone: 712-366-4129

Legal Description

Owner Information	Tenant Information
SOUTHSIDE AUTO SUPPLY INC 1712 FAIROAKS COUNCIL BLUFFS, IA 51503	

Architect Information	Engineer Information
EMSWILER, RICK	

Work Description

STORAGE BUILDING

Building Statistics

Occupancy Group:	S	Construction Type:	VB
Finished Sq Ft:		Unfinished Sq Ft:	4,800
Accessory Sq Ft:		Total Sq Ft:	
Parking:		Occupant Load:	
Zoning Code:	I-2	Building Valuation:	$282,912

Permit Information

Applied Date:	10/15/2018	Permit Number:	1804188
Issue Date:	11/28/2018	Report Code:	834
Expires:	05/29/2020	Total Fees:	$82.00

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 _____

City of Council Bluffs, IA

Building Division
209 Pearl Street
Council Bluffs, IA 51503

Application #: 1802440

Permit Type	Project Address
OTHER NONRESIDENTIAL STRUCTURE	1505 10TH AVE

Contractor Information

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

Phone: 712-366-4129

Legal Description

Owner Information	Tenant Information
SOUTHSIDE AUTO SUPPLY INC 1712 FAIROAKS COUNCIL BLUFFS, IA 51503	

Architect Information	Engineer Information
EMSWILER, RICK	

Work Description

STORAGE BUILDING

Building Statistics

Occupancy Group:	S	Construction Type:	VB
Finished Sq Ft:		Unfinished Sq Ft:	4,800
Accessory Sq Ft:		Total Sq Ft:	
Parking:		Occupant Load:	
Zoning Code:	I-2	Building Valuation:	$282,912

Permit Information

Applied Date:	10/15/2018	Permit Number:	1804190
Issue Date:	11/28/2018	Report Code:	328
Expires:	05/29/2020	Total Fees:	$2,523.19

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 _____

City of Council Bluffs, IA

Engineering Division
209 Pearl Street
Council Bluffs, IA 51503

Application #: 1802440

Permit Type	Project Address
RIGHT OF WAY PERMIT	1505 10TH AVE

Legal Description

Contractor Information	Owner Information
ANDERSEN, MARK ANSERSEN CONSTRUCTION 3125 S 11TH ST COUNCIL BLUFFS, IA 51501 712-366-4129	SOUTHSIDE AUTO SUPPLY INC 1712 FAIROAKS COUNCIL BLUFFS, IA 51503

Work Description

STORAGE BUILDING

General Requirements for working in City Right-of-Way

The contractor and owner will be responsible for providing and maintaining erosion control and on-site drainage during and after construction. All work in the right-of-way must be performed with the safety of the public in mind and must be protected and properly barricaded at all times by Type II barricades and/or OSHA approved safety fence. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO CONTACT IOWA ONE CALL FOR CLEARANCE PRIOR TO COMMENCING WORK. ANY STREET CLOSURE MUST BE PRE-APPROVED BY THE OFFICE OF PUBLIC WORKS AND PERMITTEE IS RESPONSIBLE FOR NOTIFYING EMERGENCY DISPATCH @ (712) 328-5737. The accuracy of the information provided to this office is the responsibility of the applicant and/or contractor. The City makes no warrantees as to intended results being accomplished by the proposed work. In addition to the permits issued by the Building Division, the following permits are required by the Engineering Division to allow work in the city's right-of-way. All permitted activities performed in the right-of-way require an inspection. Provide at least a 24 hour notice to schedule an inspection for Monday - Friday (except holidays), between the hours of 9:00 to 11:45 am and 1:00 to 4:00 pm.

Permit Types	*Valid permits have a fee listed
Address: $50.00	Exc. Incl Street: $75.00
Com. Driveway: $270.00	Sewer Connect: $0.00
Res. Driveway: $0.00	Sidewalk: $40.00
Driveway App: $0.00	Sidewalk Repair: $40.00
Exc. Back Of Curb: $0.00	Sewer Tap: $0.00

Permit Information

Applied Date: 10/15/2018	Permit Number: 1804187
Issue Date: 11/28/2018	Total Fees: $475.00
Expires: 05/29/2020	

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of the laws, ordinances & standards governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. I further certify that I am authorized to sign this permit.

For additional permit information see back of the page or attached sheet.

Signature _____

ARROW TOWING COMPANY

Omaha • Council Bluffs

Arrow Towing of Council Bluffs, Inc.
605 S. 15th St.
Council Bluffs, IA 51501

January 30, 2020

Courtney Harter
Housing & Economic Development Manager
City of Council Bluffs
209 Pearl Street
Council Bluffs, IA 51503

Dear Courtney:

Arrow Towing is submitting the Urban Revitalization Application for the new location at 1505 10th Avenue, Council Bluffs, IA. Enclosed you will find the following required documents:

- 2020 Application for Urban Revitalization Incentives
- Builder's Cost Breakdown
- Check for application processing fee
- Plot plan
- Copy of Building Permit
- Copy of Certificate of Occupancy is not included since Arrow Towing has not received that to date. Arrow Towing's Architect and Construction Company are working with Mark Augustine who stated that he needs the certification of the site from the Civil Engineer before he can release the final certificate of occupancy. I hope this does not hold up the processing of the Application.

Thank you for the opportunity, and please let me know if you have any additional questions that I may answer.

Sincerely,

Brad Arrowsmith
Owner / President
Arrow Towing, Inc.
605 S. 15th Street
Council Bluffs, IA 51501
Cell: 402/968-4066
Email: cbtowpro@gmail.com