2021 APPLICATION FOR URBAN REVITALIZATION INCENTIVES

CASE # 21-001

1. Applicant: Gordman Bluffs Northway LLC Phone: 4023914220
   Address: 444 Regency Pkwy Dr. Suite 202 Omaha 68114 *Status: PO
   Email address: ds@gordmanco.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: Deborah Smith Phone: 402.214.6642
   Address: Same
   Email address: Same

3. Name of company who will be occupying the building: AmBA, Tusy nails, Iowa Dmv, Express check, Schnath Chiropractic, Edward Jones.

4. Address or location of property: 1700-1760 N 164th St 51501

5. Legal description and parcel number: 7544 23 405 004

6. Present zoning district: P-C

7. Present assessed valuation of property:
   Total: $ 1401,100 Land: $ 340,000
   Dwelling: $ Other Building: $ 1,061,100

8. Project narrative (include size and description of building, type of business, jobs created, etc.—attach additional sheets if necessary): 20,000 SF Building + Parking Lot and building out tenant spaces

9. Total project investment (cumulative): $ 30,48,226.34

10. Total project investment (2020 only): $ 355,236.81

11. Construction start date: 8-31-15
    Construction completion date: TBD

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

13. Attached to the application are:
Exhibit 'A' - Builder's cost breakdown
Exhibit 'B' – Check for application processing fee $500 + $15 for every $100,000- City of Council Bluffs
Exhibit 'C' – Plot plan
Exhibit 'D' – Copy of building permit Alisha ph: 890-5284.
Exhibit 'E' – Copy of certificate of occupancy

14. Will any persons, including families, business concerns or others be displaced as a result of the improvements made for this project? _____Yes ____✓____No
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.)

Signature, Title

Jerome P. Gordman, manager
Print name and title

1-26-21
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.

Signature, Title

Jerome P. Gordman, manager
Print name and title

1-26-21
Date

DEADLINE

This application, along with all required attachments, must be returned to the City of Council Bluffs-Community Development Department by **February 1, 2021** 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: Commercial
2. BASIC BUILDING OR IMPROVEMENT CONSTRUCTION: _____
3. ESTIMATE THE PERCENTAGE OF COMPLETION AS OF JANUARY 1, 2021: 90%
4. BUILDER'S COST BREAKDOWN:

EXCAVATING AND GRADING	
CONCRETE (foundation, walks, drive)	
FRAMING ..... Material	
Labor	
ROOFING	
GLASS	
HEATING AND AIR CONDITIONING	
PLUMBING (including sewers)	
ELECTRICAL	
INSULATION	
DRY WALL	
CARPENTER (labor, lumber, hardware)	
PAINTING AND DECORATING	
FLOORING	
LANDSCAPING	
ARCHITECT	
SURVEY	
BUILDING PERMITS	
INSURANCE	
CONSTRUCTION LOAN FEE AND INTEREST	
OVERHEAD AND PROFIT	
MISCELLANEOUS	
FIXTURES AND EQUIPMENT (Please attach a detailed list)	
TOTAL BUILDING COST	$ 3,048,226.34 (see attached)
Does the above building cost represent cost to date or total project cost when completed?	
PURCHASE PRICE OF LAND (if applicable)	$
TOTAL (land plus improvement cost)	$ 3,048,226.34

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

Subscribed and sworn to before me,

this 26th day of January, 2021

Deborah Ann Markise
Notary Public

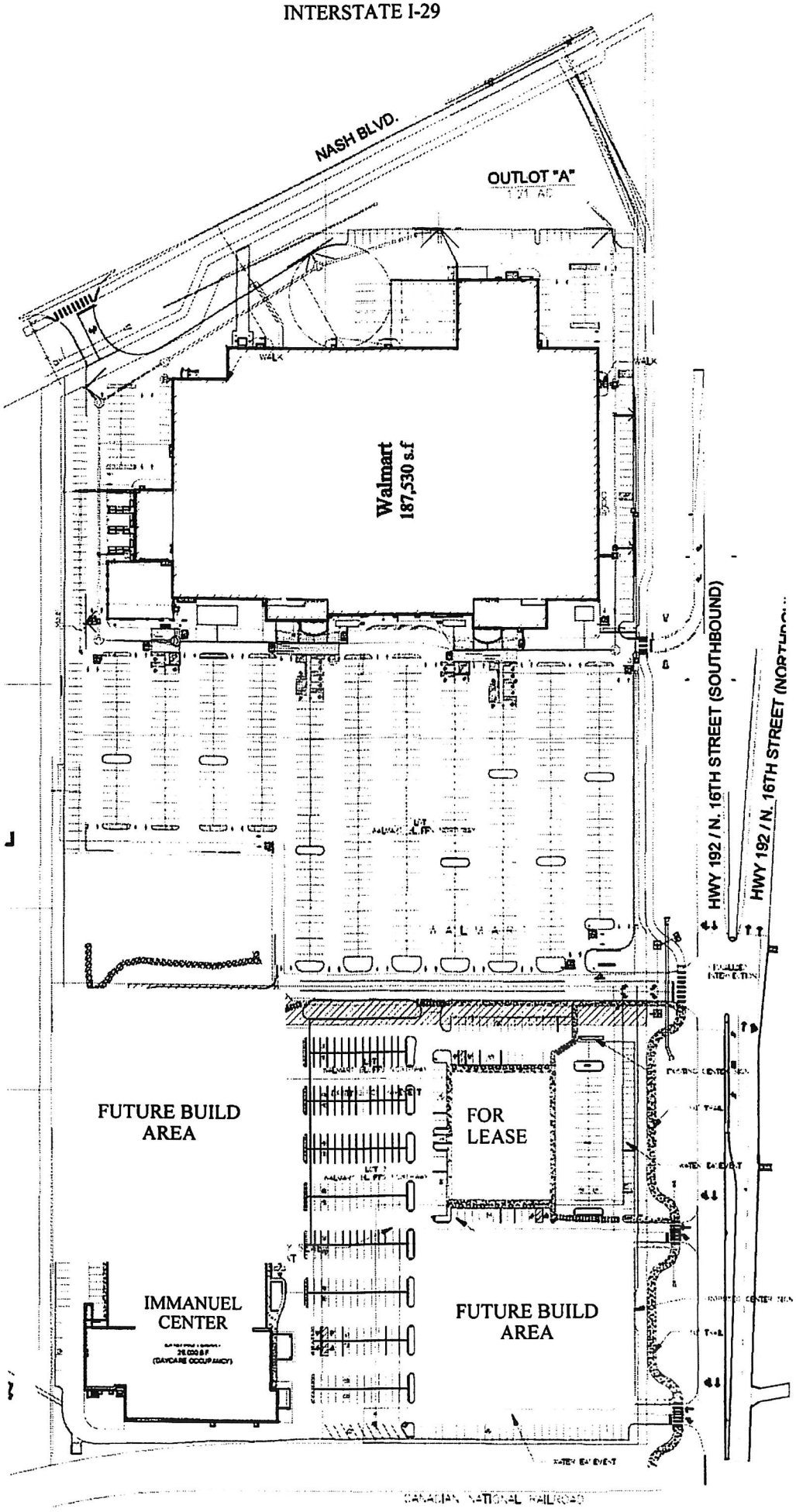
DEBORAH ANN MARKISE
General Notary - State of Nebraska
My Commission Expires Jul 3, 2022

SIGNATURE: _____
NAME
Jerome P. Gordman
TITLE OR POSITION WITH COMPANY
Manager
OWNER'S NAME
Gordman Bluffs Northway, LLC
NAME OF BUSINESS OR COMPANY

Form updated 12-1-2020

Excavating & Grading	$	144,768.00
Concrete	$	480,681.00
Framing & Drywall	$	445,382.46
Roofing	$	112,774.00
Glass	$	-
Heating & Air Conditioning	$	217,207.46
Plumbing	$	162,258.00
Electrical	$	425,464.46
Carpenter	$	28,104.00
Flooring	$	140,807.46
Building Permits	$	8,791.00
Architect & General Conditions	$	108,286.00
Overhead/Profit	$	108,021.00
Site Utilities	$	197,128.00
Stripping & Sealant	$	25,953.00
Grout	$	6,800.00
Masonry	$	71,640.00
Waterproofing	$	8,800.00
Canopies	$	49,440.00
EIFS	$	52,800.00
Doors & Hardware	$	157,180.50
Aluminum Storefronts	$	54,655.00
Fire Extinguishers	$	2,307.00
Fire Sprinklers	$	19,751.00
Temporary rock lot	$	9,852.00
Capital Facility Fees	$	9,375.00
	$	3,048,226.34

plot plan


INTERSTATE I-29
NASH BLVD.
OUTLOT "A"
Walmart
187,530 s.f
HWY 192 / N. 16TH STREET (SOUTHBOUND)
HWY 192 / N. 16TH STREET (NORTHBO...
FUTURE BUILD AREA
FOR LEASE
IMMANUEL CENTER
FUTURE BUILD AREA
CANADIAN NATIONAL RAILROAD

City of Council Bluffs, Iowa
2009 IBC Building Permit

Receipt:

Issued: 10/29/2015
Applied: 08/25/2015
Expires: 07/06/2016

Permit: #15-03295
Master Permit: #Yes
Report Code: #310

Project Address is: 1720 N 16th St
Subdivision: Walmart Bluffs Northway Blk: Lot: 2
all within the City of Council Bluffs, Iowa.

Contractor: Ronco Construction
Ronco Construction 402 397 9109
1717 N 74th St
Omaha, NE 68114

Owner: Gordman Bluffs Northway LLC, 402 391 4220
444 Regency Parkway Dr Ste 202
Omaha, NE 68114

Tenant:

Designer: GP Architecture LLC Engineer:

Occupancy Type: M Mercantile Construction Type: VB
Finished Sq Footage: 20000 Unfinished Sq Footage: 0 Accessory SqFt: 0 TOTAL SqFt: 20000
Parking: 0 Occupant Load: 0
Use Zone: P-C Flood Zone:

Work Class: New Construction
Work Description: 20,000 sq ft com building
Use: Commercial

Fees Due: $ Valuation Amt: $ 1819200.00
Fees Paid: $ 5602.50 Paid by: Check R328603

All work shall conform to the 2009 edition of the International Building Code as adopted and amended. Separate permits are required for: electrical, mechanical, plumbing, right-of-way, sign, and utility. A final inspection must be made by the Inspector prior to the occupancy of any new structure. Please call at least 24 hours in advance for your inspections.
I hereby certify that this construction will comply with the State of Iowa Energy Code which is the 2009 edition of the International Energy Conservation Code 661-303.3(103A).

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 and ordinances 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.

Signature: _____

Applicant: Ronco Construction Date: 10/29/2015
Contractor: Ronco Construction Date: 10/29/2015
Approved by: Building Official Date: 10/29/2015

Electrical Plumbing/Mechanical Fire CD Engineering Building ROW CD - Zoning Electric Mechanical

MANAGE YOUR PERMIT ONLINE!

Web Address	Permit Number	Permit Pin
http://BuildingDepartment.com/project	15-03295	312819

THIS PAGE IS FOR OFFICIAL USE ONLY:
Name of Area: Bluffs Northway
Date Established: June 9, 2014 · amended 2016
Expiration Date: June 30, 2029

current assessed value
$ 1,407,100

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

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

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

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

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

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

_____ 1. All qualified real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years. The amount of the partial exemption is equal to a percent of the actual value added by the improvements, determined as follows:
   a. For the first year, eighty percent
   b. For the second year, seventy percent
   c. For the third year, sixty percent
   d. For the fourth year, fifty percent
   e. For the fifth year, forty percent
   f. For the sixth year, forty percent
   g. For the seventh year, thirty percent
   h. For the eighth year, thirty percent
   i. For the ninth year, twenty percent
   j. For the tenth year, twenty percent

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

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

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