2021 APPLICATION FOR URBAN REVITALIZATION INCENTIVES

CASE # 21-002

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

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

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

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

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

5. Legal description and parcel number: COUNCIL BLUFFS -NEW HORIZON SUB REPLAT 2 LT 1 - Parcel #7543 28 301 001

6. Present zoning district: 000 – CO BLUFFS CITY/CO BLUFFS

7. Present assessed valuation of property:
   Total: $ 328,000 Land: $ 328,000
   Dwelling: $ 0 Other Building: $

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

9. Total project investment (cumulative): $8,334,641.14

10. Total project investment (2020 only): $706,240.96

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

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

13. Attached to the application are:
    Exhibit 'A' - Builder's cost breakdown
    Exhibit 'B' – Check for application processing fee
    Exhibit 'C' – Plot plan
    Exhibit 'D' – Copy of building permit
    Exhibit 'E' – Copy of certificate of occupancy

14. Will any persons, including families, business concerns or others be displaced as a result of the improvements made for this project? _____Yes _____X____No
    If yes, please explain:_____
    _____
    _____

15. Waiver to enter property:
    The applicant hereby authorizes the Community Development Department, the Assessor's Office and/or their representatives to enter the property described above for the purpose of verifying all claims and data related to the application. (Note: Failure to sign the authorization may prevent the processing of the application.)

    _____
    Signature, Title

    Scott Bear, Chief Financial Officer
    Print name and title

    January 28, 2021
    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

    Scott Bear, Chief Financial Officer
    Print name and title

    January 28, 2021
    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: 56 Unit Independent Living
2. BASIC BUILDING OR IMPROVEMENT CONSTRUCTION: Wood Frame
3. ESTIMATE THE PERCENTAGE OF COMPLETION AS OF JANUARY 1, 2021: 100%
4. BUILDER'S COST BREAKDOWN:

EXCAVATING AND GRADING	$212,990.97
CONCRETE (foundation, walks, drive)	$856,080.46
FRAMING Material	$1,017,257.45
Labor	see above
ROOFING	$333,733.23
GLASS	$235,049.17
HEATING AND AIR CONDITIONING	$553,698.74
PLUMBING (including sewers)	$901,657.20
ELECTRICAL	$834,868.86
INSULATION	$60,612.61
DRY WALL	$433,029.19
CARPENTER (labor, lumber, hardware)	$624,801.91
PAINTING AND DECORATING	$186,766.91
FLOORING	$224,668.55
LANDSCAPING	$118,693.23
ARCHITECT	$443,023.03
SURVEY	$14,100.39
BUILDING PERMITS	$35,389.63
INSURANCE	$39,067.00
CONSTRUCTION LOAN FEE AND INTEREST	$75,014.00
OVERHEAD AND PROFIT	$226,400.98
MISCELLANEOUS	$300,068.32
FIXTURES AND EQUIPMENT (Please attach a detailed list)	$348,419.31
TOTAL BUILDING COST	$8,075,391.14 ✓
Does the above building cost represent cost to date or total project cost when completed?	Total Project Cost
PURCHASE PRICE OF LAND (if applicable)	$259,250.00
TOTAL (land plus improvement cost)	$8,334,641.14 ✓

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 28th day of Jan., 2021

Suzanne M. Philbrick
Notary Public

GENERAL NOTARY - State of Nebraska
SUZANNE M. PHILBRICK
My Comm. Exp. August 8, 2021

SIGNATURE: [signature]

NAME

Chief Financial Officer
TITLE OR POSITION WITH COMPANY

Immanuel
OWNER'S NAME

Immanuel Elderly Housing II LLC
NAME OF BUSINESS OR COMPANY

Form updated 12-1-2020

Fixtures and Equipment List

Graceview Couryard

#754328301001

Exhibit - A

1 - Closet Wiring Shelving - $15,211.91

2 - Appliances - $214,193.35

3 – Window Coverings - $21,722.78

4 – Elevator - $97,291.27

Total - $348,419.31

R FEE $60.00 RMA $1.00

A FEE $_____ ECOM $1.00

T TAX $_____

RECORDER'S INDEX
LOT: 2
BLOCK:
SUBDIVISION: NEW HORIZON SUBDIVISION REPLAT 1
ALIQUOT PART:
SECTION
SECTION: /TOWNSHIP: / RANGE:
CITY: COUNCIL BLUFFS
COUNTY: POTTAWATTAMIE
PROPRIETOR: 92 INVESTMENTS LLC
REQUESTED BY: WESTERN IOWA LAND DEVELOPMENT LLC
DATE OF FIELD SURVEY: JULY 18, 2018

FINAL PLAT OF
NEW HORIZON SUBDIVISION, REPLAT 2

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

PREPARED BY: JONATHAN M. LEISINGER, P.L.S., HGM ASSOCIATES INC., P.O. BOX 919, COUNCIL BLUFFS, IOWA 51502 (712)323-0530

OWNER:
92 INVESTMENTS LLC
22735 JAMES DRIVE
COUNCIL BLUFFS, IOWA 51503

DEVELOPER:
WESTERN IOWA LAND DEVELOPMENT, LLC
P.O. BOX 683
AVOCA, IOWA 51521

B526613
Tx:4966527

2018-11780
RECORDER MARK BRANDENBURG
POTTAWATTAMIE COUNTY, IA
FILE TIME: 09/12/2018 12:51:02 PM

RECORDING FEE	60.00
RMA FEE	1.00
ECM FEE	1.00

RECORD LEGAL DESCRIPTION

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

NOTE:

A 5.00 FOOT WIDE PERMANENT EASEMENT ON EACH SIDE OF ALL SIDE LOT LINES, A 10.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL FRONT LOT LINES, AND A 5.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL REAR LOT LINES, ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

CITY COUNCIL

Wendy Schultz 8/29/18
APPROVED BY MAYOR: THE HONORABLE MATTHEW J. WALSH DATE

ATTESTED TO BY:
8-29-18
CITY CLERK: JODI QUAKENBUSH DATE

8-29-18
COMMUNITY DEVELOPMENT DIRECTOR: BRANDON GARRETT DATE

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

I, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN NEW HORIZON SUBDIVISION, REPLAT 2, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

Lea O. Voss 9-4-18
TREASURER OF POTTAWATTAMIE COUNTY, IOWA: LEA A. VOSS DATE

WE HEREBY CERTIFY THAT WE WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES. WE HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT,

A. NO PRIVATE RESTRICTIONS AND/OR COVENANTS TO BE RECORDED WITH THIS FINAL PLAT.

B. CERTIFIED RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAIVING THE RIGHT TO REVIEW.

PROFESSIONAL LAND SURVEYOR
JONATHAN M. LEISINGER
14415
IOWA

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

JONATHAN M. LEISINGER AUGUST 22, 2018
DATE

LICENSE NUMBER 14415

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018

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

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT 92 INVESTMENTS LLC, BEING THE SOLE OWNER OF THE PROPERTY DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED AS LOTS 1 THROUGH 5, INCLUSIVE, OUTLOT A. SAID PROPERTY TO BE KNOWN AS NEW HORIZON SUBDIVISION, REPLAT 2.

AS PART OF THIS PLATTING, 92 INVESTMENTS LLC DOES HEREBY DEDICATE TO THE CITY OF COUNCIL BLUFFS, IOWA A PERPETUAL STORM SEWER AND DRAINAGE EASEMENT 20 FEET IN WIDTH, BEING 10.00 FEET IN WIDTH ON EACH SIDE OF THE LINE SHOWN IN THE DRAWING ACROSS LOT 5.

AS PART OF THIS PLATTING, 92 INVESTMENTS LLC DOES HEREBY DEDICATE A 30.00 FEET WIDE INGRESS/EGRESS EASMENT FOR THE BENEFIT OF LOTS 1, 2, 3 AND 4 AS SHOWN AND DESCRIBED ON THE DRAWING.

AS PART OF THIS PLATTING, 92 INVESTMENTS LLC DOES HEREBY DEDICATE OUTLOT A TO THE OWNERS OF LOTS 1 THROUGH 5 THEIR ADMINISTRATORS, EXECUTORS, SUCCESSORS, HEIRS, OR ASSIGNS SHALL PERPETUALLY OPERATE AND MAINTAIN OUTLOT A AND THE STORMWATER FACILITITY OR BEST MANAGEMENT PRACTICES (BMPs) LOCATED WITHIN OUTLOT A IN STRICT ACCORDANCE WITH STANDARD PRACTICES AND REQUIREMENTS FOR SAID BMPs AS ACCEPTED BY THE CITY OF COUNCIL BLUFFS OR ITS DESIGNEE.

THE DEDICATION OF THESE EASMENTS SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS.

1. EASEMENT RUNS WITH THE LAND: THIS EASEMENT SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON 92 INVESTMENT LLC, ITS SUCCESSORS OR ASSIGNS.
2. ERECTION OF STRUCTURES PROHIBITED: 92 INVESTMENTS LLC, OR ITS SUCCESSORS OR ASSIGNS SHALL NOT ERECT ANY STRUCTURE OVER NOR WITHIN THE EASEMENT AREA WITHOUT OBTAINING THE PROIOR WRITTEN CONSENT OF THE CITY ENGINEER.
3. CHANGES OF GRADE: 92 INVESTMENT LLC, OT ITS SUCCESSORS OR ASSIGNS SHALL NOT CHANGE THE GRADE, ELEVATION, NOR THE CONTOURS OF ANY PART OF THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
4. RIGHT OF ACCESS: THE CITY SHALL HAVE THE RIGHT OF ACCESS TO THE EASEMENT AREA AND HAVE ALL RIGHTS OF INGRESS AND EGRESS REASONABLY NECESSARY FOR THE USE AND ENJOYMENT OF THE EASEMENT AREA HEREIN DESCRIBED.
5. REMOVAL AND REPLACEMENT: THE COST AND REMOVAL AND REPLACEMENT OF ANY UNAUTHORIZED IMPROVEMENT OR STRUCTURES WITHIN THE EASEMENT AREA, NECESSITATED BY THE EXERCISE OF THE RIGHTS UNDER THIS EASEMENT, SHALL BE BORNE BY SAID 92 INVESTMENTS LLC, OR ITS SUCCESSORS OR ASSIGNS.
6. SURFACE RESTORATION: CITY'S LIABILITY TO RESTORE THE SURFACE WITHIN THE EASEMENT AREA SHALL BE LIMITED TO GRADING AND SEEDING.
7. DUTY TO REPAIR: CITY AGREES THAT ANY DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, YARD, OR OTHER IMPROVEMENT OUTSIDE OF THE EASEMENT AREA WHICH MAY BE DAMAGED AS A RESULT OF ANY ENTRY MADE THROUGH AN EXERCISE OF THE CITY'S RIGHT OF ACCESS SHALL BE REPAIRED AT NO EXPENSE TO SAID 92 INVESTMENT LLC, OR ITS SUCCESSORS OR ASSIGNS.

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE 92 INVESTMENTS LLC PROPERTY AS CONTAINED HEREIN ON THIS

24TH DAY OF August, 2018.

BY: John H. Jerkovich
JOHN H. JERKOVICH

STATE OF IOWA)
) SS.
COUNTY OF POTTAWATTAMIE)

ON THIS 24th DAY OF August, 2018, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED JOHN H. JERKOVICH, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE IS ONE OF THE MEMBERS OF WESTERN IOWA LAND DEVELOPMENT, L.L.C., THAT NO SEAL HAS BEEN PROCURED BY THE SAID LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF THE SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS AND THAT SAID JOHN H. JERKOVICH ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY BY IT VOLUNTARILY EXECUTED.

Marla M. Minear
NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES MARLA M. MINEAR Commission Number 151015 May 25, 2019

hgm ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha

DEF drawn DEF designed JWL reviewed JW 7/18 date — revision — date

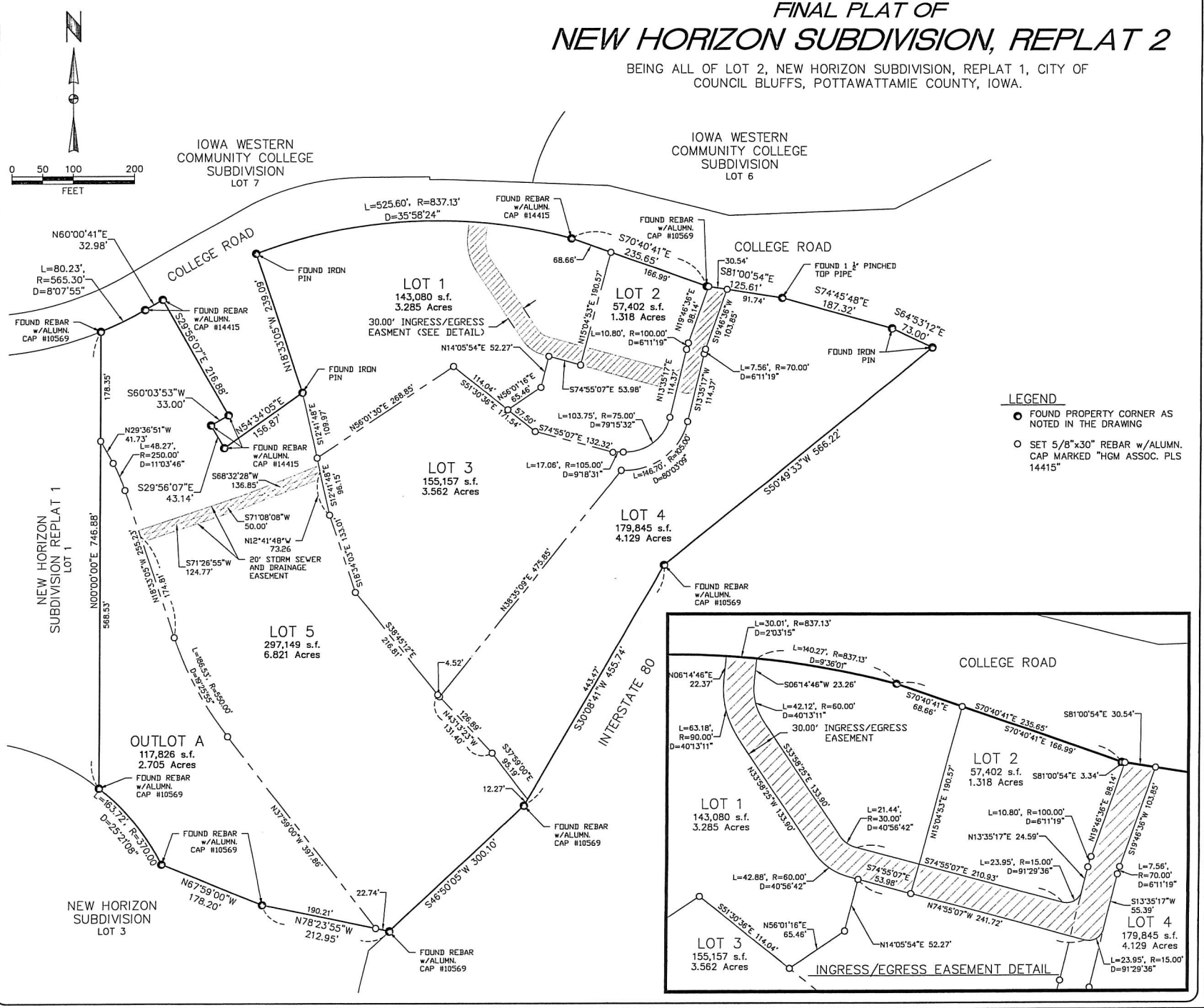
project NEW HORIZON SUBDIVISION, REPLAT 2
REPLAT-LOT 2, NEW HORIZON SUBDIVISION, REPLAT 1
client WESTERN IOWA LAND DEVELOPMENT, LLC
P.O. BOX 683, AVOCA, IOWA 51521
sheet FINAL PLAT

project no. 105017
sheet 1 OF 2

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FINAL PLAT OF
NEW HORIZON SUBDIVISION, REPLAT 2

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



this drawing is being made available by hgm associates inc. for use on this project in accordance with the terms of this agreement. no agreement for professional services is hereby granted to any party for any use of this drawing or any part thereof other than in accordance with the terms of this above agreement.

hgm associates inc.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha

DEF drawn
DEF designed
JML approved
JULY 18 date
revision

project NEW HORIZON SUBDIVISION, REPLAT 2
REPLAT-LOT 2, NEW HORIZON SUBDIVISION, REPLAT 1
client WESTERN IOWA LAND DEVELOPMENT, LLC
P.O. BOX 683, AVOCA, IOWA 51521
sheet FINAL PLAT

project no. 105017
sheet 2 OF 2

file: hgm\105017 S:\Survey\Deeds\105017_COLLEGE RD TOWNSHIP\E-LOT 2 N-H REPLAT\Engineering\Dwgs\Survey\105017_Final Plat.dwg

City of Council Bluffs, IA

Building Division
209 Pearl Street
Council Bluffs, IA 51503

Application #: 1802036

Permit Type	Project Address
OTHER NONRESIDENTIAL STRUCTURE	1681 COLLEGE RD

Contractor Information

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

Phone: 402-342-8775

Legal Description

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

Architect Information	Engineer Information
CISAR, KURTIS	SASSE, KEVIN

Work Description

CONSTRUCT INDEPENDENT LIVING CENTER

Building Statistics

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

Permit Information

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

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

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

Signature _____

City of Council Bluffs

Building Division

CERTIFICATE OF OCCUPANCY

1681 COLLEGE RD

Pursuant to the requirements of the 2015 International Building Code and the various ordinances of the City of Council Bluffs as adopted, this certifies that at the time of issuance this structure was in compliance regulating building construction and use for the work that permit #1802036 was completed for.

Owner: IMMANUEL ELDERLY HOUSING II LLC

1681 COLLEGE RD

COUNCIL BLUFFS IA 51503

Contractor: LUNDQUIST, LARRY LUND-ROSS CONSTRUCTORS

PO BOX 3688

OMAHA NE 68103

Description of Work: CONSTRUCT INDEPENDENT LIVING CENTER

Parcel: 754328301001

Occupancy: MIX MIXED USE

Maximum Occupant Load: 421

Fire Sprinkler: YES

Type of Construction: VA COMBUSTIBLE FRAME 1 HOUR

This CERTIFICATE OF OCCUPANCY is hereby issued under the direction and authority of the Building Official for the City of Council Bluffs, Iowa on this date of 2/6/2020.

Steve Carmichael
Chief Building Official

THIS PAGE IS FOR OFFICIAL USE ONLY:

Name of Area: College Road

Date Established: Sept 11, 2017

Expiration Date: Dec 31, 2035

Current assessed value $328,000

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 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.