



Application

Application Details

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228079 - Community Catalyst Building Remediation

345579 - City of Council Bluffs: 530 West Broadway Multi-Use Redevelopment Project
Downtown Resource Center

Status: Editing Submitted Date:

Applicant Information

Project Officer

AnA User Id: COURTNEY.HARTER@IOWAID
First Name: Courtney Middle Name: Harter Last Name: Harter
Title:
Email: charter@councilbluffs-ia.gov
Address: 209 Pearl Street

Organization Information

Organization Name: City of Council Bluffs
Organization Type: City Government
DUNS: 87-732-2177
Organization Website: www.councilbluffs-ia.gov
Address: 209 Pearl St
City: Council Bluffs Iowa 51503
Phone: 712-328-4629 Ext. Phone: 712-328-4605 Ext. Fax: 712-328-4997
Program Area of Interest: Downtown Resource Center
Fax: 712-328-4915

Cover Sheet-General Information

Authorized Official

Name: Matthew J. Walsh
Title: Mayor
Organization: City of Council Bluffs
Address: 209 Pearl Street
City/State/Zip: Council Bluffs Iowa 51503
Telephone Number: 712-890-5269
E-Mail: mwalsh@councilbluffs-ia.gov

Fiscal Officer/Agent

Please enter the "Fiscal Officer" for your Organization.
If you are an individual, please provide your First and Last Name.
Name: Kathy Knott
Title: Finance Director
Organization: City of Council Bluffs
Address: 209 Pearl Street

City/State/Zip	Council Bluffs	Iowa	51503
	City	State	Zip
Telephone Number	712-890-5313		
E-Mail	kknott@councilbluffs-ia.gov		
County(ies) Participating, Involved, or Affected by this Proposal*	Pottawattamie County		
Congressional District(s) Involved or Affected by this Proposal*	3rd - Rep Cindy Axne (D) Congressional Map		
Iowa Senate District(s) Involved or Affected by this Proposal*	8 District Map		
Iowa House District(s) Involved or Affected by this Proposal*	16 District Map		

Project Information

Applicant Information

City (Applicant)	City of Council Bluffs		
Name of Primary Contact	Courtney Harter		
Address	209 Pearl Street		
City/State/Zip	Council Bluffs	Iowa	51503
	City	State	Zip Code
Phone	712-890-5354		
E-mail	charter@councilbluffs-ia.gov		

Project Information

Project Type	Rehabilitation
Project Name	530 West Broadway Redevelopment Project

Community Catalyst Building Remediation Program Grant Project Narratives

The criteria listed in the Grant Scoring Criteria document are a general overview of the scoring criteria used to evaluate applications for the Community Catalyst Building Remediation Grant program. The criteria are not all inclusive, but rather a general set of questions that can provide a more clear direction to the applicants.

Required attachments are not scored individually. However, they do provide additional, critical information to help answer individual questions in the application. For instance, photos will help clarify the existing condition of the building as well as its architectural character and significance. Plans, renderings and cost estimates are vital in helping to clarify the scope of the work to be performed.

The Budget Form is part of the grant application and MUST be completed. Additional pro forma or other financial analyses can be included in the financial commitments attachment but will NOT be considered as a substitute for the required budget form.

The scoring guidelines can be downloaded [here](#).

Complete Description of the Proposed Project

Description of proposed project: (2,500 characters maximum) 530 W Broadway, a very visible landmark of the community, has been underutilized for at least the past 30 years. The site was selected for redevelopment based on its close proximity to downtown employment, amenities, and reuse of an existing building (3-story brick building built in 1902). 530 W Broadway would provide 15 residential rental units expected to be consumed by our younger workforce as well as the aging population looking to downsize (this shift will open existing single-family housing up to new homeowners) and bringing activity to the west entrance of downtown Council Bluffs. This is a catalyst project for the community that will spur development for Bayliss Park (the heart of the community) and adjacent blighted and underutilized properties.

The mixed-use building will continue to be a mix of commercial and residential. Currently underutilized, the main floor would remain office/commercial while approximately 15 residential units (vacant for at least 30+ years) would be recreated on the upper stories. This would provide Council Bluffs with needed residential in a key area of the community.

Site preparation will be minimal as sufficient electric, water, sanitary sewer already serves the site. Storm water needs/requirements will be addressed. Existing sidewalks are in good condition. Amenities such as benches and bike racks will also be added to the site to compliment an existing bus stop. The 20,000 sq. ft building will undergo minor structural repairs and retrofits. An

elevator, HVAC system, and modern fire protection will also be installed. Finishes will keep with the existing character of the building.

712 is also working with the City to consider reconfiguring W Broadway (currently 4 lanes of traffic) to include on-street parking with 2 lanes and a middle turn lane. This would help create the urban walkable neighborhood imagined for the project site.

Include project planning that has already occurred and description of each major component of project (Rehab, Infill, Deconstruction/Site Development). Include a detailed scope of work for the project that also outlines the specific areas of the project that will be funded with the grant.

Description of the Project Impact

This section is worth 30 points

Describe how the proposed remediation will exhibit strong impact on the community and the downtown. Include how the project will be a catalyst for economic development, improve the appearance of the site and community and perhaps the safety of its immediate locale. (2,500 characters maximum)

The 712 Initiative works to improve the economic vitality in redevelopment areas through investments in the built environment, activating public spaces and delivering programs that increase social engagement and healthy lifestyles. All of these elements come together when we revitalize 530 W Broadway. The completed project brings new housing (and people) within walking distance of Bayliss Park, Hoff Family Arts and Culture Center, Historic 100 Block District, Historic Haymarket District, YMCA, restaurants, employment, government center, and year-round events.

The site is located on a highly visible and prominent gateway into downtown. The completed renovation of the building will put it back into productive use, will make significant progress with blight in this area and will help stabilize a corner that may otherwise become a parking lot. The community has a vision to reuse an underused building to activate the heart of Council Bluffs which will connect the 100 Block District to the Haymarket District.

This building is original to Council Bluffs and we understand the benefit in preserving the historic character of our community. The completed project will be a catalyst for the revitalization efforts of several vacant and underutilized structures within a 2-block area of the project. Once change in this district begins, additional private investment in adjacent properties will come attracting another 140 - 200 residential units, adding even more life to the district, and increasing property values. By bringing more housing to our downtown, we help support events and amenities 1 block away in our award winning Bayliss Park. This project spurs the consideration of the city to reconfigure W Broadway which would slow down traffic and increase safety for pedestrians. This also gives a 24/7 use to and turns a vacant property in our downtown.

The Catalyst grant is essential to the project to close the funding gap and will be used specifically for the renovation of residential units on the 2nd and 3rd floors.

Project Appropriateness

This section is worth 10 points.

Describe how the building fits into the surrounding and uses high quality and appropriate materials. Explain how the new building will complement existing neighboring buildings. (2,500 characters maximum)

530 W Broadway is part of the original Council Bluff's downtown urban wall ? multistory, mixed use built on the lot line. Several blocks of this urban wall have disappeared from W Broadway after urban renewal efforts in the 1970's. The building's age and materials match those used throughout the Historic 100 Block and Haymarket Districts, the two districts that this project would connect.

The city continues to focus on the need for new housing in a variety of sizes and as part of the continued efforts to revitalize the downtown. This project is an opportunity to increase the existing tax base, increase housing units in the downtown, and physically transform the area while preserving the historic character (Downtown Council Bluffs Plan).

The building is stable and ready for a full renovation. With a focus on quality and appropriate materials, 712, along with their architect Alley Poyner Macchietto Architecture, will restore the building to an appropriate 1880's character. The first-floor façade has been drastically modified over the years ? closing access to a single entrance and replacing some big windows for walls. The renovation will restore the façade with big picture windows, encouraging window displays and creating foot traffic.

Please attach renderings of proposed new construction including site plan, elevations and other details in the miscellaneous documents form.

Project Funding/Partnerships

This section is worth 10 points.

Describe how the proposed project will exhibit ample and reasonable funding from a number of sources. Identify likely project partners. (2,500 characters maximum)

Without a doubt, this is a catalyst project for Council Bluffs. However, if a development project does not have a sufficient rate of return (due to low market rents), the market is not going to take on the project, regardless of the importance to the community. This is why the project is perfect for 712, the community's nonprofit redevelopment entity. This is a challenging project with narrow profit margins which will require a variety of funding sources to complete the project.

Utilizing a proforma from the National Development Council, we are able to calculate development costs, project income, and funding types to fully understand redevelopment costs.

This project will include a unique makeup of funders. The City of Council Bluffs will provide funding for the project through tax abatement, a total of approximately \$450,000 over 10 years. Although this is not listed under Sources of Funds: Proposed Permanent Financing in the proforma, it is reflected in the amount of loan we are able to secure (increased) and in the cash flow analysis.

The project has been presented to the Iowa West Foundation, Peter Kiewit Foundation and another local foundation for support. Each has a focus on housing and placemaking. All have a vested interest and desire to support this project but will be the last pieces ?in? on the project. This funding will be secured in early fall of 2020.

712 is applying for Iowa Workforce Tax Credits through the special appropriations for flood counties. This expected to assist with those in Fremont and Mills Counties looking to relocate to the employment center. HOME funds are being requested to enable 2 units affordable.

A local impact investor would like to provide capital to address the housing issue in Council Bluffs. The intention to generate a measurable, beneficial social impact alongside a financial return. The investor is interested in a \$280,000 3% 10-year loan for this project.

This project carries a developer fee of \$636,793 (owner) but will be absorbed back into the project to fund renovations. Although a major part of other development in Council Bluffs, this will be the first project that 712 develops on its own and continues to own.

Sustainability and Smart Growth Principles

This section is not scored, but is required. Project and Applicant Assurances MUST be uploaded to the Required Documents form. See the Required Documents form for templates and checklists.

For question or guidance regarding green development/sustainable development practices, contact Jeff Geerts at (515) 348-6211 or by e-mail at Jeff.Geerts@IowaEDA.com.

Describe how the proposed project promotes sustainability and smart growth principles including the goals and intended outcomes of the project relative to green development/sustainable development practices. (2,500 characters maximum)

The proposed project would be renovating an existing building and utilizing existing infrastructure in the heart of our community. Although not considered historic by federal guidelines due to extensive renovations to the main floor, the 1902 building has a ton of character in its upper stories dating back to when the building was built. The renovation will work to retain/reuse existing materials when feasible.

This project will consider the 8 Green Communities Criteria from design to occupancy. The mandatory and optional measures have been reviewed and are assisting to build a better project and consider options we may not have otherwise considered. The goal of the completed building is efficiency for both Owner (712) and tenants. The project provides the opportunity to utilize efficiencies with windows, insulation, heating/cooling systems, appliances heating/cooling systems, and many others.

NOTE ? the Green Streets Best Practice Lists have not been provided to the project contractors and/or sub-contractors yet as those have not been identified. These lists will be provided once identified.

Participation

Name	Affiliation/Company	Specialty
Sheryl Garst	The 712 Initiative	Project Management
Lynn Dittmer	The 712 Initiative	Grant Administration
Albert Macchietto	Alley Poyner Macchietto Architecture	Architect
Jennifer Honebrink	Alley Poyner Macchietto Architecture	Architect

Building Information

Building Information 1	
Building Name*	530 West Broadway
Property Owner/Developer	Pottawattamie County Development Corp
Address	1228 South Main Street
City/State/Zip	Council Bluffs Iowa
Zip	51503

Telephone Numbers 712-396-2494

Cell Phone

Fax

E-mail Address sgarst@the712initiative.org

Provide background on the beneficiary. Be sure to include community involvement, involvement/knowledge of the local Main Street program, length of time in the community, etc.: (1,000 characters max.)

The 712 Initiative (712) focus is aimed at improving the economic vitality in redevelopment areas through investments in the built environment, activating public spaces and delivering programs that increase social engagement and healthy lifestyles. Originally the Pottawattamie County Development Corporation, 712 has been acquiring properties challenged by contamination, blight, or disrepair and get them back into productive use since 1997.

Through effective partnerships and promotion of existing programs, this placemaking agency will develop innovative solutions to strengthen the city's downtown and West Broadway areas. Thus improving housing conditions, encouraging healthier lifestyle choices and making Council Bluffs a destination among residents and visitors.

In 2016 the local main street program, Bluffs Downtown, merged to become part of 712. We attend the Main Street Conference, utilize the website resources, and follow Main Street principles.

Building/Site Address 530 West Broadway

Year Built 1925

If vacant, how long:

Square footage: 7966

Square footage: 11914

Current Use commercial

Current Use vacant

of Residential Units (if applicable) 0

Number of Residential Units (if applicable) 15

Proposed Use commercial

Proposed Use residential

Proposed Start Date 03/31/2021

Projected Completion Date 12/31/2021

Project architect Alley Poyner Macchietto

Listed or eligible for listing in the National Register of Historic Places No

Does the project intend to utilize Historic Tax Credits? No

Has Part 1 been completed?

Date Submitted

Has Part 2 been completed?

Date Submitted

State Historic Preservation Office (SHPO) Tax Credit Review ID Number

Does the local community have a design review process? No

Local design review criteria used by sub-grantee

Date Reviewed

Was the project approved?

Date Approved

Will the project be part of a CDBG Downtown Revitalization Grant? No

Will the project receive any other federal funding? Yes

Requested Amount \$100,000.00

Other Funds \$5,280,000.00

Proposed Cost Amount \$5,380,000.00

List sources of other funds (500 characters max.) City of Council Bluffs - \$324,000
Brownfield Tax Credits - \$600,000
Goodman/American Nat'l Bank - \$50,000
Downtown Revit. Fund - \$450,000
Bank Loan - \$800,000
Impact Investor - \$280,000
IAWHTC - \$300,000
Peter Kiewit Foundation - \$1,300,000
Local Foundation - \$976,000

County/City Assessor's card/information. [Assessor's Card.pdf](#)

Cost estimates for all proposed construction work.

Submitted Part 1 Historic Tax Credits

application

Submitted Part 2 Historic Tax Credits application

Detailed sketches, schematics or plans of project property or site including any design assistance drawings. [530 W Broadway Schematics.pdf](#) (if applicable)

Photograph(s) of the building and/or proposed site as it currently appears. [530 W Broadway - Historic.jpg](#)

Historic photographs of the property/project as available

Signed Letter of Intent to Participate by property/project owner(s) indicated as a grant beneficiary [Letter of Intent-SIGNED.pdf](#)

Budget

Grant Request Amount	\$100,000.00
Cash Match	\$5,280,000.00
Total Project Cost	\$5,380,000.00

Sources of Funds

Source of Funds	Amount	Form Of Funds	Commitment Status	Conditions/Additional Information
Community Catalyst Grant	\$100,000.00	Grant	Applied for	
State/Federal Funds	\$900,000.00	Tax Credit		Brownfield Secured \$600,000; WHTC \$300,000 pending
Local Incentives	\$324,000.00	Tax Credit	Applied for	Council Bluffs Urban Revitalization Tax Abatement
Private Equity Investment	\$200,000.00	Private	Secured	Deferred Development Fee
Private Loans	\$800,000.00	Private	Applied for	Bank Loan
Other Amount (Applied for)	\$500,000.00	Grant	Secured	\$50,000 American Nat'l Bank; \$450,000 DTR Fund
Other Amount (Secured)	\$2,556,000.00	Grant	Applied for	Local Foundations
Total	\$5,380,000.00			

Tax Benefits

Source of Tax Benefit	Amount	Description
Workforce Housing Tax Incentive Program	\$300,000.00	
Federal Historic Tax Credit	\$0.00	
State Historic Tax Credit	\$0.00	
Tax Increment Financing (Rebate)	\$324,000.00	10yr 100% abatement on increment
New Markets Tax Credit	\$0.00	
Other	\$0.00	
Totals	\$624,000.00	

Uses of Funds

Uses	Cost (labor & materials)
Construction - Exterior Envelope	\$153,054.00
Construction - Windows/Doors	\$275,497.00
Construction - Roofing	\$91,832.00
Construction - HVAC	\$244,866.00
Construction - Plumbing	\$367,330.00
Construction - Electrical	\$428,551.00
Construction - Insulation	\$61,222.00
Construction - General Carpentry	\$826,492.00
Construction - Finishes (paint, carpet, fixtures, etc.)	\$214,276.00
Construction Subtotal	\$2,663,120.00
Site Preparation (staging, demo/clean-up, asbestos, etc.)	\$203,665.00
Professional Services (architect, engineer, historic preservation consultant)	\$396,532.00
Fees & Permits (mortar test, Iowa tax credits application, bldg permit, etc.)	\$134,913.00
Other	\$1,501,873.00

Other Attachments

Required Documents

Attachment	Description	File Name	Type	File Size
City Letter of Support Download template here .				
Project and Applicant Assurances Download Applicant and Project Assurance templates here . Download Green Streets Best Practices Checklist to be distributed to appropriate subcontractors. here .	Assurances	App-assurances2020-SIGNED.pdf	pdf	444 KB
Map of downtown district with location of projects marked AND location where project exterior photos were taken. List and description of any additional contractual liabilities pertaining to this grant proposal and other than those appearing on the Project Development cost form.				
Financing/loan commitment letters/pro formas If multiple, scan into one document and upload	Proforma	Proforma.pdf	pdf	144 KB
Grant award letters pertaining to the project If multiple, scan into one document and upload	Brownfield tax credit award letter	Brownfields Award.pdf	pdf	779 KB
Copy of local design review criteria used by sub-grantee (if applicable)				

Pre-Application

City: City of Council Bluffs

City Population: 62230

Address of Project: 530 West Broadway
Upload a map of the city with the project address identified on the required uploads form.

Brief description of the project. Include planned property use when remediation is completed: (1,000 characters max.)

530 W Broadway is a 3-story brick building built in 1880 with approximately 19,000 square feet. Originally four separate buildings, the block was combined into one at some point by combining the first floors into one space. Over the years businesses changed and in the 1940's the 2nd and 3rd stories became vacant with only the commercial being utilized. Major HVAC systems are in place but only service the 1st floor and basement. Due to disrepair, only a portion of the first floor is usable space with the remaining building vacant.

The proposed project will return the building to its original mixed uses, creating new and desirable space for business and living opportunities. The main floor will remain commercial (4 bays) and the upper stories will become 15 residential units (10 studio, 1-1 bed, and 4-2 bed units). The historic character of the building will be restored in the redevelopment, returning large storefront windows to the street level encouraging walkability.

Describe what is driving the project locally. Include how remediation specifically fits into a plan for the city and how this remediation will be a catalyst for economic development. (2,500 characters max.)

The proposed project is driven locally by the need for new housing in a variety of sizes and as part of the continued efforts to revitalize the Council Bluffs downtown area. The addition of fifteen residential units will assist in addressing the housing shortage that challenges the city's ability to attract additional workforce and grow the community. Additionally, the four commercial bays will bring new businesses and activity to the west entrance of the downtown area and bridge the gap between the historic 100 Block and the Haymarket districts.

This project aligns with key objectives and outcomes of the Downtown Council Bluffs Plan (2003):

- Increase the existing tax base and district rents to achieve economic vitality
- Create a sense of place where businesses and residents want to work, live and play through the physical transformation of the area while preserving the historic character.
- Increase retail and service business opportunities, and
- Increase housing units in the district.

As one of the last remaining original buildings in the northwest area of downtown, this project is imperative to retaining the historic character of Council Bluffs and its city-center. The project is also the first phase of redeveloping the 400-500 block with an additional housing rehabilitation project proposed in the commercial building to the north as well as potential new construction to the east. If this

project is successful, there is a potential for a complete revitalization of an otherwise vacant section of the downtown area.

Who owns the property? Private Owner

Name of Owner: Pott Co Development Corp D/B/A The 712 Initiative

Length of Ownership (Years): 1

Current use of Property: Service

Proposed future use of Property: Mixed Use

Financial commitment from owner to insure project success: \$1,000,000.00

Describe the owners cooperation and any other information that shows commitment in making the project a success: (2,500 characters max.)

The 712 Initiative is committed to the success of this project. In August 2018, the organization purchased the property knowing it would be a successful redevelopment. To date, the organization has been awarded \$1.1 million and has applied for three additional grants. Additionally, they plan to secure an \$800,000 bank loan as well as defer the \$200,000 developer fee in order to make the project a success.

The 712 Initiative is working with Alley Poyner Macchietto Architecture, a leading historical architectural firm based in Omaha, to design the building rehabilitation to not only be functional but also sensitive to the historic integrity of the structure. Jennifer Honebrink is the lead architect. Ms. Honebrink possesses a Master of Science in Architecture. She has worked on numerous historic renovation projects including housing, multi-use, educational, and health facilities.

As part of 712 Initiative's portfolio, the own another multi-use historic building in downtown Council Bluffs. This property is managed by NP Dodge Management which will also manage the 149 W. Broadway building. NP Dodge is an Omaha-based company with over 60 years' experience in property management in the metropolitan area.

Additionally, the City has also determined this project be a priority by starting an Urban Revitalization Area for the site to assist with the development through tax abatement. The abatement amount is based on the added assessed value from improvements.

Describe how and why this building was selected: (1,000 characters max.)

The proposed project was selected because of its location within the downtown area and the qualities the building brings to redevelopment with the potential for new housing and commercial space. As Council Bluffs continues to develop, it is imperative the city looks to existing, underutilized buildings and sites that will provide amenities to new and existing residents. This site meets all the requirements as an existing building in the city-center. It is within a five minute walk of the Council Bluffs Public Library, Bayliss Park, and the Omni Center Business Park. It is within one mile of the Council Bluffs YMCA, Senior Center, County Courthouse, City Hall, historic 100 Block and Haymarket Districts, and the Hoff Family Arts and Culture Center.

The completed project will improve the economic vitality in redevelopment area through investments in the built environment, activating public spaces and delivering programs that increase social engagement and healthy lifestyles.

Describe the impact the Catalyst grant will have on this project: (1,000 characters max.)

The Community Catalyst grant is essential to the project to close the funding gap. All funding sources available have been explored and, unfortunately, available funding sources are limited. The property fell just short of eligibility for historic tax credits due to the first-floor updated façade yet is locally historically significant once home to the Iowa Clothing Store. Additionally, the Council Bluffs market is not able to support rents adequate to cover a bank loan that includes all renovation needed. While this is a small project, every grant source is needed to complete this project and spur additional investment in the area. Catalyst funds will be used to leverage local funding sources including private foundation dollars and a bank loan.

Required Documents (Pre-Application)

Attachment	Description	File Name	Type	File Size
City map with project address identified	Location Map	530 W Broadway Community Catalyst Map.pdf	pdf	3.7 MB
Taxpayer Identification Number & Certification for Fiscal/ Applicant Organization Download IRS form	W-9	W9 Signed.pdf	pdf	705 KB

Photos of Building/Site (Pre-Application)

File Name	Description	File Size
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Exterior Today Photo

Miscellaneous Documents (Pre-Application)

File Name	Description	File Size
530 W Broadway Schematics.pdf (478 KB)	Proposed Building Design	478 KB
530 West Broadway Downtown Features Map.pdf (2.5 MB)	Downtown Council Bluffs Features Map	2.5 MB

Minority Impact Statement

Question # 1

1. The proposed grant programs or policies could have a disproportionate or unique POSITIVE IMPACT on minority persons. *

No

If YES, describe the positive impact expected from this project

Indicate the group(s) positively impacted.

Question # 2

2. The proposed grant project programs or policies could have a disproportionate or unique NEGATIVE IMPACT on minority persons. *

No

If YES, describe the negative impact expected from this project.

If YES, present the rationale for the existence of the proposed program or policy.

If YES, provide evidence of consultation with representatives of the minority groups impacted.

Indicate the group(s) negatively impacted.

Question # 3

3. The proposed grant project programs or policies are NOT EXPECTED TO HAVE A DISPROPORTIONATE OR UNIQUE IMPACT on minority persons. *

Yes

If YES, present the rationale for determining no impact.

The proposed project is the renovation of an existing dilapidated building. All residents of Council Bluffs will benefit.

Certification

I hereby certify that the information on this form is complete and accurate, to the best of my knowledge.* Yes

Name of Person Submitting Certification.* Matthew J. Walsh

Title of Person Submitting Certification* Mayor