5th & West Broadway
Urban Revitalization Plan



Prepared by

Community Development Department
City of Council Bluffs, Iowa

Adopted by
City Council on
_____, 2020

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INTRODUCTION

The Urban Revitalization Act empowers a municipality to designate an area appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing.

The City of Council Bluffs wishes to utilize property tax abatement incentives under the Urban Revitalization act to facilitate renovation of a blighted area. The preparation and subsequent adoption of an Urban Revitalization Plan is required by the Iowa Code prior to the provision of property tax abatement.

Section 404.1 of the Iowa Code stipulates that the Council may, by ordinance, designate an area of the City as the revitalization area, if that area is classified as any of the following:

1. An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conductive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety or welfare.

2. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety or welfare in its present condition and use.

3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.

4. An area which is appropriate as an economic development area as defined in Section 403.17(10) of the Iowa Code which states “an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing.”

5. An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.

The City of Council Bluffs concluded that the 5th & West Broadway Urban Revitalization Area meets the criteria of element 2. Consequently, on April 6, 2020, the City Council adopted Resolution No. 20-93, which directed staff to prepare a plan for the proposed revitalization area. Illustration 1 is the City Council Resolution.

5th & West Broadway Urban Revitalization Area

Illustration 1 – Resolution

RESOLUTION NO. 20-93

A RESOLUTION OF NECESSITY AND INTENT TO ESTABLISH THE 5TH AND WEST BROADWAY URBAN REVITALIZATION AREA LEGALLY DESCRIBED AS THE PORTION OF BLOCK 6, MYNSTER'S ADDITION SOUTHEAST OF THE RIGHT-OF-WAY OF KANESVILLE BOULEVARD; THE PORTION OF LOTS C AND D, AUDITOR'S SUBDIVISION OF BLOCK 6 MYNSTER'S ADDITION AND BLOCK 2 BAYLISS 1ST ADDITION LOCATED SOUTHEAST OF THE RIGHT-OF-WAY OF KANESVILLE BOULEVARD, AND THE ENTIRETY OF THE ALLEYWAY ADJACENT TO LOT D; LOTS E-P, AUDITOR'S SUBDIVISION OF BLOCK 6 MYNSTER'S ADDITION AND BLOCK 2 BAYLISS 1ST ADDITION, AND THE VACATED ALLEY ADJACENT TO LOT N; LOT 5, BLOCK 2, BAYLISS ADDITION TO COUNCIL BLUFFS; AND: LOTS 1-13, AUDITOR'S SUBDIVISION OF LOT 5, BLOCK 5 MYNSTER'S ADDITION AND BLOCK 1, BAYLISS 1ST ADDITION, AND THE ALLEYWAY ADJACENT; LOT 2 EXCLUDING CITY RIGHT-OF-WAY, LOTS 3 AND 4, AND LOTS 6-10, MYNSTER'S ADDITION, ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the subject area is an appropriate area as defined in Section 404.1.2 of the Iowa Code; and

WHEREAS, a proposal has been submitted for the redevelopment of the area; and

WHEREAS, a plan for the area must be developed in accordance with Section 404.2 of the Iowa Code; and

WHEREAS, thirty days notice of public hearing is required to be sent to all property owners and occupants within the area; and

WHEREAS, notice of public hearing is also required in accordance with Section 362.3 of the Iowa Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, IOWA

That the development of the area is necessary in the interest of the City and the area substantially meets the criteria of Section 404.1.2.

BE IT FURTHER RESOLVED

That the City Council directs staff to prepare a final plan pursuant to Section 404.2 of the Iowa Code by no later than May 8, 2020.

BE IT FURTHER RESOLVED

That the City Council directs the City Clerk to set this matter for public hearing on May 18, 2020.

ADOPTED AND APPROVED: April 6, 2020

Matthew J. Walsh Mayor

ATTEST:

Jodi Quakenbush City Clerk

LEGAL DESCRIPTION

The 5th & West Broadway Urban Revitalization Area is legally described as:

> The portion of Block 6, Mynster's Addition Southeast of the right-of-way of Kanesville Boulevard; The portion of Lots C and D, Auditor's Subdivision of Block 6 Mynster's Addition and Block 2 Bayliss 1st Addition located Southeast of the right-of-way of Kanesville Boulevard, and the entirety of the alleyway adjacent to Lot D; Lots E-P, Auditor's Subdivision of Block 6 Mynster's Addition and Block 2 Bayliss 1st Addition, and the vacated alley adjacent to Lot N; Lot 5, Block 2, Bayliss Addition to Council Bluffs;
>
> And:
>
> Lots 1-13, Auditor's Subdivision of Lot 5, Block 5 Mynster's Addition and Block 1, Bayliss 1st Addition, and the alleyway adjacent; Lot 2 excluding City right-of-way, Lots 3 and 4, and Lots 6-10, Mynster's Addition, all in the City of Council Bluffs, Pottawattamie County, Iowa.

Illustration 2 shows the location and the boundary of the 5th & West Broadway Urban Revitalization Area, which consists of 3.75 acres.

5th & West Broadway Urban Revitalization Area
Illustration 2 – Boundary



PROPERTY OWNERS AND ASSESSED VALUATIONS

The 5th & West Broadway Urban Revitalization Area will be comprised of 3.75 acres of land owned by multiple parties. The area includes parcels 754425391009, 754425391005, 754425391008, 754425391006, 754425391002, 754425391001, 754425454010, 754425454007, 754425454011, 754425454006, and 754425454012.

Valuation was obtained from the records of the Pottawattamie County Assessor. Land valuation for the area is estimated at $945,500.

Parcel Number	Zoning	Owner & Address	Land Valuation	Dwelling Valuation	Building Valuation	Total Valuation
754425391009	C-4/ Commercial District	Kjeldgaard Real Estate LLC 7 N 6th St Council Bluffs, IA 51503	$121,800	$ -	$197,000	$318,800
754425391005	C-4/ Commercial District	535 West Broadway LLC C/O Mark Hanwright 535 W Broadway St, Ste 100 Council Bluffs, IA 51503	$162,700	$ -	$35,400	$198,100
754425391008	C-4/ Commercial District	Pottawattamie County Development Corp 1228 S Main St Council Bluffs, IA 51503	$80,000	$ -	$332,000	$412,000
754425391006	C-4/ Commercial District	Pottawattamie County Development Corp 1228 S Main St Council Bluffs, IA 51503	$81,000	$ -	$165,500	$246,500
754425391002	C-4/ Commercial District	Council Bluffs, City of 209 Pearl St Council Bluffs, IA 51503	$ -	$ -	$ -	$ -
754425391001	C-4/ Commercial District	MAC Investments Inc 32 Scott St Council Bluffs, IA 51503	$6,300 $11,200	$25,848	$45,952	$89,300
754425454010	C-4/ Commercial District	500 West LLC 500 W Broadway St Council Bluffs, IA 51503	$175,700	$ -	$292,200	$467,900
754425454011	C-4/ Commercial District	Council Bluffs, City of 209 Pearl St Council Bluffs, IA 51503	$ -	$ -	$ -	$ -
754425454007	C-4/ Commercial District	500 West LLC 500 W Broadway St Council Bluffs, IA 51503	$135,800	$ -	$6,200	$142,000
754425454006	C-4/ Commercial District	KJC LLC C/O Bonnie Culjat 18465 Jaylen Dr Council Bluffs, IA 51503	$171,000	$ -	$150,700	$321,700
754425454012	C-4/ Commercial District	Council Bluffs, City of 209 Pearl St Council Bluffs, IA 51503	$ -	$ -	$ -	$ -
Total			**$945,500**	**$25,848**	**$1,224,952**	**$2,196,300**

EXISTING ZONING AND PROPOSED LAND USE

The entirety of the 5th & West Broadway Urban Revitalization area is currently zoned C-4. The C-4/Commercial District is intended to provide an intensive business zone which will accommodate large office concentrations and other similar uses.

Surrounding properties to the north, east, and south are also zoned C-4. To the west lies a green space, where Kanesville and West Broadway merge, zoned A-2/Parks, Estates, and Agricultural District. Existing land uses in the general vicinity include: Omni Business Park to the east, and a bank and office building to the south across West Broadway. Another bank is to the north plus a pharmacy across Kanesville Boulevard. Beyond that are residential properties in an area zoned R-3/Low Density Multifamily Residential District. Illustration 3 depicts the existing on-site and surrounding zoning.

In *The Downtown Council Bluffs Plan* this area is part of the City Center, the traditional downtown retail core along West Broadway from 2nd to 8th Streets. According to the plan, "This area, once Downtown's prime location, includes strategic but underutilized property and should be a major focus for future development." The *Bluffs Tomorrow: 2030 Comprehensive Plan* designates the subject property as Downtown/Mixed-use.

A redevelopment proposal has been submitted by The 712 Initiative for parcel # 754425391008, which is 530 West Broadway (the former EQ building.) The 3-story brick building, originally completed in 1880, will be fully renovated to include 8,930 sq ft of residential space in 15 units on the 2nd and 3rd floors. The main floor will consist of four retail bays with a total of 6,178 sq ft of commercial space. The historic character of the building will be maintained in the redevelopment, returning large storefront windows to the street level (see Attachment C) encouraging walkability and window shopping. A mixed commercial/residential structure is a principal use permitted in a C-4 district.

The current assessed building valuation is $412,000 with a projected assessed value of $1,700,000 after a full renovation.

5th & West Broadway Urban Revitalization Area

Illustration 3 – Zoning



PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES

The proposed 5th & West Broadway Urban Revitalization Area is currently served with all municipal services (sanitary sewer, water and storm sewer) and can be accessed by a dedicated roadway. Electricity and gas service are also available to the project. The plan area is generally located between Kanesville Boulevard on the northerly side and West Broadway to the south, which are adequate to handle the additional traffic generated by this proposed project.

RELOCATION PROVISIONS

The proposed 5th & West Broadway Urban Revitalization area contains three parcels owned by the City of Council Bluffs and several commercial entities including Advanced ChiroCare at 7 N 6th Street, Homesteads Group Property Rentals at 32 Scott Street, Buck Snort Restaurant and Sports Bar at 25 Scott Street, the vacant building at 12 Scott Street owned by Pottawattamie County Development Corp, and a four-story commercial building at 500 West Broadway, which is also vacant.

The only current proposal is for 530 West Broadway, which is partially vacant. The first floor has a service tenant that will relocate by December 2020. The rest of the building is vacant; therefore, the City will not displace any residential or non-residential tenants as a result of proposed improvements in the urban revitalization area.

OTHER PUBLIC ASSISTANCE

The developer has applied for a Community Catalyst Building Remediation grant and also plans to request Workforce Housing Tax Credits through the Iowa Economic Development Authority.

APPLICABILITY AND TAX EXEMPTION SCHEDULE

1. Eligibility – The 5th & West Broadway Urban Revitalization Plan will apply to commercial and multi-family residential (12 or more units).

Both new construction and rehabilitation of existing structures will be eligible for tax abatement under the plan. Rehabilitation may include renovation of a structure to bring it to code standards, remodeling and expansion. New construction of multi-family structures containing 12 or more units or the renovation of existing multi-family properties containing 3 or more units will also be eligible for property tax exemption under the plan.

2. Term - The term of this Plan shall be until December 31, 2040 or amended by City Council.

3. Commercial and Industrial

Ten Year - All eligible commercial and industrial 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.

-OR-

Three Year - All eligible commercial and industrial 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.

4. 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.

5. 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.

6. Improvements - Improvements shall include commercial and industrial rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures. Improvements involving multi-family projects shall include new construction of projects resulting in 12 or more units or the rehabilitation of existing multi-family projects containing 3 or more units (assessed as commercial property). In addition, all improvements must result in the following increases in value:

- For non-residential property, improvements must increase the actual value of the structure by at least 15%. If more than one building is located on the property, the 15% increase requirement applies only to the structure or structures upon which the improvements were made.

- For residential property, the improvement must increase the actual value of the structure by at least 10%.

- If no structures were located on the property prior to the improvements, any improvements may qualify.

7. Actual Value - Actual value added by the improvements means the actual value added as of the first year for which the exemption was received. However, if such construction was begun one year prior to the adoption by the City of a Plan of Urban Revitalization pursuant to Chapter 404 of the Iowa Code, the value added by such construction, shall not constitute an increase in value for purposes of qualifying for the exemptions listed in this section.

APPLICATION AND REVIEW PROCESS

Upon completion of all improvements made within the assessment year for which the exemption is first claimed, the owner shall use the following procedure to secure the tax exemption.

1. The applicant requests a conference with the Community Development Department to discuss applicability of the request to established policy and review the application process.

2. The applicant completes the required forms and submits them along with all required data by February 1st to the Community Development Department. As part of the acceptance procedure, the Community Development Department shall review the submission for completeness. If there is a deficiency, the Department shall notify the applicant within seven (7) days.

3. 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.

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

5. By resolution, the City Council will accept the application and improvements as consistent with the intent of this plan and state law.

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

Find Property Res Sales Comm/Ind Sales

7544 25 391 009

--- Permanent Property Address ---	------- Mailing Address -------
KJELDGAARD REAL ESTATE LLC	KJELDGAARD REAL ESTATE LLC
7 N 6TH ST	7 N 6TH ST
COUNCIL BLUFFS, IA 51503	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425391009

TAX DESCRIPTION*

* Not to be used on legal documents

AUD SUB BLK 6 MYNSTER & BLK 2 BAYLISS 1ST S173.5' W18' LT E & BAYLISS 1ST LT 5 EXC CITY

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$121,800	$0		$197,000	$318,800		2018	C
$121,800	$0		$197,000	$318,800		2019	C
$121,800	$0		$197,000	$318,800		2020	C

EXEMPTIONS & CREDITS

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D KJELDGAARD REAL ESTATE LLC book/page: 2010/16616 D

ASSESSMENT DATA

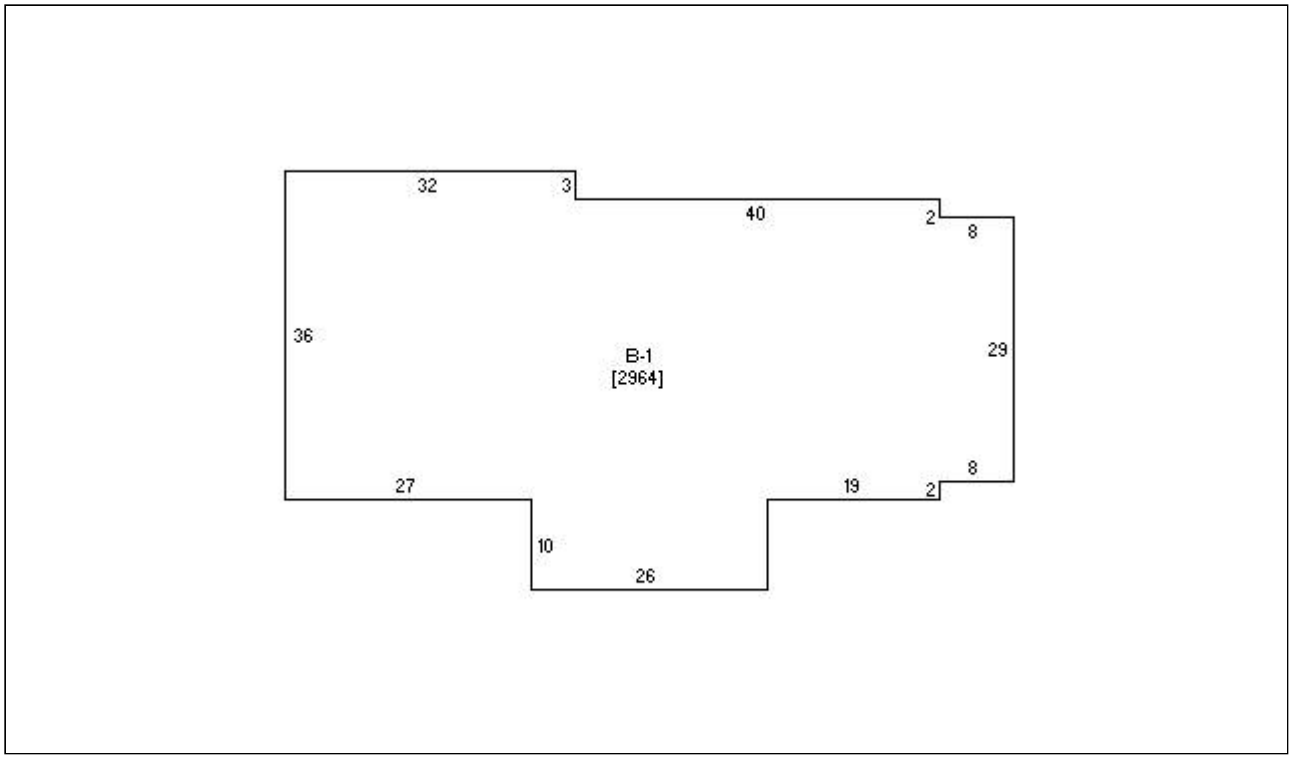
PDF: 8 MAP: 4-8 C.B COMMERCIAL
Interior Listing: Inspected Date Listed: 03/21/16 ZLL Date Reviewed: 10/25/16 BL

LAND.....12180 sqFt .28 acres

Lot 1: Frontage	Rear	Side-1	Side-2	Rear-Lot
70	70	174	174	

Commercial Building 1 of 1 -- Office - Medical / Dental (502)
DBA: ADVANCED CHIRO CARE
STRUCTURE....1 story 2964 base SF 0 bsmt SF 2964 gross SF
Year Built: 1982 Eff Year: 1982 Condition: Very Good
VERTICALS....Ext Wall: EIFS
Int Wall: Drywall or Equiv.
Front/Doors: Average Cost Front
Windows: Aluminum
HORIZONTALS..Roof: Mtl/ Frm/ Insul.
Ceiling: Suspended Blk-Mineral
Struc Floor: R'Concrete
Floor Cover: Softwood
Carpet
Quarry Tile
Partitions: Office Buildings
Framing: Wood - Average
HVAC: Combination FHA - AC
PLUMBING.....Toilet Room (3)
Urinal - Wall (1)
Sink-Kitchen (1)
YARD EXTRAS..Paving - Concrete 3,300 SF, Concrete Parking

ATTACHMENT A

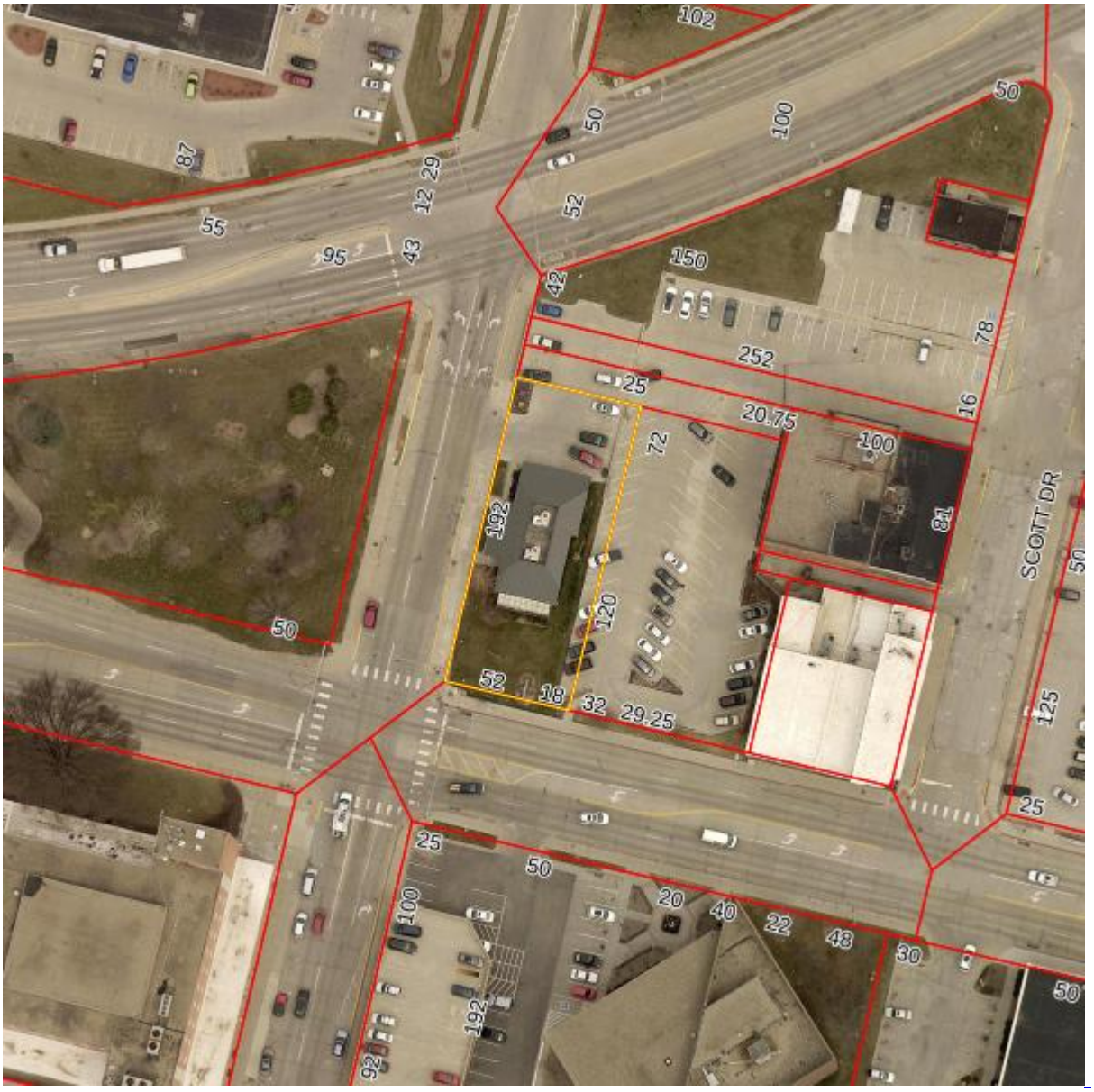


7 N 6TH ST, KJELDGAARD REAL ESTATE LLC



7 N 6TH ST, KJELDGAARD REAL ESTATE LLC, 1 03/21/2016

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7544 25 391 005

--- Permanent Property Address ---	------- Mailing Address -------
535 WEST BROADWAY LLC	535 WEST BROADWAY LLC
	C/O MARK HANWRIGHT
	535 W BROADWAY ST STE 100
	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425391005

TAX DESCRIPTION*

* Not to be used on legal documents

AUD SUB BLK 6 MYNSTER & BLK 2 BAYLISS 1ST N72' E7' LT E & ALL LTS F,G,H,I & O & ALL VAC ALLEY ADJ G,H & O

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$162,700	$0	$35,400	$198,100			2018	C
$162,700	$0	$35,400	$198,100			2019	C
$162,700	$0	$35,400	$198,100			2020	C

EXEMPTIONS & CREDITS

2018 BPTC $2,960.07

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D 535 WEST BROADWAY LLC book/page: 2011/8598 D

SALES HISTORY

Sale Date	Amount	Code	Book/Page	
07/07/2011	0	D7	2011/08598	multiple parcel sale
09/20/2004	115000	D034	0105/06090	multiple parcel sale
11/21/1996	68251	D002	0097/22321	
07/09/1992	1	C038	0093/23741	

ASSESSMENT DATA

PDF: 8 MAP: 4-8 C.B COMMERCIAL

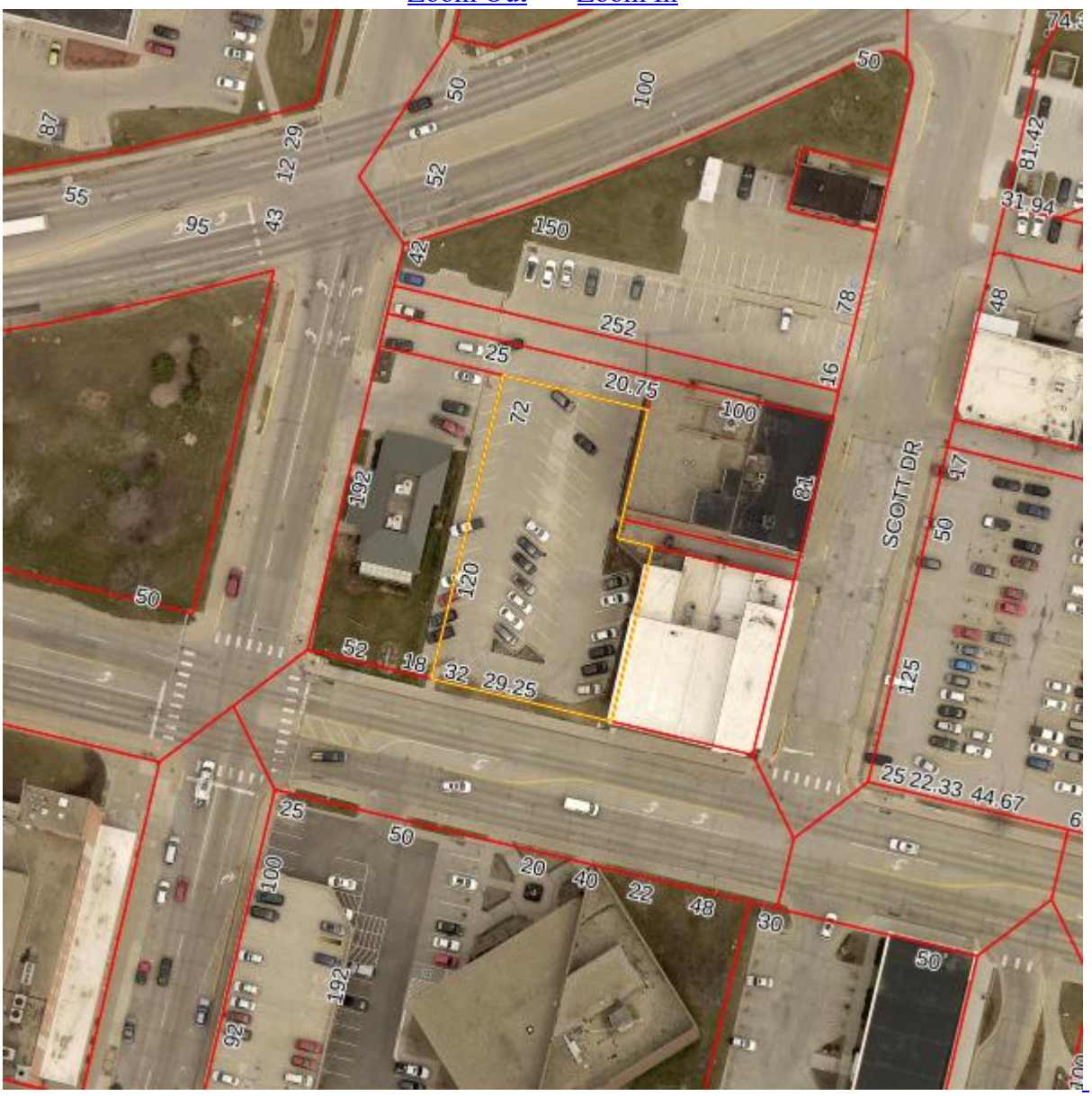
Interior Listing: Inspected Date Listed: 03/21/16 ZLL Date Reviewed: 10/25/16 BL

LAND.....16268 sqFt .37 acres
YARD EXTRAS..Paving 14,100 SF, Concrete Parking



535 WEST BROADWAY LLC, 1 03/21/2016

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page
See more maps at the County GIS Department.

As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7544 25 391 008

--- Permanent Property Address ---	------- Mailing Address -------
POTTAWATTAMIE COUNTY DEVELOPMENT CORP	POTTAWATTAMIE COUNTY DEVELOPMENT CORP
530 W BROADWAY ST	1228 S MAIN ST
COUNCIL BLUFFS, IA 51503	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425391008

TAX DESCRIPTION*

* Not to be used on legal documents

AS BLK 6 MYNSTER-BLK 2 BAYLISS LTS J,K,L & M

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$80,000	$0		$332,000	$412,000		2018	C
$80,000	$0		$332,000	$412,000		2019	C
$80,000	$0		$332,000	$412,000		2020	C

EXEMPTIONS & CREDITS

2018 BPTC $3,762.29

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D POTTAWATTAMIE COUNTY DEVELOPME book/page: 2018/11365 D

SALES HISTORY

Sale Date	Amount	Code	Book/Page
08/31/2018	450000	D2	2018/11365
12/18/2003	300000	D050	0104/16007
02/04/1997	175000	D000	0097/32909

ASSESSMENT DATA

PDF: 8 MAP: 4-8 C.B COMMERCIAL

Interior Listing: Inspected Date Listed: 03/21/16 ZLL Date Reviewed: 10/29/18 MEC

LAND.....8000 sqFt .18 acres

Lot 1: Frontage	Rear	Side-1	Side-2	Rear-Lot
80	80	100	100	

Commercial Building 1 of 1 -- Store - Retail Small (201)

STRUCTURE....3 story 5526 base SF 5526 bsmt SF 18906 gross SF
Year Built: 1925 Eff Year: 1925 Condition: Above Normal

VERTICALS....Ext Wall: Solid Brick - 12"
Int Wall: Drywall or Equiv.
Plaster on Metal Stud
Front/Doors: Average Cost Front
Windows: Aluminum

HORIZONTALS..Basement: Incl. w / Base
Roof: 4-Ply Compo/ Wood Deck
Ceiling: Suspended Blk-M'Ral
Plaster and Lath
Struc Floor: Wd Deck on Wood Joist
Floor Cover: Vinyl Tile-Solid
Carpet
Partitions: Retail Store(Small)
Apartment
Framing: Wood - Heavy
HVAC: Combination FHA - AC
No HVAC

PLUMBING.....Toilet Room (3)
Lavatory (9)

```
              Sink-Kitchen (1)
 ADJUSTMENTS..A/C - no upper (11052)
              Heat - none (11052)
              Bsmt Finish (4375)
 BLDG EXTRAS..1 Porches,Decks,Patios,etc.: 18 SF, Porch

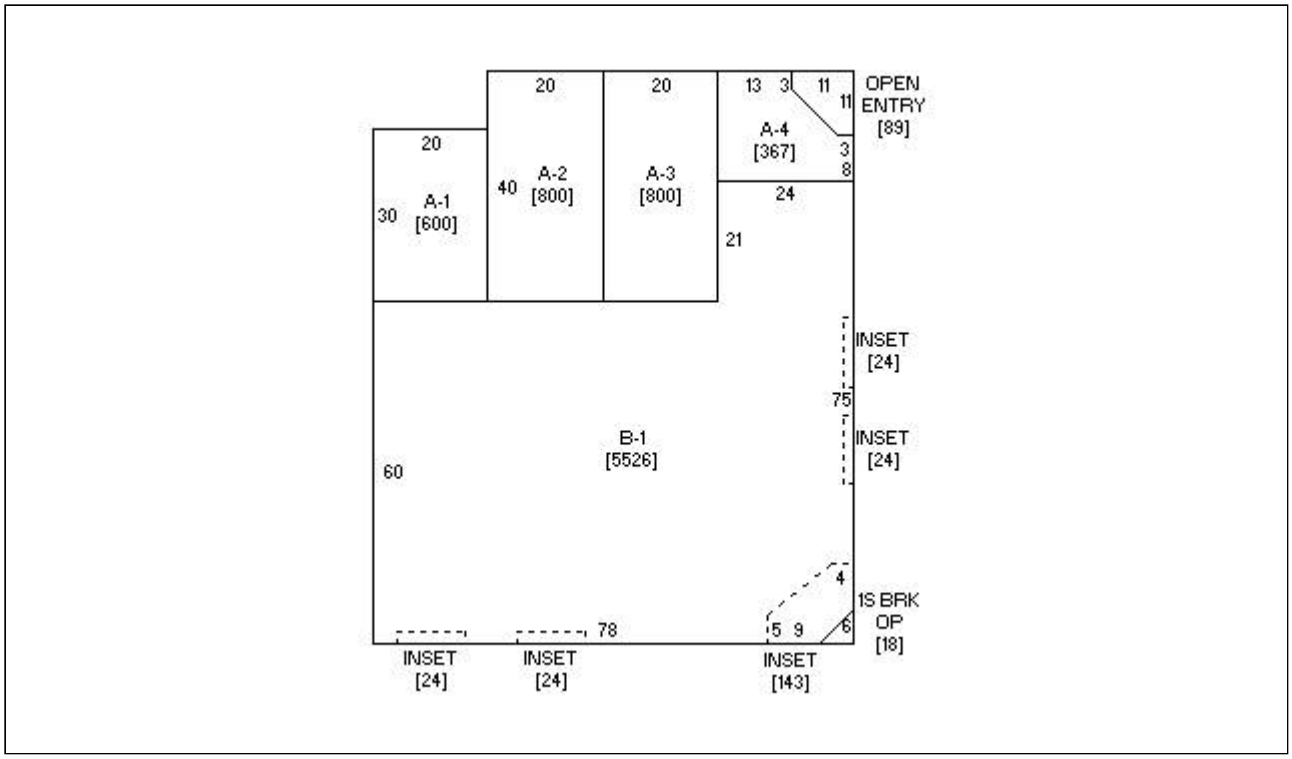
 Commercial Building 1 of 1 Addition 1 -- Store - Retail Small (201)
 STRUCTURE....1 story   600 base SF   600 bsmt SF
              Year Built: 1930    Eff Year: 1930    Condition: Above Normal
 VERTICALS....Ext Wall:    Solid Brick - 8"
              Int Wall:    Drywall or Equiv.
              Front/Doors: Incl. w / Base
              Windows:     Incl. w / Base
 HORIZONTALS..Basement:    Incl. w / Base
              Roof:        Rubber Membrane/Wood
              Ceiling:     Suspended Blk-Mineral
              Struc Floor: Wd Deck on Wood Joist
              Floor Cover: Carpet
                           Asphalt Tile
              Partitions:  Incl. w / Base
              Framing:     Wood - Average
              HVAC:        Combination FHA - AC
 ADJUSTMENTS..Bsmt Finish (500)

 Commercial Building 1 of 1 Addition 2 -- Store - Retail Small (201)
 STRUCTURE....1 story   800 base SF   800 bsmt SF
              Year Built: 1930    Eff Year: 1930    Condition: Above Normal
 VERTICALS....Ext Wall:    Solid Brick - 8"
              Int Wall:    Drywall or Equiv.
              Front/Doors: Incl. w / Base
              Windows:     Incl. w / Base
 HORIZONTALS..Basement:    Incl. w / Base
              Roof:        Rubber Membrane/Wood
              Ceiling:     Suspended Blk-Mineral
              Struc Floor: Wd Deck on Wood Joist
              Floor Cover: Carpet
                           Asphalt Tile
              Partitions:  Incl. w / Base
              Framing:     Wood - Average
              HVAC:        Combination FHA - AC
 ADJUSTMENTS..Bsmt Finish (675)

 Commercial Building 1 of 1 Addition 3 -- Store - Retail Small (201)
 STRUCTURE....1 story   800 base SF   800 bsmt SF
              Year Built: 1930    Eff Year: 1930    Condition: Above Normal
 VERTICALS....Ext Wall:    Solid Brick - 8"
              Int Wall:    Drywall or Equiv.
              Front/Doors: Incl. w / Base
              Windows:     Incl. w / Base
 HORIZONTALS..Basement:    Incl. w / Base
              Roof:        Rubber Membrane/Wood
              Ceiling:     Suspended Blk-Mineral
              Struc Floor: Wd Deck on Wood Joist
              Floor Cover: Carpet
                           Asphalt Tile
              Partitions:  Incl. w / Base
              Framing:     Wood - Average
              HVAC:        Combination FHA - AC
 ADJUSTMENTS..Bsmt Finish (675)

 Commercial Building 1 of 1 Addition 4 -- Store - Retail Small (201)
 STRUCTURE....1 story   367 base SF   367 bsmt SF
              Year Built: 1930    Eff Year: 1930    Condition: Above Normal
 VERTICALS....Ext Wall:    Solid Brick - 8"
              Int Wall:    Drywall or Equiv.
```

```
              Front/Doors: Incl. w / Base
              Windows:     Incl. w / Base
 HORIZONTALS..Basement:    Incl. w / Base
              Roof:        Rubber Membrane/Wood
              Ceiling:     Suspended Blk-Mineral
              Struc Floor: Wd Deck on Wood Joist
              Floor Cover: Carpet
                           Asphalt Tile
              Partitions:  Incl. w / Base
              Framing:     Wood - Average
              HVAC:        Combination FHA - AC
 ADJUSTMENTS..Bsmt Finish (275)
 BLDG EXTRAS..1 Porches,Decks,Patios,etc.: 89 SF, Porch
```

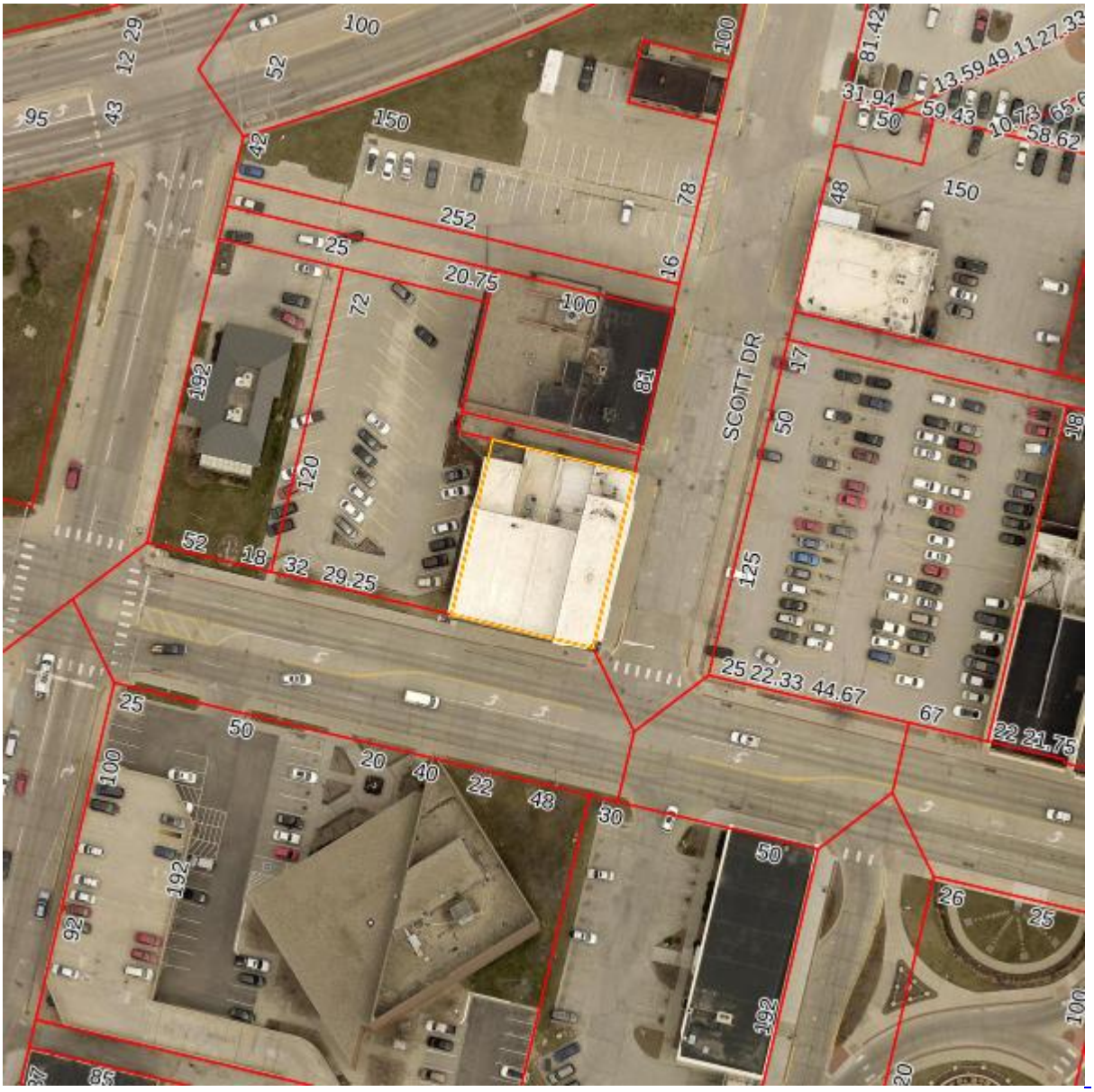


530 W BROADWAY ST, POTTAWATTAMIE COUNTY DEVELOPMENT CORP



530 W BROADWAY ST, POTTAWATTAMIE COUNTY DEVELOPMENT CORP, 1 10/29/2018

Zoom Out Zoom In



600ft x 600ft

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7544 25 391 006

--- Permanent Property Address ---	------- Mailing Address -------
POTTAWATTAMIE COUNTY DEVELOPMENT CORP	POTTAWATTAMIE COUNTY DEVELOPMENT CORP
12 SCOTT ST	1228 S MAIN ST
COUNCIL BLUFFS, IA 51503	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425391006

TAX DESCRIPTION*

* Not to be used on legal documents

AS BLK 6 MYNSTER-BLK 2 BAYLISS LT N

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$81,000	$0		$155,100	$236,100		2018	C
$81,000	$0		$165,500	$246,500		2019	C
$81,000	$0		$165,500	$246,500		2020	C

EXEMPTIONS & CREDITS

2018 BPTC $3,527.87

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D POTTAWATTAMIE COUNTY DEVELOPME book/page: 2018/11377 D

SALES HISTORY

Sale Date	Amount	Code	Book/Page
08/31/2018	325000	D2	2018/11377
08/10/2015	95000	D2	2015/10595
01/01/1986	0	D000	0086/22734

ASSESSMENT DATA

PDF: 8 MAP: 4-8 C.B COMMERCIAL

Interior Listing: Inspected Date Listed: 10/26/16 GK Date Reviewed: 10/29/18 MEC

LAND.....8100 sqFt .19 acres

Lot 1: Frontage	Rear	Side-1	Side-2	Rear-Lot
81	81	100	100	

Commercial Building 1 of 1 -- Office - General (501)

STRUCTURE....3 story 4560 base SF 4560 bsmt SF 20148 gross SF
Year Built: 1920 Eff Year: 1920 Condition: Normal

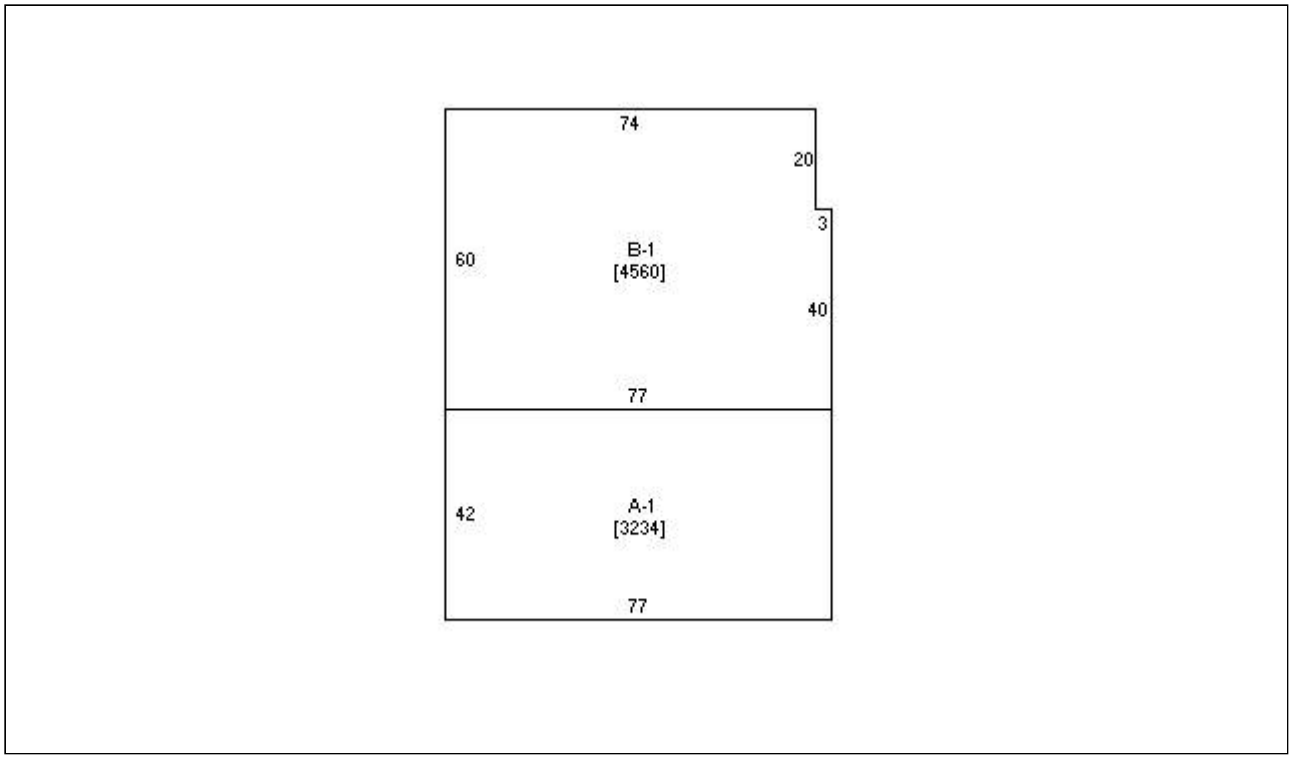
VERTICALS....Ext Wall: Brick on Block - 8"
Int Wall: Plaster with Lath
Drywall or Equiv.
WallFace: Incl. w /Walls
Front/Doors: Average Cost Front
Windows: Wood/Vinyl

HORIZONTALS..Basement: Excavation, Floor, Lighting
Roof: Tar and Gravel/ Wood Dk
Ceiling: Suspended Blk-Mineral
Plaster and Lath
Struc Floor: Concrete 4"
Wd Deck on Wood Joist
Floor Cover: Carpet
Partitions: Office Buildings
Framing: Wood - Average
HVAC: Hot Water
Central AC

PLUMBING.....Water Closet (7)
Lavatory (3)

```
              Urinal - Wall (3)
 BLDG EXTRAS..1 Elevator - Pass. Electric: Geared, 100 Ft/Min, 4 Stops, 2,100 Lb Capacity

 Commercial Building 1 of 1 Addition 1 -- Office - General (501)
 STRUCTURE....2 story   3234 base SF   3234 bsmt SF
              Year Built: 1920    Eff Year: 1920    Condition: Normal
 VERTICALS....Ext Wall:    Brick on Block - 8"
              Int Wall:    Drywall or Equiv.
                           Plaster with Lath
              WallFace:    Incl. w /Walls
              Front/Doors: Average Cost Front
              Windows:     Wood/Vinyl
 HORIZONTALS..Basement:    Excavation, Floor, Lighting
              Roof:        Tar and Gravel/ Wood Dk
              Ceiling:     Suspended Blk-Mineral
              Struc Floor: 4" R'Concrete
                           Wd Deck on Wood Joist
              Floor Cover: Carpet
              Partitions:  Office Buildings
              Framing:     Wood - Average
              HVAC:        Hot Water
                           Central AC
 PLUMBING.....Water Closet (6)
              Lavatory (4)
```

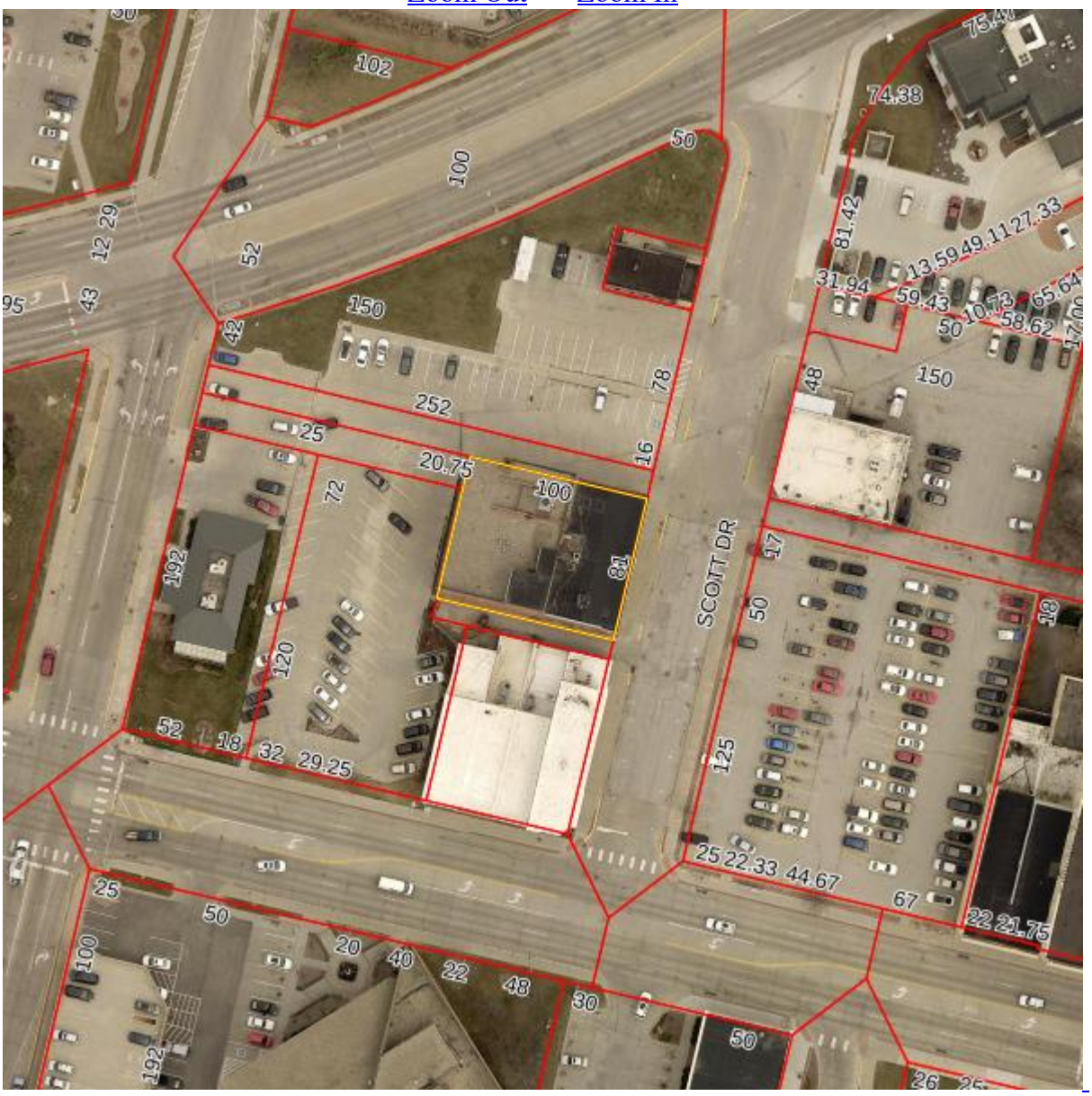


12 SCOTT ST, POTTAWATTAMIE COUNTY DEVELOPMENT CORP



12 SCOTT ST, POTTAWATTAMIE COUNTY DEVELOPMENT CORP, 1 10/29/2018

Zoom Out Zoom In



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7544 25 391 002

--- Permanent Property Address ---	------- Mailing Address -------
COUNCIL BLUFFS, CITY OF	COUNCIL BLUFFS, CITY OF
	209 PEARL
	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425391002

TAX DESCRIPTION*

* Not to be used on legal documents

AS BLK 6 MYNSTER-BLK 2 BAYLISS N65 LT 1,2,3,C,D LYING SLY OF KANESVILLE-LOT P-NLY PART OF LTS5,E,F,G AND H(PARKING LOT)

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$0	$0	$0	$0	$0		2018	C
$0	$0	$0	$0	$0		2019	C
$0	$0	$0	$0	$0		2020	C

EXEMPTIONS & CREDITS

2018 MGOV	$0.00	MUNICIPAL GOVERNMENT
2019 MGOV	$0.00	MUNICIPAL GOVERNMENT
2020 MGOV	$415,700.00	MUNICIPAL GOVERNMENT

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D COUNCIL BLUFFS, CITY OF book/page:

ASSESSMENT DATA

PDF: 30 MAP: 4-8 C.B COMMERCIAL

Interior Listing: Inspected Date Listed: 05/13/19 MEC Date Reviewed: 05/15/19 MEC

LAND.....37560 sqFt .86 acres

YARD EXTRAS..Paving - Concrete 13,560 SF, Concrete w/Curbs, Lighting: Average

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page

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As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7544 25 391 001

--- Permanent Property Address ---	------- Mailing Address -------
MAC INVESTMENTS INC	MAC INVESTMENTS INC
32 SCOTT ST	32 SCOTT ST
COUNCIL BLUFFS, IA 51503	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS
District: 000 CO BLUFFS CITY/CO BLUFFS

========== REAL ESTATE TAXES ON TREASURER'S WEBPAGE ==========

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425391001

========== TAX DESCRIPTION* ==========

* Not to be used on legal documents

AUD SUB BLK 6 MYNSTER BLK 2 BAYLISS S35' LT 1

========== ASSESSED VALUE ==========

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$6,300	$25,848	$11,200	$45,952	$89,300		2018	M/C
$6,300	$25,848	$11,200	$45,952	$89,300		2019	M/C
$6,300	$25,848	$11,200	$45,952	$89,300		2020	M/C

========== EXEMPTIONS & CREDITS ==========

2018 BPTC $853.98

========== OWNERS ==========

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D MAC INVESTMENTS INC book/page: 2015/17191 D

========== SALES HISTORY ==========

Sale Date	Amount	Code	Book/Page
12/29/2015	0	D1	2015/17191
03/27/2007	0	D001	2007/05101
06/16/2004	0	D001	0104/27775
03/25/2004	0	D001	0104/21267
03/08/2004	77500	D035	0104/26533

========== ASSESSMENT DATA ==========

PDF: 8 MAP: 4-8 C.B COMMERCIAL

Interior Listing: Estimated Date Listed: 03/22/16 ZLL Date Reviewed: 10/29/18 MEC

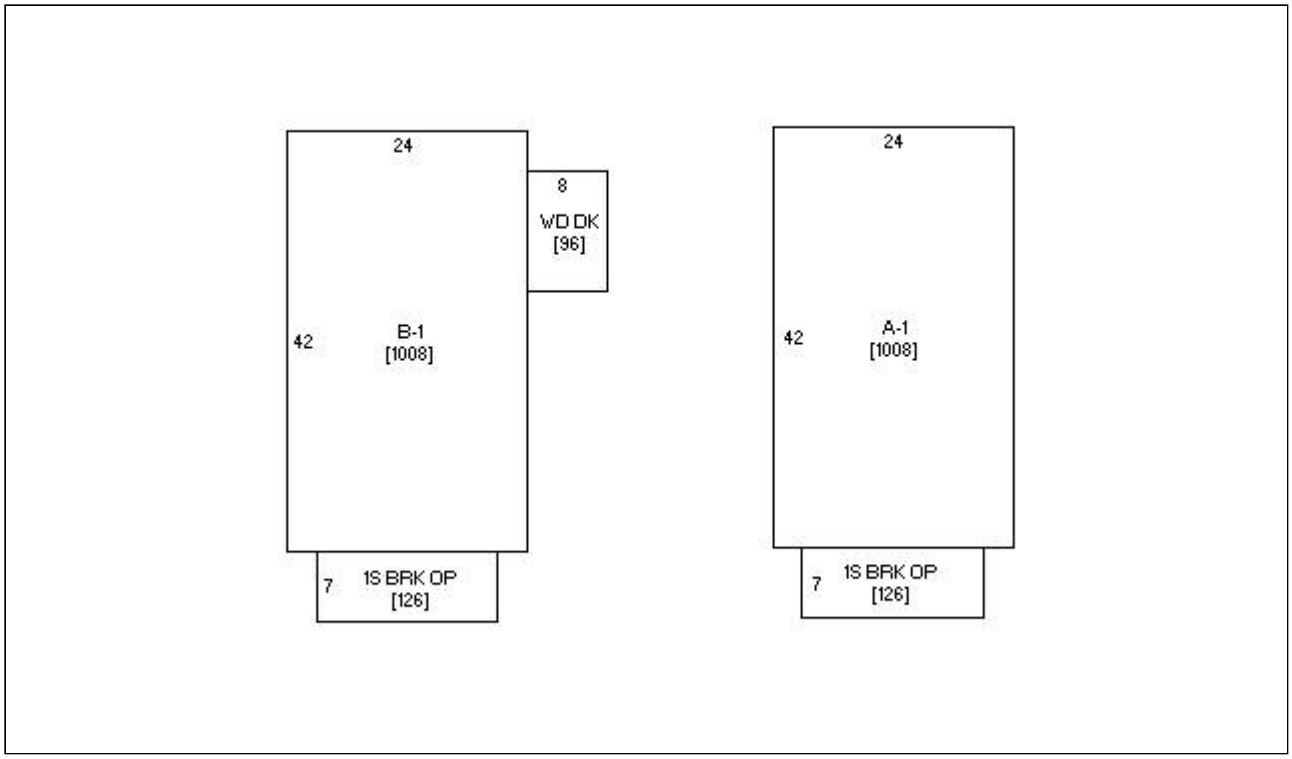
LAND.....1750 sqFt .04 acres

Lot 1: Frontage	Rear	Side-1	Side-2	Rear-Lot
35	35	50	50	

Commercial Building 1 of 1 -- Office - General (501) Units: 0
DBA: THE HOMESTEADS GROUP
STRUCTURE....1 story 1008 base SF 504 bsmt SF 2016 gross SF
Year Built: 1925 Eff Year: 1925 Condition: Above Normal
VERTICALS....Ext Wall: Solid Brick - 8"
Int Wall: Drywall or Equiv.
Plaster on Metal Stud
Front/Doors: Incl. w / Base
Windows: Wood Double Hung
HORIZONTALS..Basement: Incl. w / Base
Roof: Incl. w / Base
Ceiling: Drywall
Plaster and Lath
Struc Floor: Wd Deck on Wood Joist
Floor Cover: Carpet
Partitions: Office Buildings
Framing: Wood - Average
HVAC: Combination FHA - AC
PLUMBING.....Toilet Room (1)

BLDG EXTRAS..1 Porch (Commercial): 126 SF, Porch
1 Porches,Decks,Patios,etc.: 96 SF, Wood Deck

Commercial Building 1 of 1 Addition 1 -- Apartment (702) Units: 1
DBA: THE HOMESTEADS GROUP
STRUCTURE....1 story 1008 base SF 504 bsmt SF
Year Built: 1925 Eff Year: 1925 Condition: Above Normal
VERTICALS....Ext Wall: Solid Brick - 8"
Int Wall: Drywall or Equiv.
Plaster on Metal Stud
Front/Doors: Incl. w / Base
Windows: Wood Double Hung
HORIZONTALS..Basement: Incl. w / Base
Roof: Rubber Membrane/Wood
Ceiling: Drywall
Plaster and Lath
Struc Floor: Wd Deck on Wood Joist
Floor Cover: Carpet
Partitions: Apartment
Framing: Wood - Average
HVAC: Combination FHA - AC
PLUMBING.....3-Fixture Bathroom (1)
Sink-Kitchen (1)
BLDG EXTRAS..1 Porch (Commercial): 126 SF, Porch

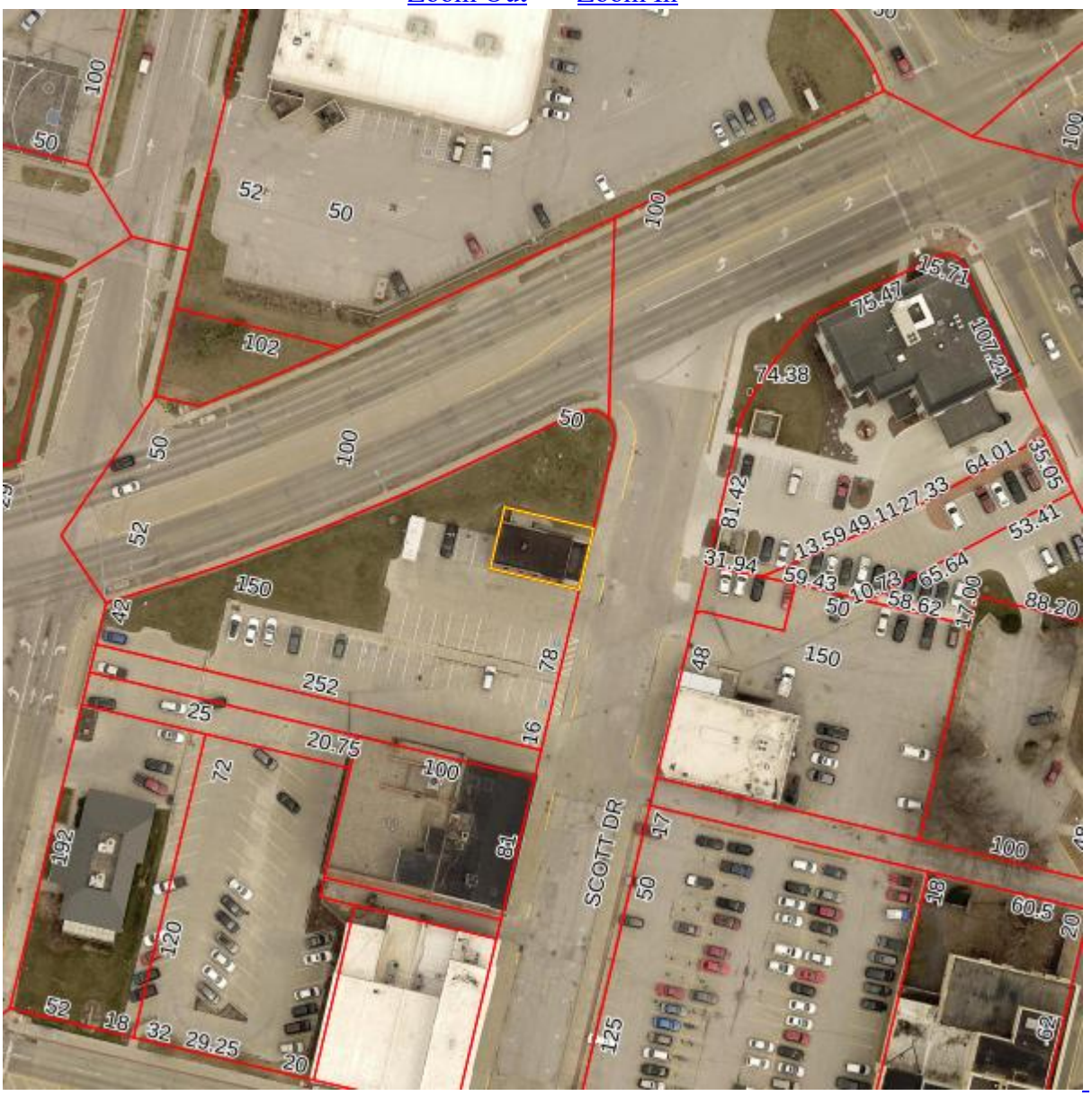


32 SCOTT ST, MAC INVESTMENTS INC



32 SCOTT ST, MAC INVESTMENTS INC, 1 10/29/2018

Zoom Out Zoom In



600ft x 600ft

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As of: On Web ▼ Get Card

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7544 25 454 010

--- Permanent Property Address ---	------- Mailing Address -------
500 WEST LLC	500 WEST LLC
500 W BROADWAY ST	500 W BROADWAY ST
COUNCIL BLUFFS, IA 51503	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

========== REAL ESTATE TAXES ON TREASURER'S WEBPAGE ==========

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425454010

========== TAX DESCRIPTION* ==========

* Not to be used on legal documents

AUD SUB LT 5 BLK 5 MYNSTER ADD & BLK 1 BAYLISS 1ST ADD LTS 7 THRU 13 & W1' MAIN ST ADJ LTS 9 THRU 12 & N2' BROADWAY ST ADJ LT 9

========== ASSESSED VALUE ==========

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$175,700	$0		$292,200	$467,900		2018	C
$175,700	$0		$292,200	$467,900		2019	C
$175,700	$0		$292,200	$467,900		2020	C

========== EXEMPTIONS & CREDITS ==========

========== OWNERS ==========

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D 500 WEST LLC book/page: 2017/16340 D

========== SALES HISTORY ==========

Sale Date	Amount	Code	Book/Page	
10/12/2017	0	D7	2017/16340	multiple parcel sale
01/19/2017	1	D46	2017/01078	
11/03/2003	140000	D050	0104/13743	multiple parcel sale

========== ASSESSMENT DATA ==========

PDF: 8 MAP: 4-8 C.B COMMERCIAL

Interior Listing: Inspected Date Listed: 05/18/17 JC Date Reviewed: 10/29/18 MEC

LAND.....17567 sqFt .40 acres

Commercial Building 1 of 1 -- Office - General (501)
STRUCTURE....4 story 4324 base SF 4324 bsmt SF 34884 gross SF
Year Built: 1900 Eff Year: 1900 Condition: Below Normal
VERTICALS....Ext Wall: Solid Brick - 12"
Int Wall: Drywall or Equiv.
Panel - Softwood
Front/Doors: Incl. w / Base
Windows: Incl. w / Base
HORIZONTALS..Basement: Incl. w / Base
Roof: Rubber Membrane/Wood
Ceiling: Composition Block
Suspended Blk-Fiber
Suspended Blk-M'Ral
Struc Floor: Wd Deck on Wood Joist
Floor Cover: Carpet
Asphalt Tile
Partitions: Office Buildings
Framing: Wood - Heavy
HVAC: Combination FHA - AC
Sprinklers: Exposed Wet
PLUMBING.....3-Fixture Bathroom (2)
Toilet Room (8)
Water Closet (7)
Urinal - Wall (3)
Lavatory (5)
Sink-Service (Porcelain) (2)
ADJUSTMENTS..Sprinkler - exposed wet (17296)
BLDG EXTRAS..1 Elevator - Pass. Electric: Geared, 200 Ft/Min, 4 Stops, 2,000 Lb Capacity
1 BANK - VAULT: Record - C'Blk, 144 SF
1 Bank - Vault Door: Class M: 2" - 3" thick Thickness, No
1 Bank - Vault: Money - Conc./ Steel, 144 SF

Commercial Building 1 of 1 Addition 1 -- Office - General (501)
STRUCTURE....2 story 1804 base SF 1804 bsmt SF
Year Built: 1900 Eff Year: 1900 Condition: Below Normal
VERTICALS....Ext Wall: Solid Brick - 12"
Int Wall: Drywall or Equiv.
Panel - Softwood
Front/Doors: Incl. w / Base
Windows: Incl. w / Base
HORIZONTALS..Basement: Incl. w / Base
Roof: Rubber Membrane/Wood
Ceiling: Composition Block
Suspended Blk-M'Ral
Suspended Blk-Fiber
Struc Floor: Wd Deck on Wood Joist
Floor Cover: Carpet
Asphalt Tile

```
                        Quarry Tile
              Partitions:  Incl. w / Base
              Framing:     Wood - Average
              HVAC:        Combination FHA - AC
              Sprinklers:  Exposed Wet
 ADJUSTMENTS..Sprinkler - exposed wet (3608)

 Commercial Building 1 of 1 Addition 2 -- Office - General (501)
 STRUCTURE....2 story   1992 base SF   1992 bsmt SF
              Year Built: 1900    Eff Year: 1900    Condition: Below Normal
 VERTICALS....Ext Wall:    Solid Brick - 12"
              Int Wall:    Drywall or Equiv.
              Front/Doors: Incl. w / Base
              Windows:     Incl. w / Base
 HORIZONTALS..Basement:    Incl. w / Base
              Roof:        Rubber Membrane/Wood
              Ceiling:     Suspended Blk-Fiber
                           Suspended Blk-M'Ral
                           Unfinished
              Struc Floor: Wd Deck on Wood Joist
              Floor Cover: Carpet
              Partitions:  Incl. w / Base
              Framing:     Wood - Average
              HVAC:        Combination FHA - AC
                           No HVAC
              Sprinklers:  Exposed Wet
 ADJUSTMENTS..Open Unfin. Uppers (1992)
              Sprinkler - exposed wet (1992)

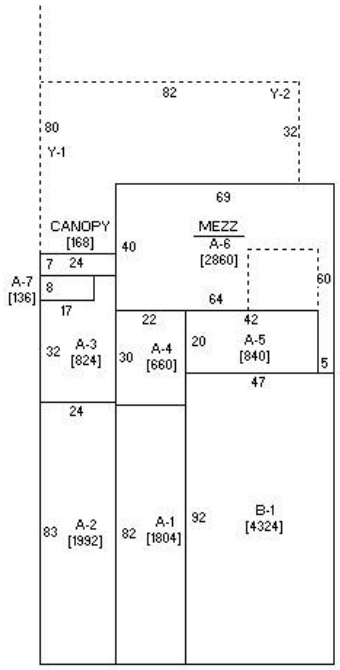
 Commercial Building 1 of 1 Addition 3 -- Office - General (501)
 STRUCTURE....1 story   824 base SF   824 bsmt SF
              Year Built: 1900    Eff Year: 1900    Condition: Below Normal
 VERTICALS....Ext Wall:    Solid Brick - 12"
              Int Wall:    Drywall or Equiv.
              Front/Doors: Incl. w / Base
              Windows:     Incl. w / Base
 HORIZONTALS..Basement:    Incl. w / Base
              Roof:        Rubber Membrane/Wood
              Ceiling:     Suspended Blk-Fiber
                           Suspended Blk-M'Ral
              Struc Floor: Wd Deck on Wood Joist
              Floor Cover: Carpet
              Partitions:  Incl. w / Base
              Framing:     Wood - Average
              HVAC:        Combination FHA - AC
              Sprinklers:  Exposed Wet
 ADJUSTMENTS..Sprinkler - exposed wet (824)

 Commercial Building 1 of 1 Addition 4 -- Office - General (501)
 STRUCTURE....1 story   660 base SF   660 bsmt SF
              Year Built: 1900    Eff Year: 1900    Condition: Below Normal
 VERTICALS....Ext Wall:    Solid Brick - 12"
              Int Wall:    Drywall or Equiv.
              Front/Doors: Incl. w / Base
              Windows:     Incl. w / Base
 HORIZONTALS..Basement:    Incl. w / Base
              Roof:        Rubber Membrane/Wood
              Ceiling:     Suspended Blk-Fiber
                           Suspended Blk-M'Ral
              Struc Floor: Wd Deck on Wood Joist
              Floor Cover: Carpet
              Partitions:  Incl. w / Base
              Framing:     Wood - Average
              HVAC:        Combination FHA - AC
              Sprinklers:  Exposed Wet
 ADJUSTMENTS..Sprinkler - exposed wet (660)

 Commercial Building 1 of 1 Addition 5 -- Office - General (501)
 STRUCTURE....3 story   840 base SF   840 bsmt SF
              Year Built: 1900    Eff Year: 1900    Condition: Below Normal
 VERTICALS....Ext Wall:    Solid Brick - 12"
              Int Wall:    Drywall or Equiv.
                           Panel - Softwood
              Front/Doors: Incl. w / Base
              Windows:     Incl. w / Base
 HORIZONTALS..Basement:    Incl. w / Base
              Roof:        Rubber Membrane/Wood
              Ceiling:     Suspended Blk-M'Ral
                           Unfinished
              Struc Floor: Wd Deck on Wood Joist
              Floor Cover: Carpet
                           Asphalt Tile
              Partitions:  Incl. w / Base
              Framing:     Wood - Average
              HVAC:        Combination FHA - AC
              Sprinklers:  Exposed Wet
 ADJUSTMENTS..Open Unfin. Uppers (840)
              Sprinkler - exposed wet (1680)
 BLDG EXTRAS..1 ELEVATOR-PASSENGER ELECTRIC: Geared, 200 Ft/Min, 3 Stops, 2,000 Lb Capacity
```

```
Commercial Building 1 of 1 Addition 6 -- Office - General (501)
STRUCTURE....2 story   2860 base SF   2860 bsmt SF
             Year Built: 1962    Eff Year: 1962    Condition: Below Normal
VERTICALS....Ext Wall:    Brick on Block - 8"
             Int Wall:    Drywall or Equiv.
                          Panel - Softwood
             Front/Doors: Incl. w / Base
             Windows:     Incl. w / Base
HORIZONTALS..Basement:    Incl. w / Base
             Roof:        Rubber Membrane/Stl
             Ceiling:     Suspended Blk-Fiber
                          Suspended Blk-M'Ral
             Struc Floor: Bar Jst/Mtl Dk/Conc. Topping
             Floor Cover: Carpet
                          Asphalt Tile
             Partitions:  Incl. w / Base
             Framing:     Steel - Average
             HVAC:        Combination FHA - AC
             Sprinklers:  Exposed Wet
PLUMBING.....Toilet Room (1)
             Sink-Service (Porcelain) (6)
ADJUSTMENTS..Mezzanine - finished(no a/c) (418)
             Sprinkler - exposed wet (5720)
             Bsmt Fin - office (825)
BLDG EXTRAS..1 Bank - Vault: Record - C'Blk, 612 SF
             1 Bank - Vault Door: Class M: 2" - 3" thick Thickness, No
             1 Bank - Vault: Record - C'Blk, 400 SF
             1 Bank - Record Vault Door: 4 Hour Rating

Commercial Building 1 of 1 Addition 7 -- Office - General (501)
STRUCTURE....2 story   136 base SF   136 bsmt SF
             Year Built: 1962    Eff Year: 1962    Condition: Below Normal
VERTICALS....Ext Wall:    Brick on Block - 8"
             Int Wall:    Unfinished
             Front/Doors: Incl. w / Base
             Windows:     Incl. w / Base
HORIZONTALS..Basement:    Incl. w / Base
             Roof:        Rubber Membrane/Wood
             Ceiling:     Unfinished
             Struc Floor: Wd Deck on Wood Joist
             Partitions:  Incl. w / Base
             Framing:     Wood - Average
             HVAC:        No HVAC
ADJUSTMENTS..Interior - No Finish (272)
             Canopy - attached (168)
             A/C - deduct (272)
YARD EXTRAS..SOLID BRK WALL/FENCE Quantity=80.00 Lineal Feet, Height=12
             BRK/BLK WALL Quantity=114.00 Lineal Feet, Height=6
```



500 W BROADWAY ST, 500 WEST LLC



500 W BROADWAY ST, 500 WEST LLC, 1 03/22/2016

Zoom Out Zoom In



600ft x 600ft

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--- Permanent Property Address ---	------- Mailing Address -------
COUNCIL BLUFFS, CITY OF	COUNCIL BLUFFS, CITY OF
	209 PEARL ST
	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425454011

TAX DESCRIPTION*

* Not to be used on legal documents

AUD SUB LT 5 MYNSTER-BLK 1 BAYLISS LTS 1 THRU 6

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$0	$0	$0	$0			2018	C
$0	$0	$0	$0			2019	C
$0	$0	$0	$0			2020	C

EXEMPTIONS & CREDITS

2018 MGOV	$361,500.00	MUNICIPAL GOVERNMENT
2019 MGOV	$361,500.00	MUNICIPAL GOVERNMENT
2020 MGOV	$361,500.00	MUNICIPAL GOVERNMENT

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D COUNCIL BLUFFS, CITY OF book/page:

ASSESSMENT DATA

PDF: 30 MAP: 4-8 C.B COMMERCIAL

Interior Listing: Inspected Date Listed: 01/01/90 TG Date Reviewed: 05/25/95 TG

LAND.....30528 sqFt .70 acres

Lot 1: Frontage	Rear	Side-1	Side-2	Rear-Lot
159	159	192	192	

YARD EXTRAS..Paving - Asphalt 30,528 SF, Asphalt Parking

Zoom Out Zoom In



600ft x 600ft

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Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7544 25 454 007

--- Permanent Property Address ---	------- Mailing Address -------
500 WEST LLC	500 WEST LLC
	500 W BROADWAY ST
	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425454007

TAX DESCRIPTION*

* Not to be used on legal documents

MYNSTER ADD S44' LT 2 & ALL LTS 3 & 4 BLK 5 EXC STREET

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$135,800	$0	$6,200		$142,000		2018	C
$135,800	$0	$6,200		$142,000		2019	C
$135,800	$0	$6,200		$142,000		2020	C

EXEMPTIONS & CREDITS

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D 500 WEST LLC book/page: 2017/16340 D

SALES HISTORY

Sale Date	Amount	Code	Book/Page	
10/12/2017	0	D7	2017/16340	multiple parcel sale
01/24/2017	1	D46	2017/01077	
11/03/2003	140000	D001	0104/13743	multiple parcel sale

ASSESSMENT DATA

PDF: 8 MAP: 4-8 C.B COMMERCIAL

Interior Listing: Inspected Date Listed: 03/21/16 ZLL Date Reviewed: 10/25/16 BL

LAND.....13580 sqFt .31 acres

Lot 1: Frontage	Rear	Side-1	Side-2	Rear-Lot
140	140	97	97	

YARD EXTRAS..Paving 7,400 SF, Asphalt Parking, Lighting: Avera



500 WEST LLC, 1 03/21/2016

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7544 25 454 006

--- Permanent Property Address ---	------- Mailing Address -------
KJC LLC	KJC LLC
25 SCOTT ST	C/O BONNIE CULJAT
COUNCIL BLUFFS, IA 51503	18465 JAYLEN DR
	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425454006

TAX DESCRIPTION*

* Not to be used on legal documents

MYNSTER ADD LTS 6 & 7 & S27' LTS 8 & 9 BLK 5 ALL LYING SE OF INDIAN CRK

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$171,000	$0		$150,700	$321,700		2018	C
$171,000	$0		$150,700	$321,700		2019	C
$171,000	$0		$150,700	$321,700		2020	C

EXEMPTIONS & CREDITS

2018 BPTC $3,762.29

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D KJC LLC book/page: 100/51529 D

SALES HISTORY

Sale Date	Amount	Code	Book/Page	
04/12/2000	80000	D050	0100/51529	
06/01/1995	180000	D050	0095/30410	multiple parcel sale

ASSESSMENT DATA

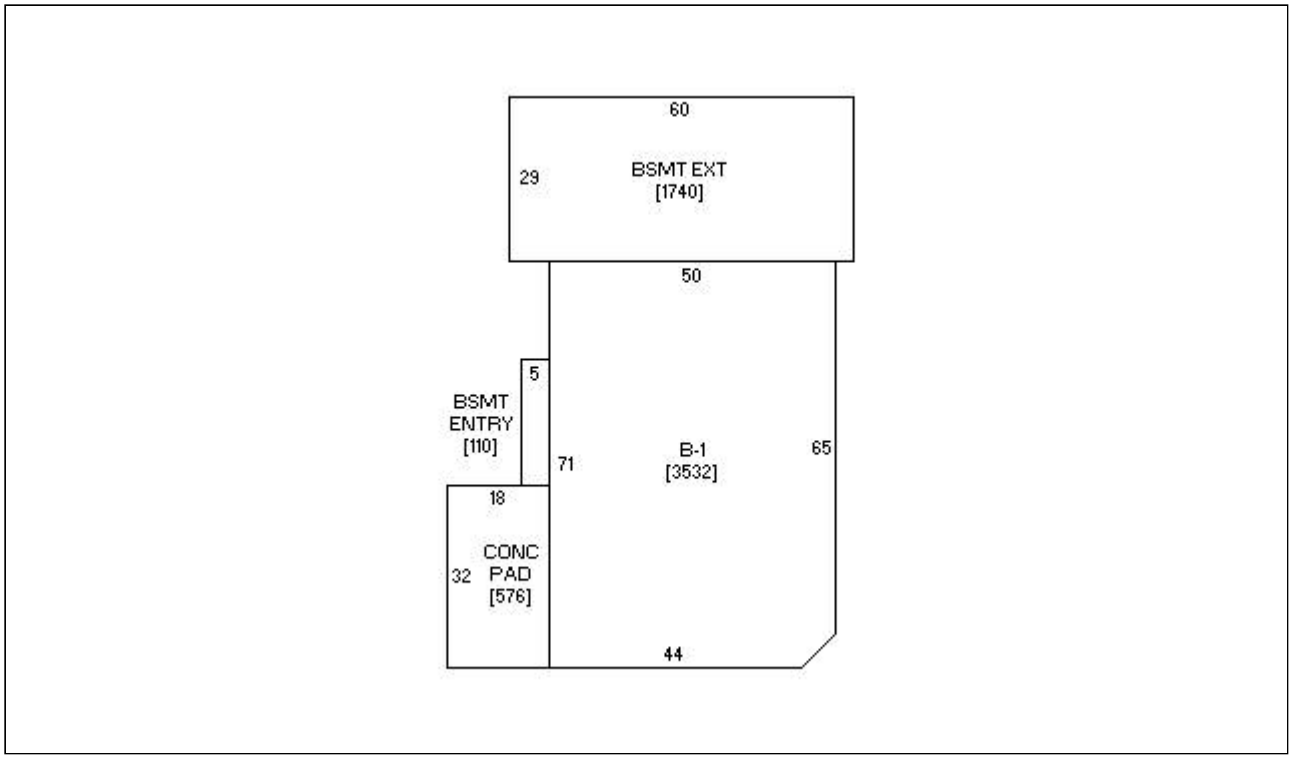
PDF: 8 MAP: 4-8 C.B COMMERCIAL

Interior Listing: Inspected Date Listed: 03/22/16 ZLL Date Reviewed: 10/29/18 MEC

LAND.....17100 sqFt .39 acres

Commercial Building 1 of 1 -- Bars and Lounges (303)
DBA: THE BUCK SNORT
STRUCTURE....1 story 3532 base SF 1950 bsmt SF 3532 gross SF
Year Built: 1920 Eff Year: 1920 Condition: Very Good
VERTICALS....Ext Wall: Solid Brick - 12"
Int Wall: Unfinished
Glassboard Paneling
Front/Doors: Average Cost Front
Windows: Aluminum
HORIZONTALS..Basement: Incl. w / Base
Roof: Rubber Membrane/Wood
Ceiling: Unfinished
Struc Floor: Wd Deck on Wood Joist
Floor Cover: Hardwood
Ceramic
Partitions: Incl. w / Base
Framing: Wood - Average
HVAC: Combination FHA - AC
PLUMBING.....Toilet Room (4)
Water Closet (2)
Urinal - Wall (3)
Lavatory (1)
Sink-Kitchen (2)
Stainless Stl Triple Sinks - 4' (1)

ADJUSTMENTS..Ceiling - none (3532)
BLDG EXTRAS..1 Porch (Commercial): 576 SF, Patio - Conc / Brick
1 BSMT EXT: Quantity=1,740.00 Square Feet, Height=0
YARD EXTRAS..PAVING 11,700 SF, Asphalt Parking

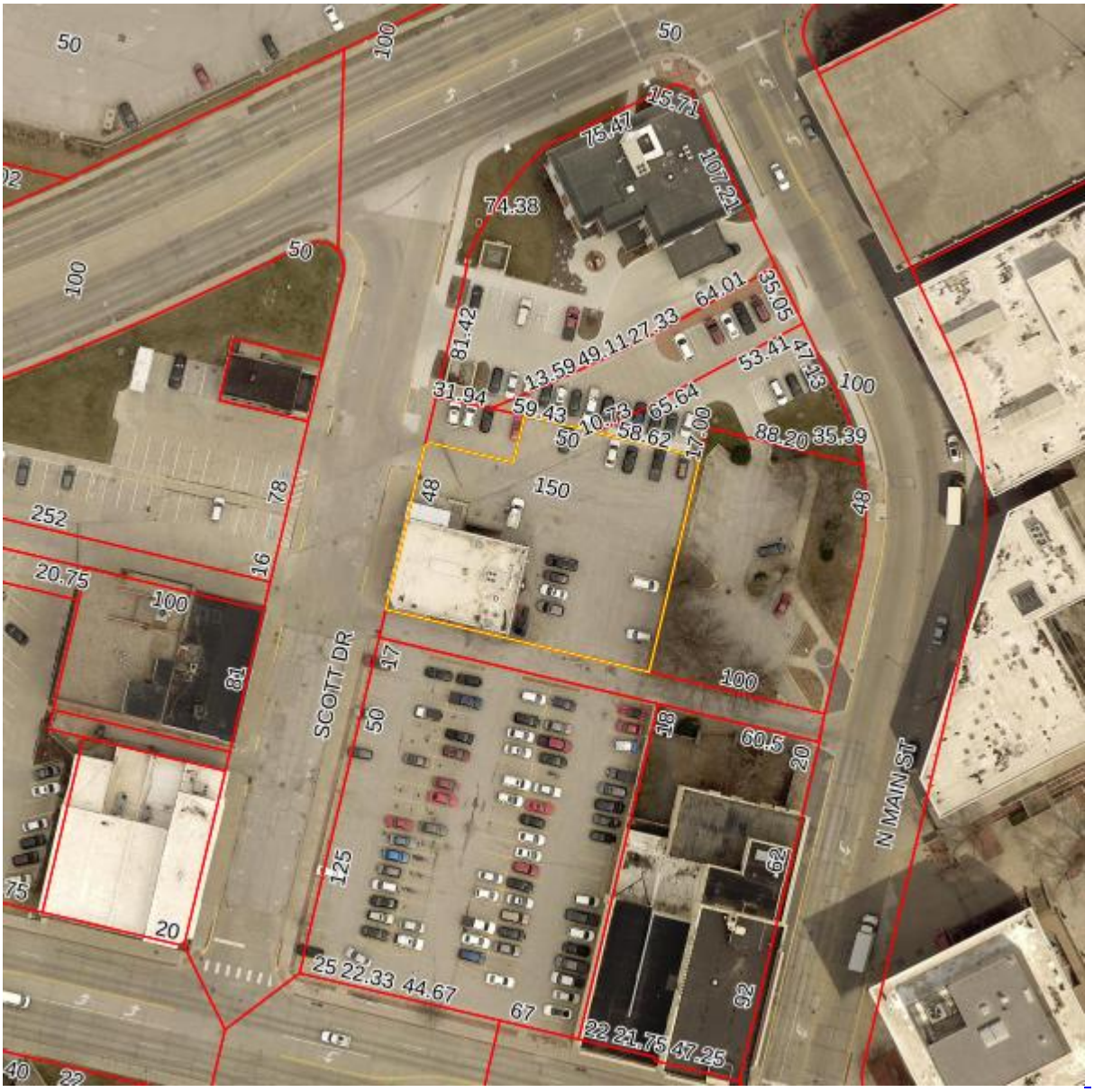


25 SCOTT ST, KJC LLC



25 SCOTT ST, KJC LLC, 1 03/21/2016

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7544 25 454 012

--- Permanent Property Address ---	------- Mailing Address -------
COUNCIL BLUFFS, CITY OF	COUNCIL BLUFFS, CITY OF
	209 PEARL ST
	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

========== REAL ESTATE TAXES ON TREASURER'S WEBPAGE ==========

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425454012

========== TAX DESCRIPTION* ==========

* Not to be used on legal documents

MYNSTER ADD S27' LT 10 BLK 5

========== ASSESSED VALUE ==========

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$0	$0	$0	$0	$0		2018	C
$0	$0	$0	$0	$0		2019	C
$0	$0	$0	$0	$0		2020	C

========== EXEMPTIONS & CREDITS ==========

2018 MGOV	$0.00	MUNICIPAL GOVERNMENT
2019 MGOV	$0.00	MUNICIPAL GOVERNMENT
2020 MGOV	$18,900.00	MUNICIPAL GOVERNMENT

========== OWNERS ==========

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D COUNCIL BLUFFS, CITY OF book/page: 2014/11810 D

========== SALES HISTORY ==========

Sale Date	Amount	Code	Book/Page	
06/01/1995	180000	C050	0095/30410	multiple parcel sale

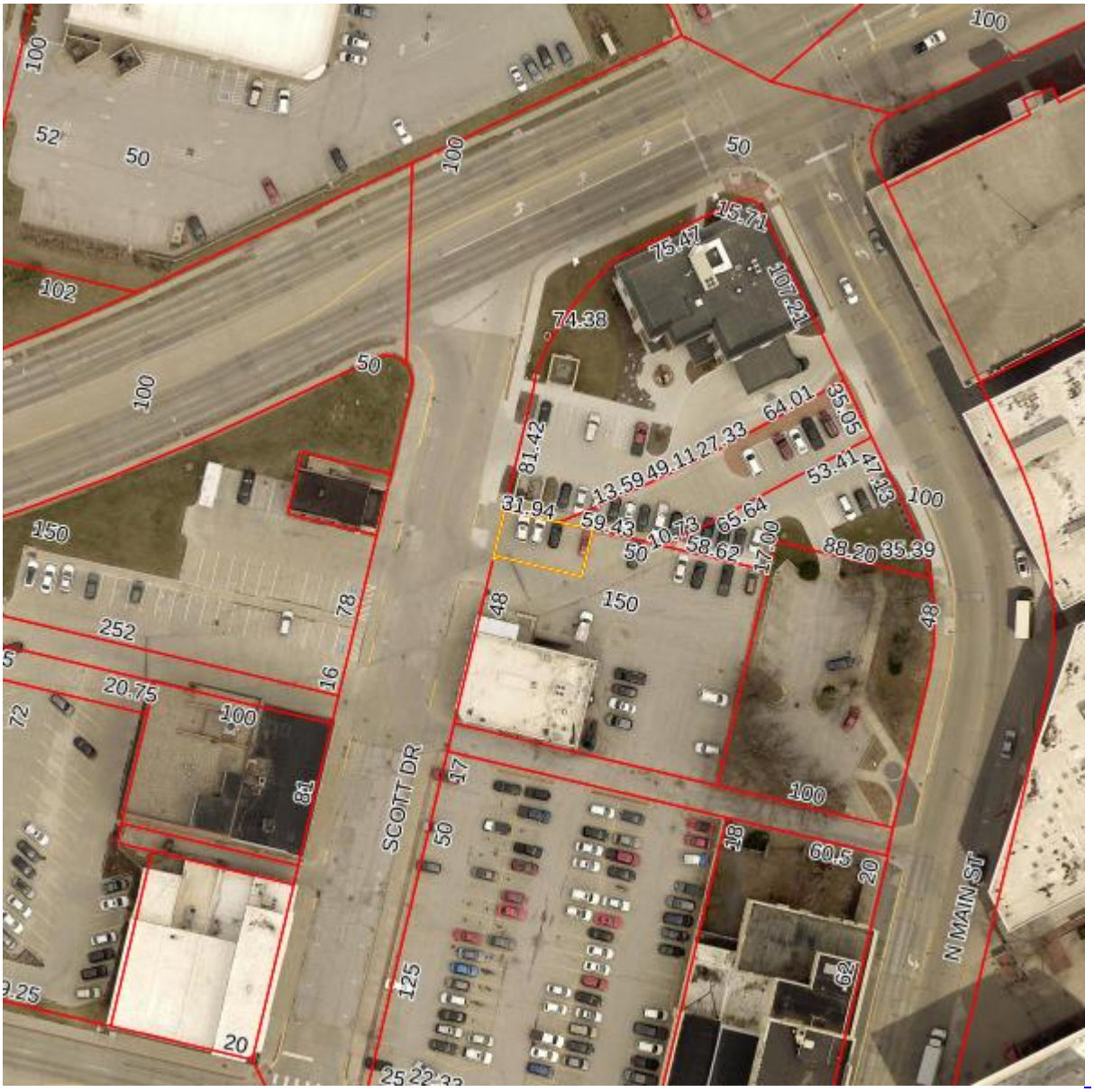
========== ASSESSMENT DATA ==========

PDF: 30 MAP: 4-8 C.B COMMERCIAL

Interior Listing: Outbuildings Only Date Listed: 08/21/19 MEC Date Reviewed: 08/21/19 MEC

LAND.....1306 sqFt .03 acres
YARD EXTRAS..Paving 3,000 SF, Asphalt Parking
Paving 3,600 SF, Asphalt Parking

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

Urban Revitalization Request:

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 was completed in 1880). bringing activity to the west entrance of downtown Council Bluffs. The completed project will bring activity to the west entrance of downtown and spur development for Bayliss Park (the heart of the community) and adjacent properties. This is a transformative project for Council Bluffs that will:

- Increase the existing tax base and district rents to achieve economic vitality and
- Create a sense of place where businesses and residents want to work, live and play through the physical transformation of the area while maintaining the character and integrity of Council Bluffs downtown.

The 712 Initiative is requesting a 10-year tax abatement for the project. Current assessed is $412,000 with projected assessed value of $1,700,000 after a full renovation.

1. Building use(s) with square feet for each use:
   Residential: 2nd and 3rd floors = 8,930 sq ft
   Commercial: 1st floor = 6,178 sq ft

2. Number of residential units as well as number of affordable units:
   Total of 15 residential units – requesting HOME funds for 2 affordable units

3. Copies of conceptual drawings and floorplans:
   See attached

4. Timeline

Complete fundraising:	September 2020
Final plans and specs:	December 2020
Competitive Bid:	January 2021
Construction:	March 2021
Construction complete:	December 2022

5. Overall budget

Item	**Cost**	**%**
Acquisition	$ 450,000	8%
Construction	$ 3,570,000	66%
Professional Fees	$ 1,031,000	19%
Construction & Permanent Finance	$ 144,000	3%
Soft Costs	$ 31,000	1%
Reserves	$ 154,000	3%
TOTAL	**$ 5,380,000**	

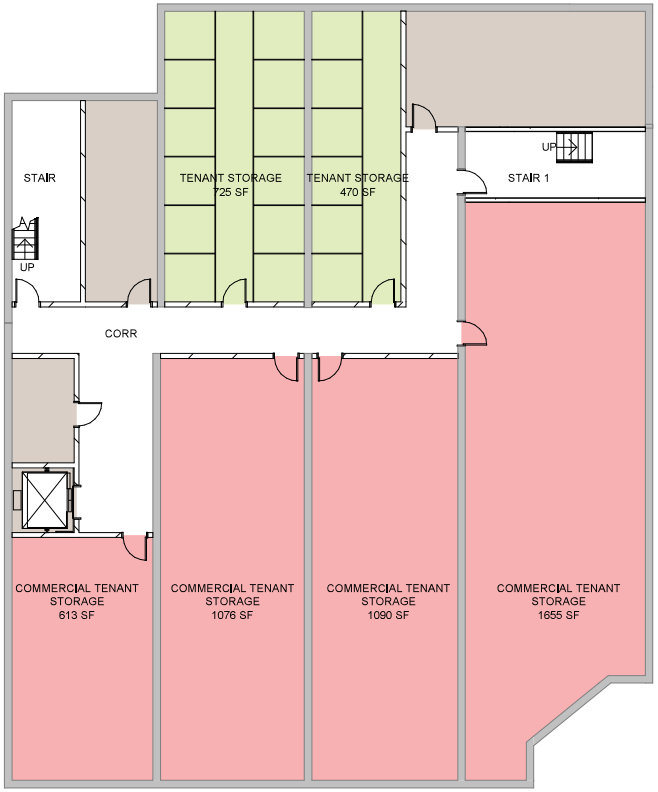
6. Partners on the project (bank, architect, engineer, etc):
   Architect: Alley Poyner Machietto Architecture
   Construction Management: Pending
   Bank: Pending

ATTACHMENT B

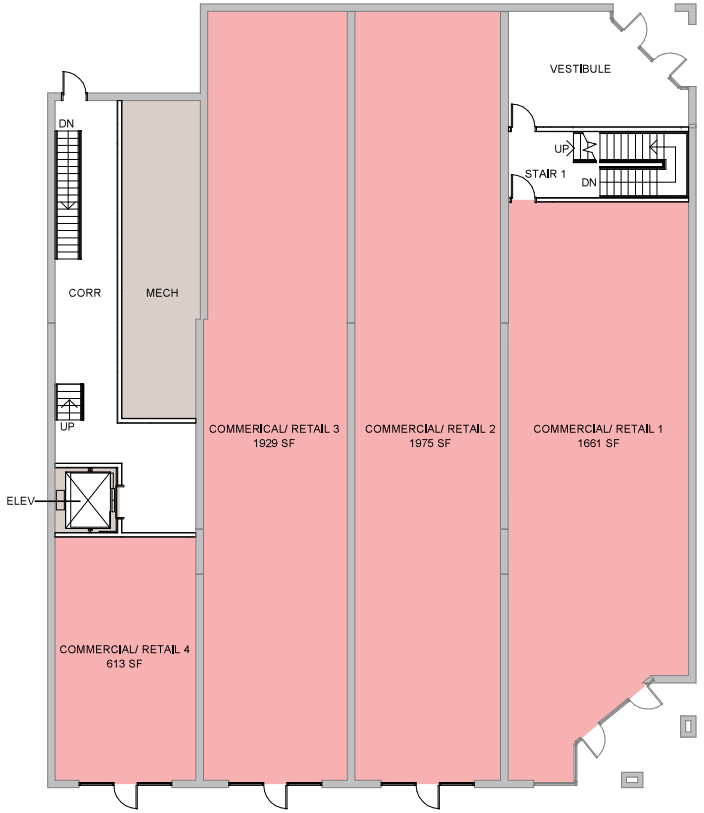
530 WEST BROADWAY
EXTERIOR SKETCH



530 WEST BROADWAY
FLOOR PLANS



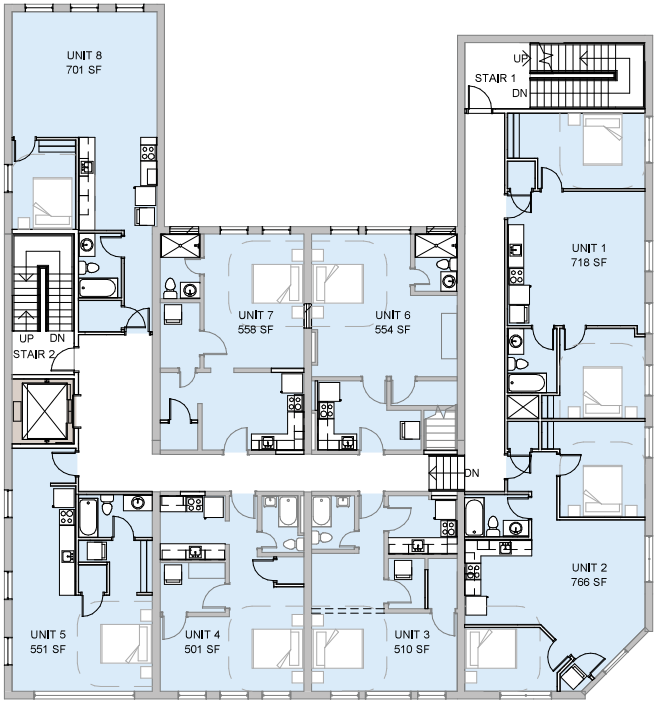
LOWER LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"



FIRST LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

- CORE/BUILDING SERVICES
- AMENITY/COMMUNITY SPACES
- LIVING UNITS
- COMMERCIAL/RETAIL

530 WEST BROADWAY
FLOOR PLANS



SECOND LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"



THIRD LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

- CORE/BUILDING SERVICES
- AMENITY/COMMUNITY SPACES
- LIVING UNITS
- COMMERCIAL/RETAIL

530 WEST BROADWAY PROJECT STATISTICS (4 OLD BUILDINGS)

UNITS

STUDIO	10 UNITS
500SF-620SF	
1 - BED	1 UNITS
~700SF	
2 - BED	4 UNITS
~720-770SF	
TOTAL	**15 UNITS**
ACCESSIBLE UNITS **ASSUMES 2% REQUIREMENT*	**1 TOTAL**

COMMERCIAL/RETAIL TENANTS

TENANT 1	1,661 SF
TENANT 2	1,975 SF
TENANT 3	1,929 SF
TENANT 4	613 SF
TOTAL	**6,178 SF**

BUILDING AREA

FIRST LEVEL SECOND	
LEVEL THIRD LEVEL	7,966 GSF
	6,250 GSF
	5,664 GSF
TOTAL	**19,880 GSF**
NET RENTABLE	**15,108 NSF**