



City Council Meeting Minutes November 18, 2024

CALL TO ORDER

Mayor Walsh called the meeting to order at 7:00 p.m. on Monday November 18, 2024.

Council Member present: Joe Disalvo, Steve Gorman, Chris Peterson, Roger Sandau and Jill Shudak.

Staff present: Brandon Garrett, Mimi Dobson and Jodi Quakenbush.

Staff present via Zoom: Graham Jura.

CONSENT AGENDA

Approval of Agenda and tape recordings of these proceedings to be incorporated into the official minutes.

Reading, correction and approval of the November 4, 2024 City Council meeting minutes.

Resolution 24-321

Resolution accepting the work of Oldcastle Materials Midwest Co. dba Omni Engineering as complete and authorizing the release of retainage after 30 days if no claims are filed in connection with the Pavement Resurfacing. Project # PW24-15

Resolution 24-322

Resolution of intent to enter into an Access Agreement with Cellco Partnership, a Delaware General Partnership d/b/a Verizon Wireless and setting a Public Hearing for December 16, 2024 at 7:00 p.m. to allow for a fiber optic pathway across city owned right-of-way.

Resolution 24-323

Resolution of intent to dispose of and setting a public hearing for December 16, 2024 at 7:00 p.m. for City property described as Lot 10, Block 11, Crawford's Addition. Location: East of 926 Avenue H. OTB-24-009

Resolution 24-324

Resolution setting a public hearing for December 16, 2024 at 7:00 p.m. for the FY26-FY30 Capital Improvement Program (CIP).

Boards and Commissions

Historic Preservation Commission

August 2024 Financial Reports

Claims

Jill Shudak and Steve Gorman moved and seconded approval of Consent Agenda. Unanimous, 5-0 vote.

MAYORS PROCLAMATIONS

- A. Small Business Saturday

PUBLIC HEARINGS

Resolution 24-325

Resolution authorizing the Mayor to enter into a Perpetual, Non-Exclusive Easement for utilities with MidAmerican Energy Company to install underground electric facilities in a portion of City-owned property located along Veterans Memorial Highway (Parcel #744411376002)

Roger Sandau and Joe Disalvo moved and seconded approval of Resolution 24-325. Unanimous, 5-0 vote.

Resolution 24-326

Resolution declaring the intent of the City to accept a proposal received in accordance with the Request for Proposals and to enter into a purchase, sale, and development agreement based on the selected proposal. Location: approximately 6.45 acres of City-owned land at South 30th Street and 1st Avenue.

Jill Shudak and Steve Gorman moved and seconded approval of Resolution 24-326. Unanimous, 5-0 vote.

Resolution 24-327

Resolution declaring the intent of the City to accept a proposal received in accordance with the Request for Proposals and to enter into a purchase, sale, and development agreement based on the selected proposal. Location: approximately 2.5 acres of City-owned land at South 28th Street and 1st Avenue.

Steve Gorman and Joe Disalvo moved and seconded approval of

Resolution 24-327. Unanimous, 5-0 vote.

Resolution 24-328

Resolution declaring the intent of the City to accept a proposal received in accordance with the Request for Proposals and to enter into a purchase, sale, and development agreement based on the selected proposal. Location: City-owned property legally described as Block 1, River's Edge Subdivision.

Heard from Bob Straton

Joe Disalvo and Roger Sandau moved and seconded approval of Resolution 24-328. Unanimous, 5-0 vote.

ORDINANCES ON 1ST READING

Ordinances 6615, 6616, 6617 and 6618 (Continued from 11-4-24)

Ordinances amending 4 separate sections of Title 15: Zoning of the Municipal Code (Zoning Ordinance) by amending Chapters 15.16, 15.17, 15.32A and 15.33 with regard to signs.

Jill Shudak and Steve Gorman moved and seconded approval of Motion to Deny Ordinances 6615, 6616, 6617 and 6618. Failed, 2-3 vote.
(Nays: Disalvo, Peterson, Sandau)

Roger Sandau and Joe Disalvo moved and seconded approval of Motion to pass Ordinances 6615, 6616, 6617 and 6618 to Second Consideration. Voice Vote, 3-2 vote.
(Nays: Gorman, Shudak)

RESOLUTIONS

Resolution 24-329

Resolution authorizing the Mayor and City Clerk to execute Iowa Department of Transportation Federal Aid Agreement No. 4-24-STPU-028 in connection with Steven Road West, Norwood Drive to State Orchard Road. Project #PW22-16

Steve Gorman and Joe Disalvo moved and seconded approval of Resolution 24-329. Unanimous, 5-0 vote.

Resolution 24-330

Resolution accepting the bid of K2 Construction for the Kaneshville Sanitary Sewer Extension. Project # PW24-21A

Jill Shudak and Roger Sandau moved and seconded approval of Resolution 24-330. Unanimous, 5-0 vote.

Resolution 24-331

Resolution awarding the contract to MECCO-HENNE Contracting Inc. in the amount of \$2,693,616.60 for the West Broadway Extension Project.

Steve Gorman and Chris Peterson moved and seconded approval of Resolution 24-331. Unanimous, 5-0 vote.

Resolution 24-332

Resolution accepting the bid of Anchor Roofing and Landscaping in the amount of \$861,000.00 for the Council Bluffs Public Library Roof Replacement. Project # BM-25-08

Steve Gorman and Joe Disalvo moved and seconded approval of Resolution 24-332. Unanimous, 5-0 vote.

Resolution 24-333

Resolution authorizing the City Clerk to certify assessments against properties to the Pottawattamie County Treasurer for unreimbursed costs incurred by the City for the abatement of weeds and the removal of solid waste nuisances upon properties and directing them to be collected in the same manner as a property tax.

Jill Shudak and Steve Gorman moved and seconded approval of Resolution 24-333. Unanimous, 5-0 vote.

Resolution 24-334

Resolution of the City Council of the City of Council Bluffs approving the Annual Urban Renewal Report for Fiscal Year 2023-2024.

Roger Sandau and Steve Gorman moved and seconded approval of Resolution 24-334. Unanimous, 5-0 vote.

Resolution 24-335

Resolution authorizing the Mayor to submit an application to the Iowa Economic Development Authority's Community Development Block Grant Disaster Recovery (CDBG-DR) Program for the East Manawa Phase I Housing Development Project.

Steve Gorman and Chris Peterson moved and seconded approval of Resolution 24-335. Unanimous, 5-0 vote.

Resolution 24-336

Resolution permitting the creation of one additional Sergeant position in the Uniform Division.

Roger Sandau and Steve Gorman moved and seconded approval of Resolution 24-336. Unanimous, 5-0 vote.

APPLICATIONS FOR PERMITS AND CANCELLATIONS

Liquor Licenses

1. Hideaway Grill and Bar, 807 South 21st Street (NEW)
2. Oskies For Sports, 1851 Madison Avenue
3. Pizza King, 1101 North Broadway

Jill Shudak and Chris Peterson moved and seconded approval of Applications for permits and cancellations, Items 8A 1-3. Unanimous, 5-0

vote.

OTHER BUSINESS

CITIZENS REQUEST TO BE HEARD

ADJOURNMENT

Mayor Walsh adjourned the meeting at 7:42 pm

The tape recording of this proceeding, though not transcribed, is part of the record of each respective action of the City Council. The tape recording of this proceeding is incorporated into these official minutes of this Council meeting as if they were transcribed herein.

Matthew J. Walsh, Mayor

Attest: Jodi Quakenbush, City Clerk

Council Communication

Department: City Clerk
Case/Project No.:
Submitted by: Jodi Quakenbush

Approval of Agenda and tape recordings of
these proceedings to be incorporated into the
official minutes.
ITEM 3.A.

Council Action: 11/18/2024

Description

Background/Discussion

Recommendation

Council Communication

Department: City Clerk
Case/Project No.:
Submitted by: Jodi Quakenbush

Reading, correction and approval of the
November 4, 2024 City Council meeting
minutes.
ITEM 3.B.

Council Action: 11/18/2024

Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
11-4-24 Minutes	Minutes	11/7/2024



City Council Meeting Minutes November 4, 2024

CALL TO ORDER

Mayor Walsh called the meeting to order at 7:00 p.m. on Monday November 4, 2024.

Council Members present: Joe Disalvo, Steve Gorman, Roger Sandau and Jill Shudak.

Council Member present via zoom: Chris Peterson.

Staff present: Brandon Garrett, Jodi Quakenbush and Graham Jura.

CONSENT AGENDA

Approval of Agenda and tape recordings of these proceedings to be incorporated into the official minutes.

Reading, correction and approval of the October 21, 2024 City Council meeting minutes.

Resolution 24-304

Resolution accepting the work of Rife Construction, Inc. as complete and authorizing the release of retainage after 30 days if no claims are filed in connection with the Central Fire Station Chiller and Electrical Service Replacement. Project #BM-23-08

Resolution 24-305

Resolution setting a public hearing for November 18, 2024 at 7:00 p.m. on the intent to enter into a perpetual, non-exclusive easement for utilities with MidAmerican Energy Company to install underground electric facilities in a portion of City owned property located along Veterans Memorial Highway.

July 2024 Financial Reports and Claims

Jill Shudak and Joe Disalvo moved and seconded approval of Consent Agenda. Unanimous, 5-0 vote.

PUBLIC HEARINGS

Resolution 24-306

Resolution approving the plans, specifications, form of contract and cost estimate for the UP Museum Rooftop Mechanical. Project #BM-25-05

Steve Gorman and Joe Disalvo moved and seconded approval of Resolution 24-306. Unanimous, 5-0 vote.

Resolution 24-307

Resolution approving the plans, specifications, form of contract and cost estimate for Mid-America Center Cooling Towers. Project #BM25-02

Roger Sandau and Jill Shudak moved and seconded approval of Resolution 24-307. Unanimous, 5-0 vote.

Resolution 24-308

Resolution approving the plans, specifications, form of contract and cost estimate for the State Orchard Road Reconstruction. Project #PW25-07

Joe Disalvo and Steve Gorman moved and seconded approval of Resolution 24-308. Unanimous, 5-0 vote.

Resolution 24-309

Resolution determining an area of the City to be a blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the city; designating such area as appropriate for urban renewal projects; and adopting the 2024 Amendment to the Bluffs Center I Urban Renewal Plan. URN-24-003

Jill Shudak and Steve Gorman moved and seconded approval of Resolution 24-309. Unanimous, 5-0 vote.

Resolution 24-310

Resolution determining an area of the City to be a blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the city; designating such area as appropriate for urban renewal projects; and adopting the 2024 Amendment to the West Broadway Urban Renewal Plan. URN-24-004

Steve Gorman and Joe Disalvo moved and seconded approval of Resolution 24-310. Unanimous, 5-0 vote.

Resolution 24-311

Resolution approving the plans, specifications, form of contract and cost estimate for the WPCP Centrifuge Replacement. Project #PW24-18

Roger Sandau and Joe Disalvo moved and seconded approval of Resolution 24-311. Unanimous, 5-0 vote.

Resolution 24-312

Resolution approving the plans, specifications and form of contract for the East Manawa Infrastructure Phase I Project and directing the City Clerk to advertise for bids and setting December 4, 2024 at 2:00 p.m. as the date and time for the bid opening for the Project.

Roger Sandau and Joe Disalvo moved and seconded approval of Resolution 24-312. Unanimous, 5-0 vote.

ORDINANCES ON 1ST READING

Ordinances 6615, 6616, 6617 and 6618

Ordinances amending 4 separate sections of Title 15: Zoning of the Municipal Code (Zoning Ordinance) by amending Chapters 15.16, 15.17, 15.32A and 15.33 with regard to signs.

Jill Shudak and Steve Gorman moved and seconded approval of Motion to Deny Ordinances 6615, 6616, 6617 and 6618. Failed, 2-3 vote. (Nays: Disalvo, Peterson, Sandau)

Joe Disalvo and Steve Gorman moved and seconded approval of Motion to Continue First Consideration of Ordinances 6615, 6616, 6617 and 6618 to November 18, 2024 at 7:00 p.m. Passed, 4-1 vote. (Nays: Shudak)

RESOLUTIONS

Resolution 24-313

Resolution permitting Police Officer Staffing in the Police Department to temporarily exceed 121 officers.

Steve Gorman and Roger Sandau moved and seconded approval of Resolution 24-313. Unanimous, 5-0 vote.

Resolutions 24-314, 24-315, 24-316, 24-317, 24-318 and 24-319

Resolutions authorizing Interfund Loan approval for FY26 TIF Certifications.

Steve Gorman and Roger Sandau moved and seconded approval of Resolutions 24-314, 24-315, 24-316, 24-317, 24-318 and 24-319. Unanimous, 5-0 vote.

Resolution 24-320

Resolution authorizing for annual certification for Tax Increment Financing Indebtedness.

Steve Gorman and Joe Disalvo moved and seconded approval of Resolution 24-320. Unanimous, 5-0 vote.

APPLICATIONS FOR PERMITS AND CANCELLATIONS

Liquor Licenses

1. Iowa Western Community College, 2700 College Rd.
2. Sam Food Mart, 701 16th Ave. (NEW)

Cigarette/Tobacco/Nicotine/Vapor Permit

Sam Food Mart, 701 16th Ave. (NEW)

Roger Sandau and Joe Disalvo moved and seconded approval of Applications for Permits and Cancellations, Items 7A 1-2 and 7B. Unanimous, 5-0 vote.

OTHER BUSINESS

CITIZENS REQUEST TO BE HEARD

ADJOURNMENT

Mayor Walsh adjourned the meeting at 7:26 p.m.

The tape recording of this proceeding, though not transcribed, is part of the record of each respective action of the City Council. The tape recording of this proceeding is incorporated into these official minutes of this Council meeting as if they were transcribed herein.

Matthew J. Walsh, Mayor

Attest: Jodi Quakenbush, City Clerk

Council Communication

Department: Public Works Admin
 Case/Project No.: PW24-15
 Submitted by: Matthew Cox, Public Works
 Director

Resolution 24-321
 ITEM 3.C.

Council Action: 11/18/2024

Description

Resolution accepting the work of Oldcastle Materials Midwest Co. dba Omni Engineering as complete and authorizing the release of retainage after 30 days if no claims are filed in connection with the Pavement Resurfacing. Project # PW24-15

Background/Discussion

The Pavement Resurfacing project is intended to rehabilitate streets that need maintenance, but do not require a full reconstruction. The selected streets were good candidates for surface milling and hot-mix asphalt overlays.

The outside lanes of 23rd Avenue from S. 35th Street to 23rd Avenue, and North Broadway from East Orchard Avenue to Gunn Avenue were resurfaced.

This project was included in the FY24 CIP and is funded with \$750,000 in Local Option Sales Tax funds.

	Division I	Division II	Division IV	Division V	Division VI	Division VIII	Total
	<u>General</u>	<u>Pavement</u>	<u>Sanitary Sewer</u>	<u>Water Main</u>	<u>Pavement Markings</u>	<u>Streetscape</u>	
Original Contract Amount	\$41,092.00	\$544,654.55	\$10,106.00	\$5,108.00	\$51,514.00	\$799.50	\$653,274.05
Change Orders (+3.08%)	\$6,023.00	(\$15,849.09)	\$7,235.00	\$23,093.00	(\$265.20)	(\$87.74)	\$20,148.97
Final Contract Amount	\$47,115.00	\$528,805.46	\$17,341.00	\$28,201.00	\$51,248.80	\$711.76	\$673,423.02
Less Previous Payments	\$44,759.25	\$502,365.19	\$16,473.95	\$26,790.95	\$48,686.36	\$676.17	\$639,751.87
Retainage Due Contractor	\$2,355.75	\$26,440.27	\$867.05	\$1,410.05	\$2,562.44	\$35.59	\$33,671.15

The Contractor completed the project on time and did not receive any non-compliance notices.

Recommendation

Approval of this resolution accepting the work of Oldcastle Materials Midwest dba Omni Engineering as complete and authorizing the release of retainage after 30 days.

ATTACHMENTS:

Description	Type	Upload Date
Map	Map	11/8/2024
Resolution 24-321	Resolution	11/12/2024

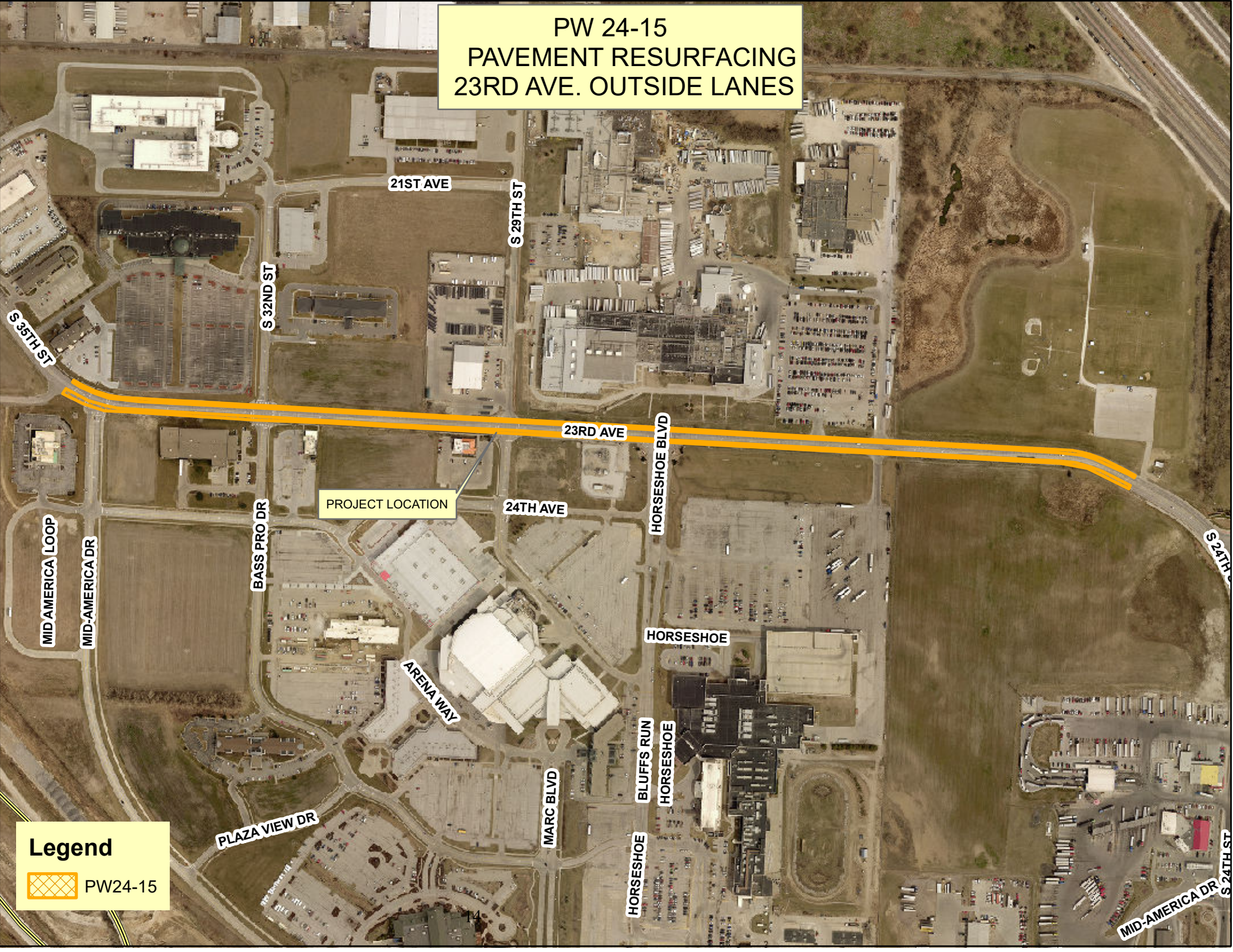
PW 24-15
PAVEMENT RESURFACING
N. BROADWAY FROM E. ORCHARD TO GUNN AVE



Legend


 PW24-15

PW 24-15
PAVEMENT RESURFACING
23RD AVE. OUTSIDE LANES



PROJECT LOCATION

Legend

 PW24-15

**RESOLUTION
NO 24-321**

**RESOLUTION ACCEPTING THE WORK OF
OLDCASTLE MATERIALS MIDWEST CO. DBA OMNI ENGINEERING
IN CONNECTION WITH
PAVEMENT RESURFACING
AND AUTHORIZING THE FINANCE DIRECTOR TO ISSUE
A CITY CHECK IN THE AMOUNT OF \$33,671.15
PROJECT #PW24-15**

- WHEREAS, the City of Council Bluffs, Iowa, entered into an agreement with Oldcastle Materials Co. dba Omni Engineering, Omaha, NE for Pavement Resurfacing; and
- WHEREAS, said contractor has fully completed the construction of said improvements in accordance with the terms and conditions of said contract and plans and specifications filed with the city clerk; and
- WHEREAS, a request for final payment in the amount of \$33,671.15 to Oldcastle Materials Co. dba Omni Engineering, has been submitted to the city council for approval and payment; and
- WHEREAS, final payment is due 30 days after acceptance of the work; and
- WHEREAS, the city council of the City of Council Bluffs has been advised and does believe that said \$33,671.15 constitutes a valid obligation of the City and should in its best interest be paid.

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

Said improvements are hereby accepted as having been fully completed in accordance with plans and specifications.

AND BE IT FURTHER RESOLVED

That the finance director is hereby authorized and directed to issue a city check in the amount of \$33,671.15 payable to Oldcastle Materials Co. dba Omni Engineering, from budget codes Division I, S36000-676000; Division II, S36000-676200; Division IV, S36000-676700; Division V, S36000-678000; Division VI, S36000-676800; Division IX, S36000-676950 Project #2415X.

AND BE IT FURTHER RESOLVED

That the aforementioned project is encompassed by the language of the 1989 Local Option Sales Tax Ballot and as such this is an appropriate expenditure of the Local Option Sales Tax Revenues.

ADOPTED
AND
APPROVED

November 18, 2024

Matthew J. Walsh

Mayor

ATTEST:

Jodi Quakenbush

City Clerk

Council Communication

Department: Legal
Case/Project No.:
Submitted by: Graham Jura

Resolution 24-322
ITEM 3.D.

Council Action: 11/18/2024

Description

Resolution of intent to enter into an Access Agreement with Cellco Partnership, a Delaware General Partnership d/b/a Verizon Wireless and setting a Public Hearing for December 16, 2024 at 7:00 p.m. to allow for a fiber optic pathway across city owned right-of-way.

Background/Discussion

The City has received an inquiry from Cellco Partnership D/B/A Verizon Wireless to add a redundant fiber path from the City right-of-way into the existing equipment room in the MidAmerica Center to allow for redundant, backup communication services with the existing communication facility inside the arena. It is in the best interest of the City to approve this Resolution and to set the matter for a public hearing on December 16, 2024.

Recommendation

Approval is recommended.

ATTACHMENTS:

Description	Type	Upload Date
Public Hearing Notice	Notice	11/8/2024
Agreement	Agreement	11/8/2024
Resolution 24-322	Resolution	11/12/2024

**NOTICE OF PUBLIC HEARING
ON INTENT TO ENTER INTO AN ACCESS AGREEMENT WITH CELLCO
PARTNERSHIP, A DELAWARE GENERAL PARTNERSHIP D/B/A VERIZON
WIRELESS TO ALLOW FOR A FIBER OPTIC PATHWAY ACROSS CITY OWNED
RIGHT-OF-WAY LOCATED AT 1 ARENA WAY, COUNCIL BLUFFS, IOWA.**

TO WHOM IT MAY CONCERN:

You and each of you are hereby notified that the City Council for the City of Council Bluffs, Iowa, has scheduled a Public Hearing on the proposed Access Agreement with Cellco Partnership D/B/A Verizon Wireless to add a redundant fiber path from the City right-of-way on this property into the existing equipment room in the Mid-America Center.

You are further notified that this Public Hearing on said matter will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting to be held at 7:00 p.m. on the 16th day of December, 2024, in the City Council Chambers in the City Hall building, 209 Pearl Street, Council Bluffs, IA 51503, at which time and place all persons interested in said matter will be given an opportunity to be heard.

JODI QUAKENBUSH

City Clerk

ACCESS AGREEMENT

THIS ACCESS AGREEMENT (the “Agreement”) is made and entered into this ___day of _____, 2024, (the “Effective Date”) by and between Cellco Partnership, a Delaware general partnership d/b/a Verizon Wireless (the “Operator”) and The City of Council Bluffs, a municipal corporation (the “Owner”), which owns the land and the improvements thereon (together, the “Property”) having an addresses of 1 Arena Way, Council Bluffs, Pottawattamie County, Iowa 51501.

1. Grant. Owner hereby grants to Operator a non-exclusive license to install, construct, replace, maintain, repair, operate, inspect, augment and remove, at Operator’s sole option and expense, certain wires, fibers, cables, conduit, lock-boxes, building entrance facilities, and other appurtenant fixtures and equipment (the “Facilities”), over, under, across and along the Property, as may be necessary or useful in such locations as provided on Exhibit A attached hereto for distributing communications services to Operator’s communication facility located at the Property (the “Communications Facility”). With proper and reasonable notice, Owner shall allow Operator access to the Property at all times for the foregoing purposes. Notwithstanding the preceding, failure of providing reasonable notice shall not be an incurable default. Operator agrees that it shall use commercially reasonable efforts to minimize any interference with the tenants or use of the property and shall at no time unreasonably inhibit or restrict access to any portion of the Property.

2. Installation. Prior to the commencement of Operator’s initial installation of the Facilities at the Property, Operator shall prepare and deliver to Owner plans and specifications (the “Plans”) of the Facilities. Owner hereby approves the Plans, which are attached hereto as Exhibit A, and construction of the Facilities as shown on the Plans shall be performed in a manner consistent with generally accepted construction standards. Owner acknowledges that Operator may have a contractor or utility provider perform the installation of the Facilities. Upon the expiration of this Agreement, Operator shall remove from the Property those components of the Facilities (other than any underground conduit or vaults) that Owner requests Operator remove, within ninety (90) days after such request.

3. Operator Obligations. Operator shall comply with all applicable laws, codes ordinances, statutes, governmental rules and regulations. Operator shall keep the Facilities in good order and repair, and shall promptly repair all damage to the building, equipment, piping, wiring, concrete, or asphalt caused by Operator, other than ordinary wear and tear. The Facilities shall belong to Operator, shall be there at the sole risk of Operator and Owner shall not be liable for damage thereto or loss thereof, except in the event of Owner’s negligence or willful misconduct. Operator shall be responsible for, and shall also indemnify, hold harmless and defend Owner against, the satisfaction or payment of any liens for any provider of work, labor, material or services claiming by, through or under Operator.

4. Term. Unless sooner terminated, the term of this Agreement shall commence on the Effective Date and shall be concurrent with the Intelligent Core Network License Agreement between Operator and ATC Indoor DAS, LLC for the Communications Facility at the Property (“Communications Facility License”) and shall automatically expire upon the expiration or earlier

termination of the Communications Facility License. Operator shall have the right to terminate this Agreement at any time upon sixty (60) days prior written notice to Owner.

5. Damage to Property. Operator, at Operator's cost, will repair and restore all portions of the Property damaged by Operator, its employees or contractors to its condition immediately prior to such damage (whether such damage is caused during construction, repair, removal or otherwise).

6. Assignment. With approval of Mayor of Council Bluffs, this Agreement may be sold, assigned or transferred by Operator to (a) any entity in which the Operator directly or indirectly holds an equity or similar interest; (b) any entity which directly or indirectly holds an equity or similar interest in the Operator; or (c) any entity directly or indirectly under common control with the Party. In addition, Operator may, with approval or consent of Mayor of Council Bluffs, assign this Agreement to (i) any entity which acquires all or substantially all of Operator's assets in the market defined by the FCC in which the Property is located by reason of a merger, acquisition or other business reorganization or (ii) any person or entity that is in the business of owning, managing or operating communications facilities. As to other parties, this Agreement may not be sold, assigned or transferred without the written consent of the other Party, which such consent will not be unreasonably withheld, delayed or conditioned. No change of stock ownership, partnership interest or control of Operator or transfer upon partnership or corporate dissolution of either Party shall constitute an assignment hereunder. Operator may sublet the Premises in Operator's sole discretion.

7. Insurance; Indemnification; Waiver of Consequential Damages.

Operator shall indemnify and hold Owner harmless against any claim of liability or loss or bodily injury or property damage resulting from or arising out of the acts or omissions of Operator or its agents in connection with the use and occupancy of the Property in connection with the Facilities, excepting claims or damages as may be due or caused by the acts or omissions of the Owner or its agents. Operator shall procure and maintain throughout the term of this Agreement commercial general liability insurance, with limits of one million dollars (\$1,000,000) per occurrence for bodily injury, (including death), or for damage or injury to or destruction of property (including the loss of use thereof). Operator agrees to include Owner as an additional insured as its interest may appear under this Agreement on the commercial general liability insurance. Owner agrees that Operator may self-insure. The Parties waive and release any and all rights of action for negligence against the other which may arise on account of damage to the Property, resulting from any fire, or other casualty of the kind covered by standard fire insurance policies with extended coverage, regardless of whether or not, or in what amounts, such insurance is now or hereafter carried by the Parties, or either of them. These waivers and releases shall apply between the Parties and to any claims under or through either Party as a result of any asserted right of subrogation. All policies of insurance covering property damage obtained by either Party concerning or including the Property shall waive the insurer's right of subrogation against the other Party. The foregoing notwithstanding, whether the cause of any damage, loss or liability is insurable, insured or not insured, foreseen or unforeseen, in no event shall either Party be responsible or liable to the other Party for anticipatory profits or any indirect, special, incidental or consequential damages of any kind or nature arising directly or indirectly in connection with the construction, use or operation of the Property or the

exercise of any rights related thereto, whether based on an action or claim in contract or tort, including negligence, strict liability or otherwise.

7. Notices. All notices under this Agreement shall be written and given by certified mail, return receipt requested, or nationally recognized overnight courier service (except for communications with Owner's local contact (but not default notices), which may be by telephone and/or email), to the respective address set forth below (or as may subsequently be provided):

To Operator:

Cellco Partnership
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attn: Network Real Estate

with a copy to:

Basking Ridge Mail Hub
Attn: Legal Intake
One Verizon Way
Basking Ridge, NJ 07920

To Owner:

The City of Council Bluffs
Attn: Mark Howard, CIO
209 Pearl Street
Council Bluffs, Iowa 51503
E: mhoward@councilbluffs-ia.gov
P: 712-890-5330

8. Modification; Waiver; Scope of Agreement; Governing Law. This Agreement constitutes the entire agreement between Owner and Operator with respect to and supersedes all other agreements relating to, the subject matter contained herein. This Agreement can be modified or changed only by a written instrument signed by both parties. A party's waiver of enforcement of any of the terms or conditions of this Agreement will be effective only if in writing. This Agreement is governed by and shall be interpreted under the laws of the state in which the Property is located, without regard to its choice-of-law provisions. If either party institutes any legal action or brings any other type of enforcement action in connection with this Agreement, then the prevailing party shall be entitled to recover, from the unsuccessful party, its reasonable attorneys' fees connection with such action.

9. Default. Should either party default in the performance of material provision of this Agreement and fail to correct same within thirty (30) days after having received written notice specifying nature of such default, unless such default is of a nature that it cannot be completely cured within thirty (30) days, if a cure is not commenced within such time and thereafter diligently pursued to completion, then the non-defaulting party may terminate this Agreement and may pursue all other remedies available to it at law and/or equity.

10. Miscellaneous. This Agreement shall bind and benefit the parties and their respective successors and assigns. Owner represents, warrants and covenants to Operator that: (a) the person executing this Agreement on behalf of Owner has the full right, power and authority to enter into and execute this Agreement and perform its obligations hereunder on Owner's behalf; (b) no consent from any other person or entity is necessary as a condition precedent to the legal effect of this Agreement; and (c) there are no covenants, easements, restrictions or agreements binding on Owner or the Property that prevent the use of the Property by Operator as set forth in this Agreement. Owner agrees to indemnify and hold Operator harmless from any loss or liability arising out of, or in connection with, any breach of any of the representations, warranties or covenants made by Owner in this paragraph.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives as of the date first written above.

OPERATOR

Cellco Partnership
d/b/a Verizon Wireless

By: _____
Name: _____
Title: _____
Date: _____

OWNER

The City of Council Bluffs

By: _____
Name: _____
Title: _____
Date: _____

EXHIBIT "A"

The Plans



OMA MIDAMERICA CENTER IBS DUAL CONDUIT

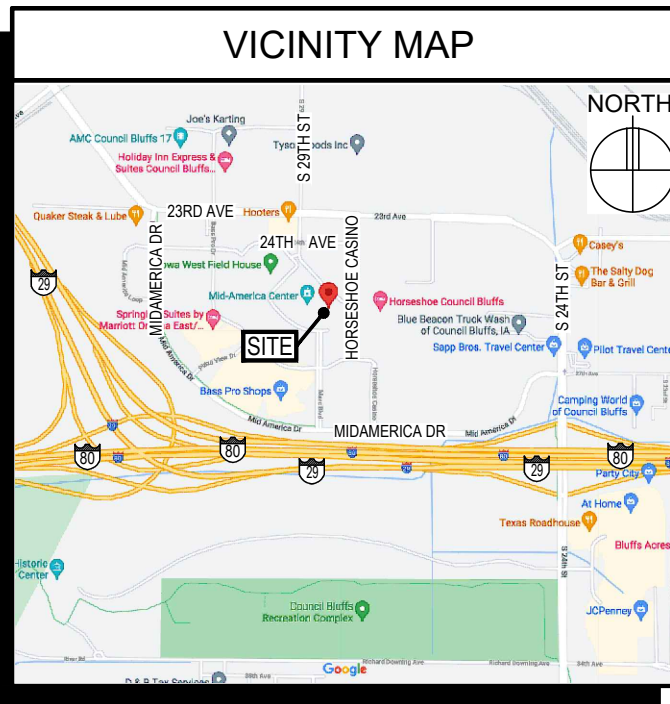
SITE PHOTO



GENERAL NOTES

- In the event that Special Inspections are not performed in compliance with the contract terms, bid specifications and/or specified form, the General Contractor will be liable for all damages, construction performance, failures, and corrective actions related to the same.
- The following general notes shall apply to drawings and govern unless otherwise noted or specified.
- The work delineated in these drawings and described in the specifications shall conform to codes, standards and regulations that have jurisdiction in the state of IOWA, and the city of COUNCIL BLUFFS.
- Requirements and regulations pertaining to R.F. safety codes and practices must be incorporated in the work even though they may not be listed individually and separately in either the drawings or the specifications.
- Compare field conditions with drawings. Any discrepancies shall be directed to the Designer/Engineer for clarification prior to fabrication and/or construction. Submit necessary shop drawings prior to fabrication for approval by the Designer/Engineer. No information or details on these sheets may be used without the permission of the owner, or the Designer/Engineer.
- Do not scale drawings!
- Unless otherwise shown or noted, typical details shall be used where applicable.
- Details shall be considered typical at similar conditions.
- Safety measures: The contractor shall be solely and completely responsible for the conditions of the job site, including safety of the persons and property and for independent engineering reviews of these conditions. The job site review is not intended to include review of the adequacy of the contractor's safety measures.
- Within these plans and specifications, "Owner" implies VERIZON WIRELESS.
- The work is the responsibility of the general contractor unless noted otherwise.
- The terms "contractor" and "g.c." refer to the owner's general contractor and the general contractor's sub-contractors. It is the general contractor's responsibility to determine the division of work among sub-contractors.
- The general contractor is responsible in obtaining necessary public and private underground utility locate services prior to start of excavating / construction.

VICINITY MAP



LOCATION SCAN



PROJECT INFORMATION

SITE NAME: OMA MIDAMERICA CENTER IBS DUAL CONDUIT
 PROJECT NUMBER: VZ-00341052.C
 SITE ADDRESS: 1 ARENA WAY
 COUNCIL BLUFFS, IA 51501
 COUNTY: POTTAWATTAMIE
 LATITUDE: N 41° 14' 14.17"
 LONGITUDE: W 95° 53' 21.3"



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

(signature) Joshua Herzog (date) 04-19-2024

Printed or typed name: Joshua Herzog

License number: P20456

My license renewal date is December 31, 2024

Pages or sheets covered by this seal:
 T-1, A-1, A-2, AND A-3

SHEET INDEX

SHEET	SHEET DESCRIPTION
T-1	PROJECT INFORMATION, MAPS, DIRECTIONS, AND SHEET INDEX
A-1	OVERALL SITE PLAN & NOTES
A-2	DETAILS & PHOTOS
A-3	PHOTOS

ISSUE SUMMARY

REV	DESCRIPTION	SHEET OR DETAIL
A	ISSUED FOR REVIEW	ALL
B	ISSUED FOR REVIEW	ALL
0	ISSUED FOR BID / CONSTRUCTION	ALL
1	ISSUED FOR BID / CONSTRUCTION	ALL

CONTACTS

LESSOR: AMERICAN TOWER
 10 PRESIDENTIAL WAY
 WOBURN, MA 01801
 MATT SELLERS (219) 309-8070
 matthew.sellers@americantower.com

ADDITIONAL LESSORS: CITY OF COUNCIL BLUFFS (LAND & BLDG OWNER)
 MARK HOWARD, CIO mhoward@councilbluffs-ia.gov
 712/890-5330

LESSEE: VERIZON WIRELESS
 10801 BUSH LAKE ROAD
 BLOOMINGTON, MN 55438
 CONSTRUCTION DEPT (952) 946-4700

DESIGNER: DESIGN 1 OF EDEN PRAIRIE LLC
 9973 VALLEY VIEW ROAD
 EDEN PRAIRIE, MN 55344
 (952) 903-9299

FIBER PROVIDER: ONE FIBER - michell.blodgett@verizonwireless.com,
 (402) 200-9830

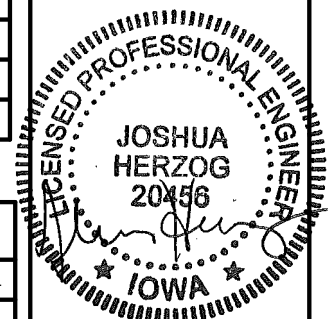
VZW DEPARTMENTAL APPROVALS

JOB TITLE	NAME	DATE
CONSTRUCTION MANAGER	STEVE COLLIN	10/12/2023
PROJECT MANAGER	WENDY VERHULST	10/12/2023

LESSOR / LICENSOR APPROVAL

SIGNATURE	PRINTED NAME	DATE

LESSOR / LICENSOR: PLEASE CHECK THE APPROPRIATE BOX BELOW
 NO CHANGES. CHANGES NEEDED. SEE COMMENTS ON PLANS.



HE #: 241023
 04-19-2024



9973 VALLEY VIEW RD.
 EDEN PRAIRIE, MN 55344
 (952) 903-9299
 WWW.DESIGN1EP.COM



10801 BUSH LAKE ROAD
 BLOOMINGTON, MN 55438
 (952) 946-4700

PROJECT
 VZ-00341052.C
 LOC. CODE: 265499

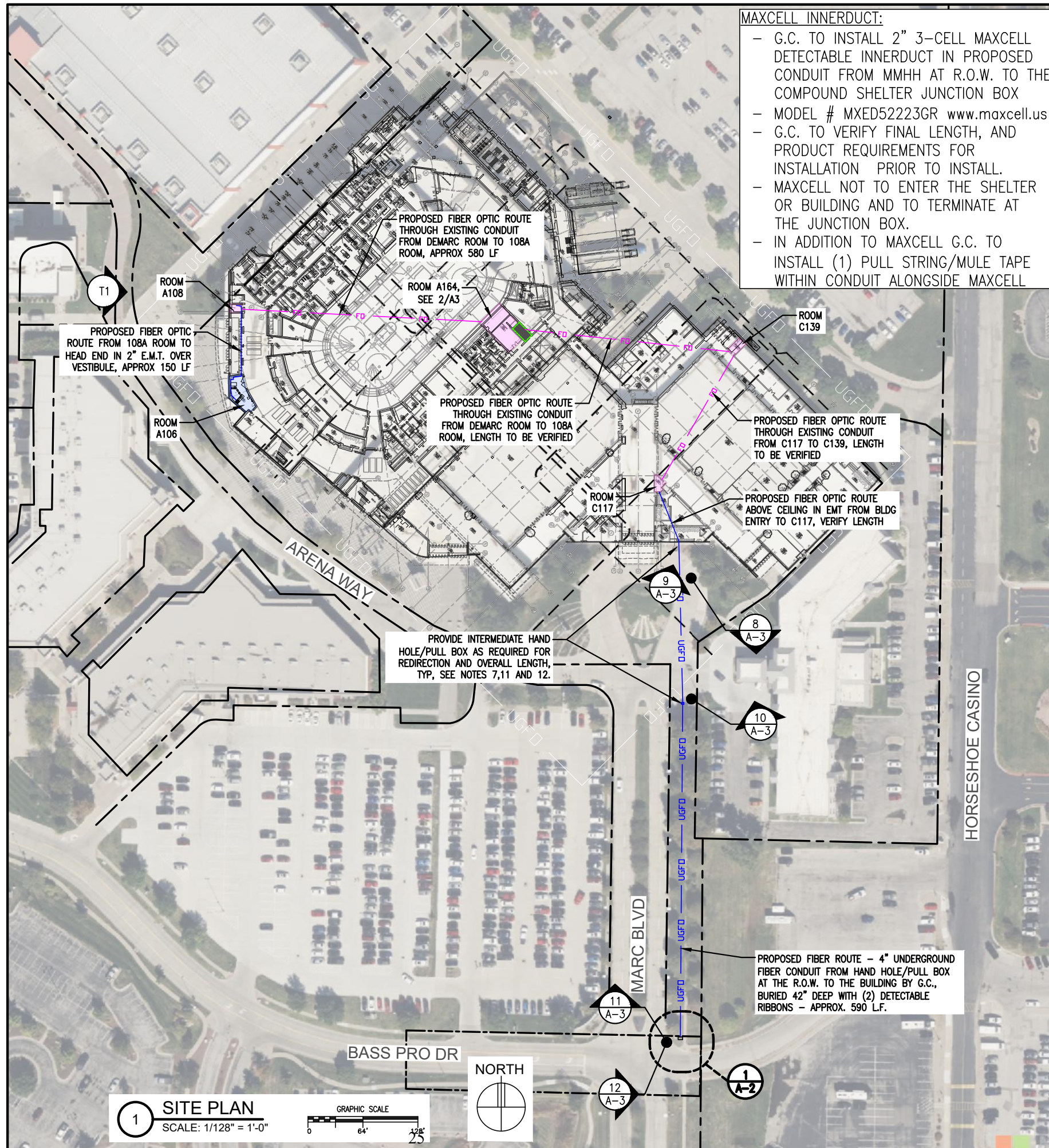
OMA
 MIDAMERICA
 CENTER IBS
 DUAL CONDUIT

1 ARENA WAY
 COUNCIL BLUFFS, IA 51501

SHEET CONTENTS:
 CONTACTS
 ISSUE SUMMARY
 SHEET INDEX
 DEPARTMENTAL APPROVALS
 LESSOR APPROVAL
 PROJECT INFORMATION
 VICINITY MAP & LOC. SCAN
 GENERAL NOTES

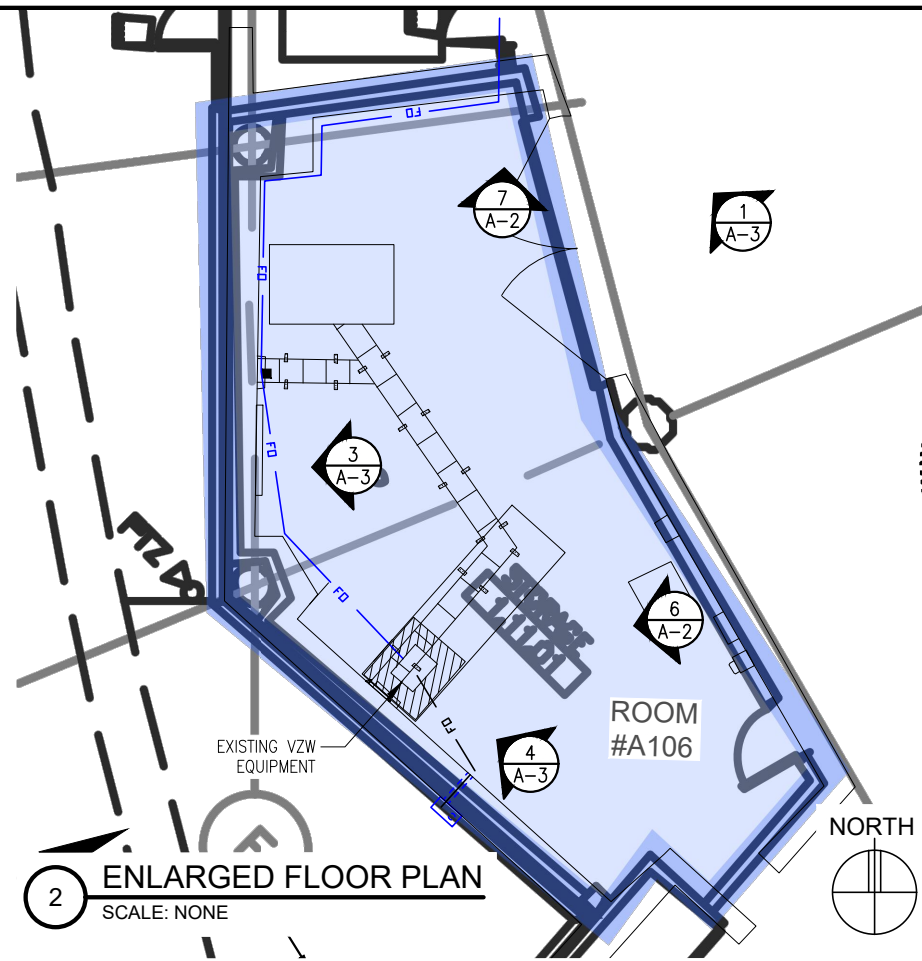
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DATE:	8-18-23
CHECKED BY:	TRB
REV. A	9-12-23
REV. B	10-12-23
REV. 0	1-26-24
REV. 1	4-19-24

T-1



MAXCELL INNERDUCT:

- G.C. TO INSTALL 2" 3-CELL MAXCELL DETECTABLE INNERDUCT IN PROPOSED CONDUIT FROM MMHH AT R.O.W. TO THE COMPOUND SHELTER JUNCTION BOX
- MODEL # MXED52223GR www.maxcell.us
- G.C. TO VERIFY FINAL LENGTH, AND PRODUCT REQUIREMENTS FOR INSTALLATION PRIOR TO INSTALL.
- MAXCELL NOT TO ENTER THE SHELTER OR BUILDING AND TO TERMINATE AT THE JUNCTION BOX.
- IN ADDITION TO MAXCELL G.C. TO INSTALL (1) PULL STRING/MULE TAPE WITHIN CONDUIT ALONGSIDE MAXCELL



NOTE:

- 1) CONTRACTOR TO COORDINATE PUBLIC AND PRIVATE UTILITY LOCATES PRIOR TO CONSTRUCTION START. NOTIFY THE DESIGNER AND THE VZW CONSTRUCTION ENGINEER IMMEDIATELY OF ANY UTILITY LINE ISSUES.
- 2) EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND NOT ALL UTILITIES ARE SHOWN. CONTRACTOR IS RESPONSIBLE TO NOT DAMAGE UNDERGROUND UTILITIES AND MUST CONDUCT BOTH PUBLIC AND PRIVATE UTILITY LOCATES BEFORE EXCAVATING.
- 3) A SURVEY WAS NOT PERFORMED ON THIS PROJECT. THE EXISTING SITE LAYOUT SHOWN IS BASED ON INFORMATION PROVIDED BY OTHERS AND THE DESIGNER MAKES NO WARRANTY, EXPRESSED OR IMPLIED, OF THE ACCURACY OF THE INFORMATION AND THE PERFORMANCE OF THE PREVIOUSLY COMPLETED CONSTRUCTION AS SHOWN ON THESE DOCUMENTS.
- 4) PRIOR TO CONSTRUCTION COMMENCEMENT, CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, PENETRATIONS, CONDUIT SIZES LOCATIONS AND TYPES. CONTRACTOR TO VERIFY PROPERTY AND R.O.W. LINE LOCATIONS.
- 5) CONTRACTOR TO PROVIDE & INSTALL SCHED. 40 PVC CONDUIT, (SCHEDULE 80 PVC UNDER ROADS AND DRIVES), 4" INSIDE DIAMETER WITH LARGE SWEEP 90 ELBOWS, MULE TAPE AND TRACE WIRE, (MINIMUM OF 36" BELOW GRADE). PROVIDE 2 DETECTABLE RIBBONS OVER TRENCHED CONDUITS. DIRECTIONAL BORE CONDUITS TO BE 4" SDR-11 HDPE.
- 6) CONTRACTOR TO PROVIDE AND INSTALL EXPANSION JOINT SLEEVE CONNECTIONS TO PREVENT DIFFERENTIAL MOVEMENT AT UTILITY CONNECTIONS. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- 7) CONTRACTOR TO PROVIDE HAND HOLES/PULL BOXES. SIZE TO BE 24"x36"x24" DEEP AND "TRAFFIC RATED" IN PAVED, DRIVABLE AREAS. PROVIDE PEA GRAVEL BASE AND FLOOR FOR HAND HOLES/PULL BOXES.
- 8) FIBER TYPE SHALL BE OSP RATED PER FIBER PROVIDER. CONFIRM FIBER TYPE PRIOR TO CONSTRUCTION COMMENCEMENT.
- 9) CONTRACTOR SHALL RESTORE AREAS, INCLUDING LANDSCAPE, DISTURBED BY CONSTRUCTION TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
- 10) DIRECTION BORING IS TO BE USED AS FIRST PREFERENCE WHENEVER POSSIBLE
- 11) A HAND HOLE/PULL BOX IS TO BE INSTALLED A MAXIMUM OF EVERY 500 LF OF EVERY CONDUIT SEGMENT
- 12) A HAND HOLE/PULL BOX IS REQUIRED AT EVERY SECOND 90° TURN WHEN UTILIZING DIRECTION BORING. IF HAND TRENCHED, THEN EVERY THREE TURNS MUST HAVE ONE HAND HOLE.



HE #: 241023
04-19-2024



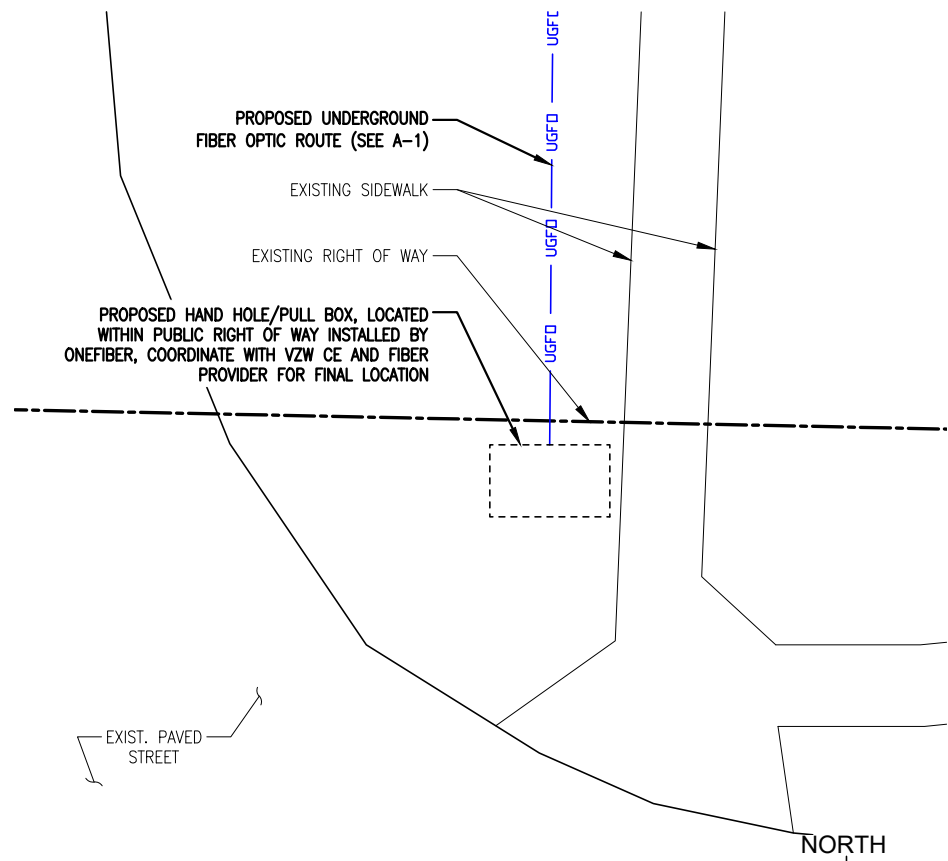
PROJECT
VZ-00341052.C
LOC. CODE: 265499

OMA MIDAMERICA CENTER IBS DUAL CONDUIT
1 ARENA WAY
COUNCIL BLUFFS, IA 51501

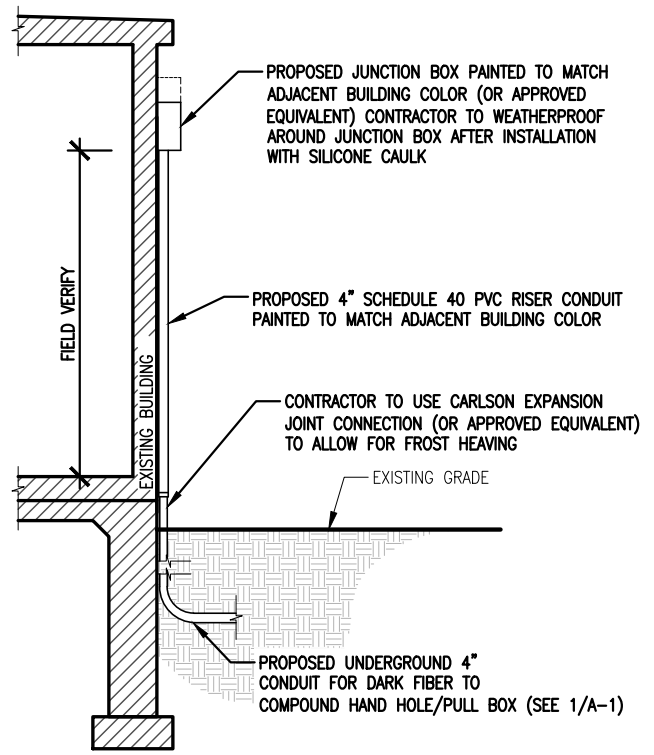
SHEET CONTENTS:
SITE PLAN
COMPOUND PLAN

DRAWN BY:	TRB
DATE:	8-18-23
CHECKED BY:	TRB
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REV. B	10-12-23
REV. 0	1-26-24
REV. 1	4-19-24

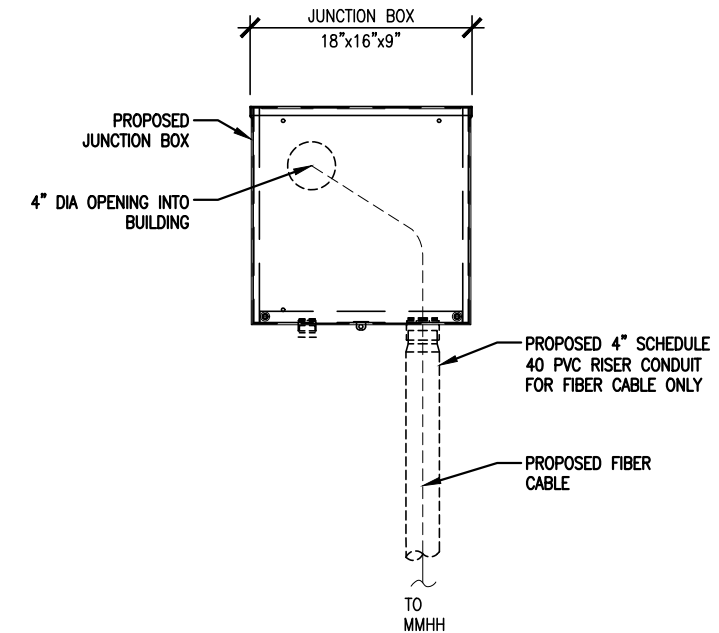
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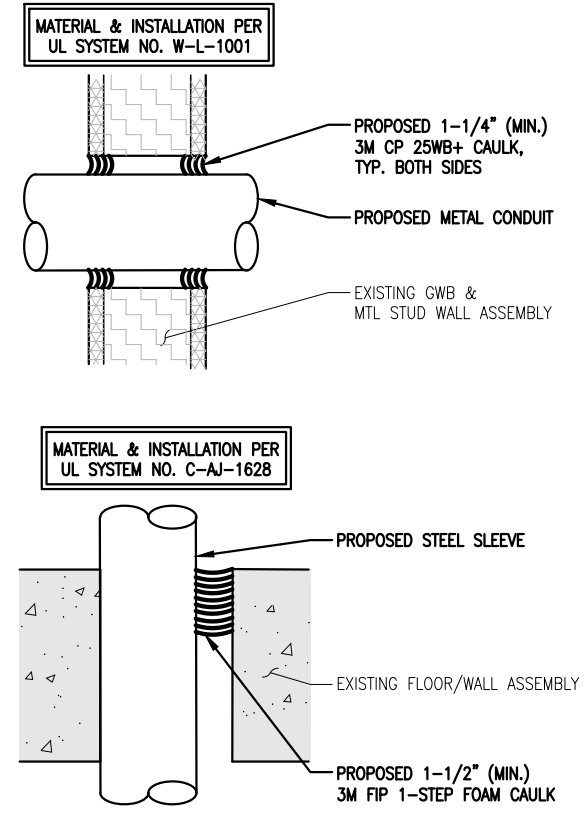
1 PUBLIC R.O.W. PULL BOX/HAND HOLE DETAIL
SCALE: NONE



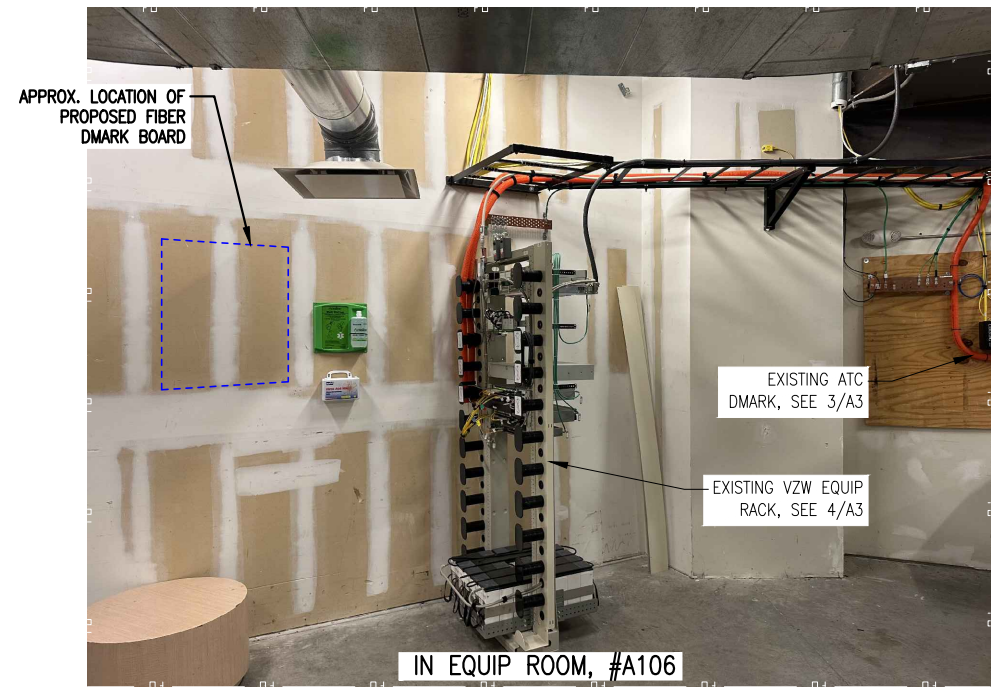
2 TYP. BUILDING CONDUIT DETAIL
SCALE: NONE



3 PROPOSED JUNCTION BOX/GROUNDING DETAIL (TYP.)
SCALE: NONE



4 TYP. PENETRATION DETAIL
SCALE: NONE



6 PHOTO VZW EQUIP
VIEW: LOOKING SOUTHWEST



7 PHOTO - FIBER ROUTE
VIEW: LOOKING NORTH

HERZOG ENGINEERING
1334 81ST AVE NE
SPRING LAKE PARK, MN 55432
(612) 844-1234
WWW.HERZOGENGINEERING.COM

LICENSED PROFESSIONAL ENGINEER
JOSHUA HERZOG
20456
IOWA
HE #: 241023
04-19-2024

DESIGN 1
9973 VALLEY VIEW RD.
EDEN PRAIRIE, MN 55344
(952) 903-9299
WWW.DESIGN1EP.COM

verizon
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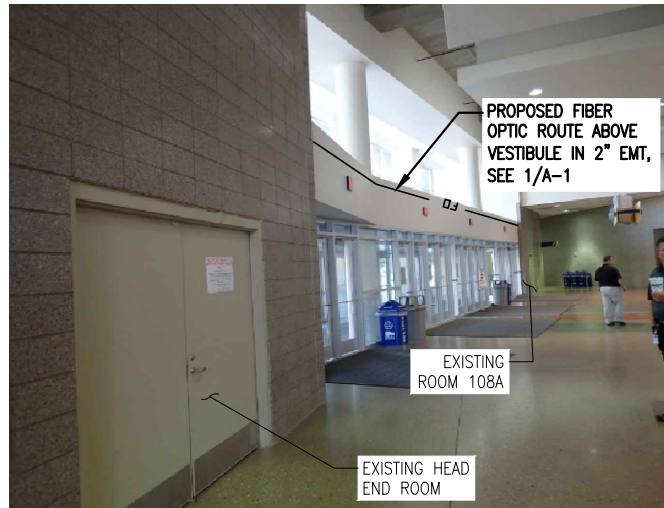
PROJECT
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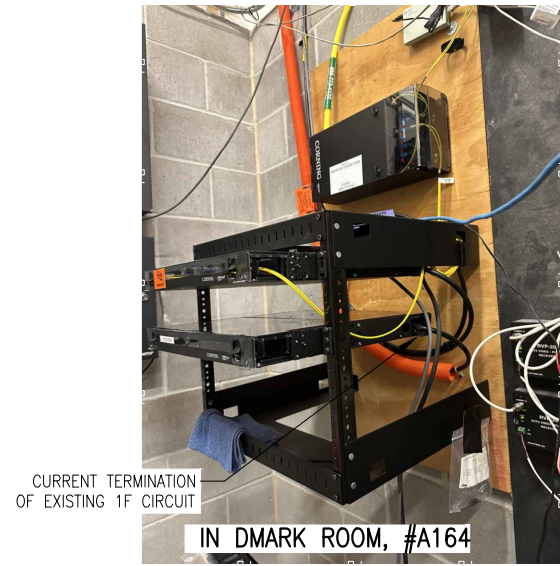
SHEET CONTENTS:
HAND HOLE/PULL BOX DETAIL
ENLARGED FLOOR PLANS
PHOTO

DRAWN BY:	TRB
DATE:	8-18-23
CHECKED BY:	TRB
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REV. B	10-12-23
REV. 0	1-26-24
REV. 1	4-19-24

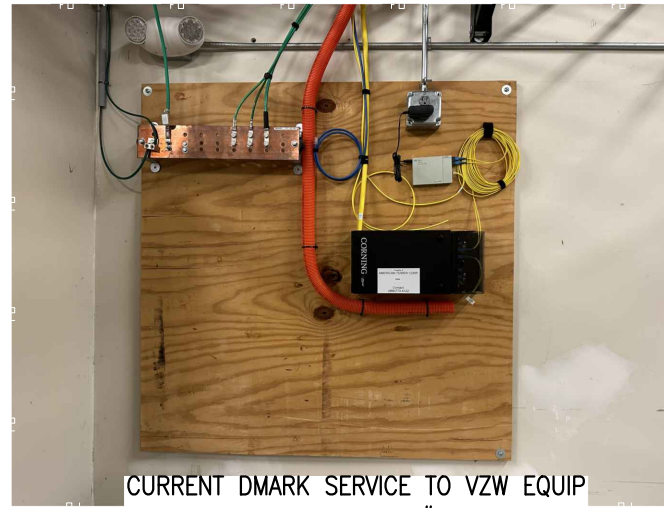
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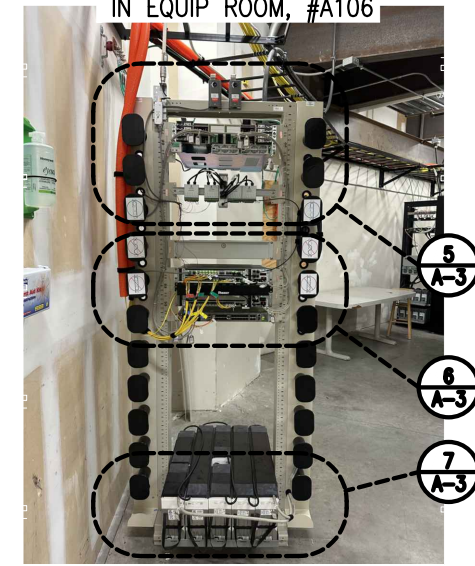
1 PHOTO - FIBER ROUTE
VIEW: LOOKING NORTH



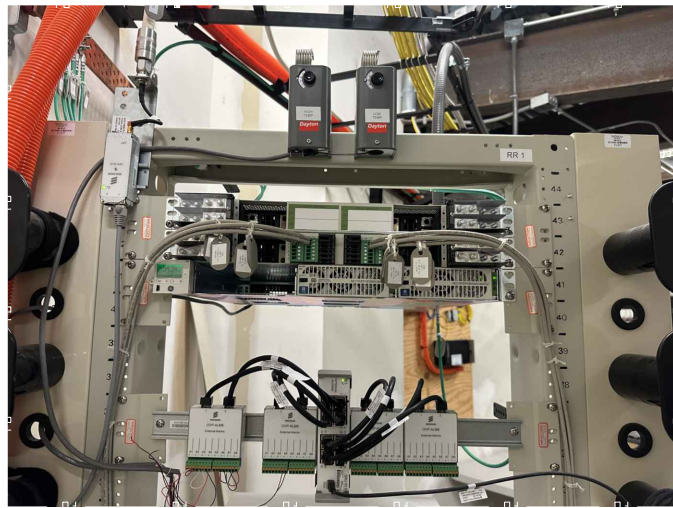
2 PHOTO - ONEFIBER
VIEW: LOOKING NORTHEAST



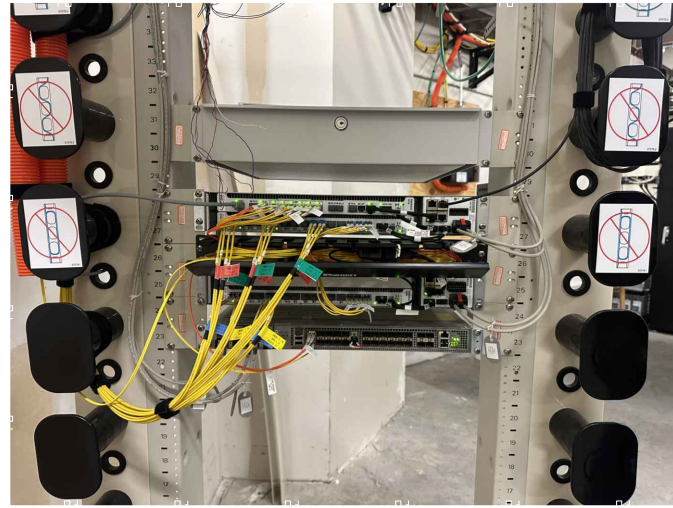
3 PHOTO - ATC DMARK
VIEW: LOOKING WEST



4 PHOTO - VZW RACK
VIEW: LOOKING NORTHWEST



5 PHOTO - VZW RACK
VIEW: LOOKING NORTHWEST



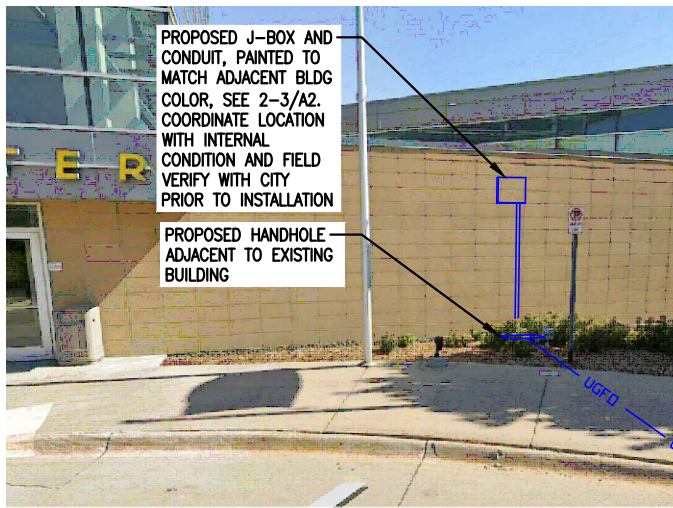
6 PHOTO - VZW RACK
VIEW: LOOKING NORTHWEST



7 PHOTO - VZW RACK
VIEW: LOOKING NORTHWEST



8 PHOTO - FIBER ROUTE
VIEW: LOOKING SOUTH



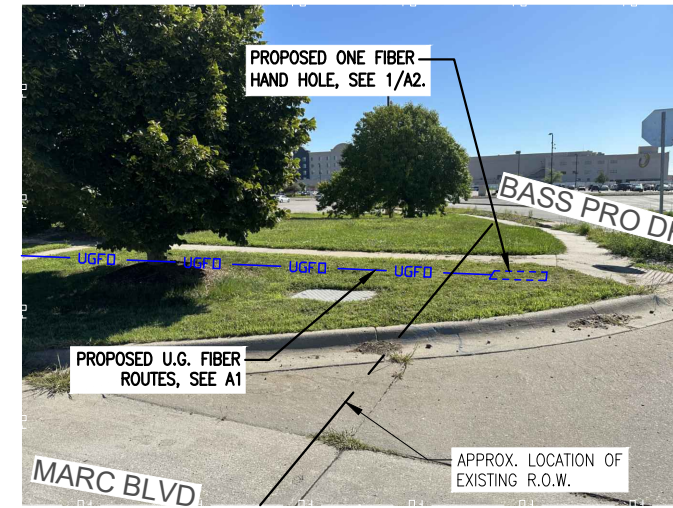
9 PHOTO - FIBER ROUTE
VIEW: LOOKING NORTHEAST



10 PHOTO - FIBER ROUTE
VIEW: LOOKING NORTHWEST



11 PHOTO - FIBER ROUTE
VIEW: LOOKING NORTH



12 PHOTO - FIBER ROUTE
VIEW: LOOKING EAST

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(952) 946-4700

PROJECT
VZ-00341052.C
LOC. CODE: 265499

OMA
MIDAMERICA
CENTER IBS
DUAL CONDUIT
1 ARENA WAY
COUNCIL BLUFFS, IA 51501

SHEET CONTENTS:
PHOTOS

DRAWN BY:	TRB
DATE:	8-18-23
CHECKED BY:	TRB
REV. A	9-12-23
REV. B	10-12-23
REV. 0	1-26-24
REV. 1	4-19-24

RESOLUTION NO. 24-322

A RESOLUTION OF INTENT TO ENTER INTO AN ACCESS AGREEMENT WITH CELLCO PARTNERSHIP, A DELAWARE GENERAL PARTNERSHIP D/B/A VERIZON WIRELESS TO ALLOW FOR A FIBER OPTIC PATHWAY ACROSS CITY OWNED RIGHT-OF-WAY LOCATED AT 1 ARENA WAY, COUNCIL BLUFFS, IOWA.

WHEREAS, the City has received an inquiry from Cellco Partnership D/B/A Verizon Wireless to add a redundant fiber path from the City right-of-way on the above property into the existing equipment room in the Mid-America Center located on this property; and

WHEREAS, it is in the best interest of the City of Council Bluffs to enter into this Agreement.

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

That this matter is set for public hearing on December 16, 2024 at 7 o'clock p.m.

ADOPTED
AND
APPROVED

November 18, 2024

MATTHEW J. WALSH Mayor

Attest:

JODI QUAKENBUSH City Clerk

Council Communication

Department: Community Development
Case/Project No.: OTB-24-009
Submitted by: Moises Monrroy, Planner

Resolution 24-323
ITEM 3.E.

Council Action: 11/18/2024

Description

Resolution of intent to dispose of and setting a public hearing for December 16, 2024 at 7:00 p.m. for City property described as Lot 10, Block 11, Crawford's Addition. Location: East of 926 Avenue H. OTB-24-009

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	11/8/2024
Attachment A: Zoning/Location Case Map	Map	11/8/2024
Attachment B: Resolution No. 23-311	Other	11/8/2024
Notice of Public Hearing	Notice	11/8/2024
Resolution 24-323	Resolution	11/12/2024

City Council Communication

Department: Community Development CASE #OTB-24-009 Applicant: Nicole Benegas 926 Avenue H Council Bluffs, IA 51503	Reso. of Intent No. _____ Reso. to dispose No. _____	Set Public Hearing: 11/18/2024 Public Hearing: 12/16/2024
---	---	--

Subject/Title

Request: Set public hearing on the request of Nicole Benegas to purchase City owned property legally described as Lot 10, Block 11, Crawford’s Addition, City of Council Bluffs, Pottawattamie County, Iowa. The property was formerly addressed at 924 Avenue H.

Location: East of 926 Avenue H

Background/Discussion

The City has received an offer to purchase the property described above. The property is classified as ‘transitional dispose’ and ‘buildable.’ The applicant wishes to acquire the subject property in order to incorporate it into property she owns at 926 Avenue H, which is located directly to the west. According to the *Inventory and Disposal Policy for Surplus City Property*, adopted by City Council on April 23, 2018, the property should be priced at the most recent assessed value, which on this property would be \$11,000.00. The applicant has offered \$1,200.00 to purchase the property, and has submitted a \$1,100.00 down payment.

In March 2022, the City passed Resolution 22-87 to sell the subject property to Tammy Grimm under the City’s *Inventory and Disposal Policy for Surplus City Property* program for \$9,800.00 (the assessed value of the subject property at the time). Ms. Grimm proposed to build a home on the subject property. In September 2023, Ms. Grimm contacted the City stating the adjacent neighbor (the applicant of this request) was encroaching on the subject property, hindering the development of the property within the deadline established in Resolution No. 22-87. On November 13, 2023, at the request of Ms. Grimm, City Council passed Resolution No. 23-311 to transfer ownership the subject property back to the of the City.

As is stated in the adopted *Inventory and Disposal Policy for Surplus City Property*, City owned property is eligible for a forgivable mortgage if it has been actively marketed on the Surplus Property list for more than 24 months. Since the City gained ownership of the subject property less than 24 months ago, it is not eligible for a forgivable mortgage.

The subject property is 33 feet wide by 130 feet deep, and contains 4,290 square feet in area. Since the subject property does not meet the minimum lot size requirements in the R-2/Two-Family Residential District, it is considered a nonconforming lot of record. As per Section 15.26.020 of the Municipal Code (Zoning Ordinance), “nonconforming lots of record existing at the effective date of the ordinance codified in this chapter shall be exempt, unless otherwise provided, from the minimum lot area and lot width requirements of each zoning district. Such lots may be developed with any principal use allowed by the regulations for the district and must comply with all other density regulations set forth by this chapter.” Although the subject property is a nonconforming lot of record, it is considered buildable as a single-family structure can be constructed on the lot that meets all minimum R-2 District site development regulations. As a nonconforming lot of record, the subject property is also eligible for a conditional use permit for an ‘infill dwelling structure,’ which can provide some flexibility

from the land development regulations of the underlying zoning district that could further facilitate the construction of a home at this site.

As stated above, the *Inventory and Disposal Policy for Surplus City Property* requires the subject property to be priced at the most recent assessed value (\$11,000.00). The applicant's offer of \$1,200.00 is below the assessed value of the property. The applicant's reasoning for offering an amount lower than market value is that the subject property is too small for any development to occur. The Community Development Department explained to the applicant that the subject property is buildable, as noted above, and that their offer is not consistent with the *Inventory and Disposal Policy for Surplus City Property*.

Recommendation

The Community Development Department recommends setting a public hearing on the disposal of the property legally described as Lot 10, Block 11, Crawford's Addition, City of Council Bluffs, Pottawattamie County, Iowa, on the December 16, 2024 City Council Meeting.

Attachments


Attachment A: Zoning/Location Case Map
Attachment B: Resolution No. 23-311

Prepared by: Moises Monrroy, Planner

CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS CASE #OTB-24-009 LOCATION/ZONING MAP

Legend

 Subject Property

0 12.5 25

1 inch = 21 feet

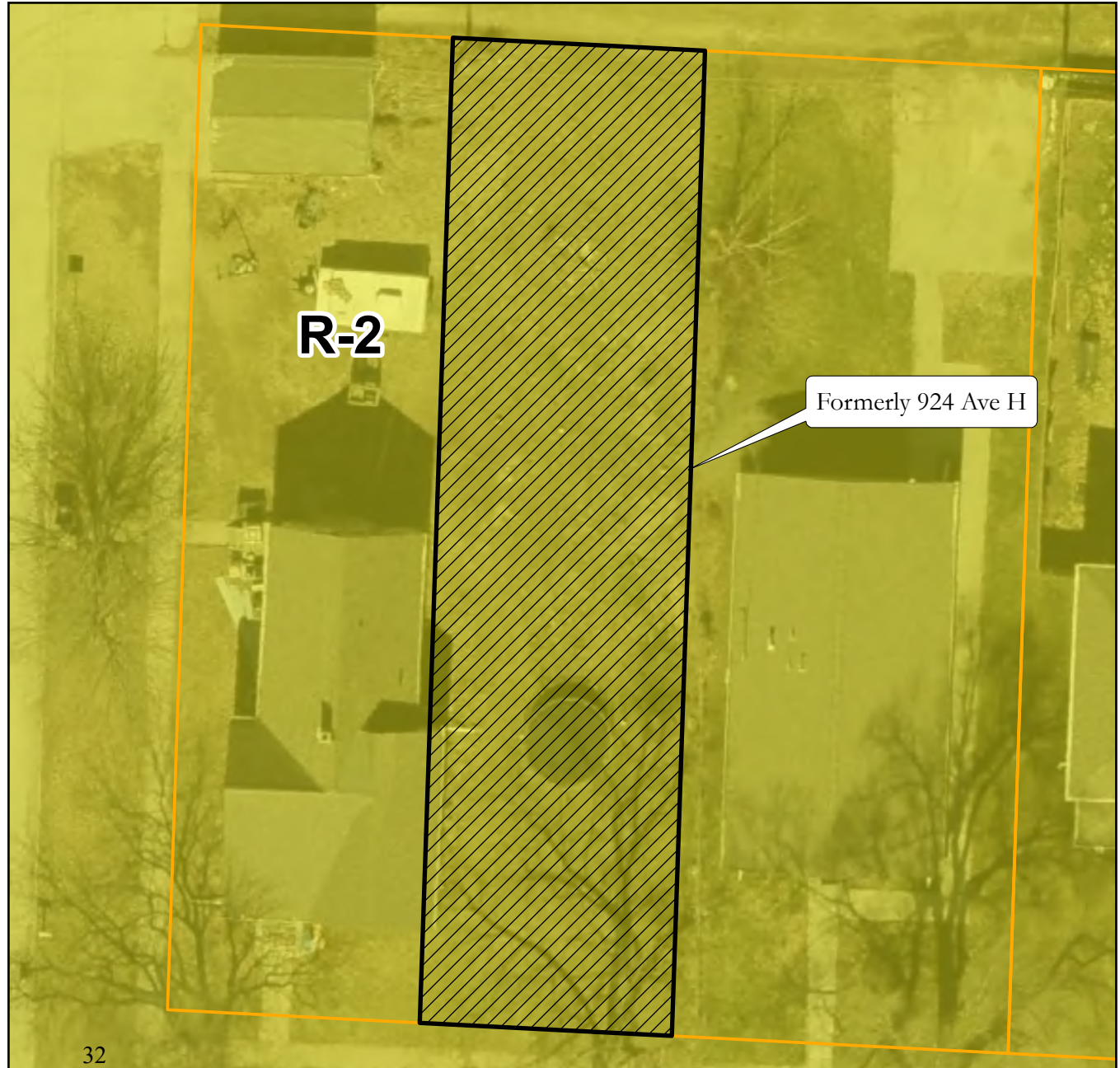


Last Amended: 11/5/24



Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 890-5350

DISCLAIMER
This map is prepared and compiled from City documents, plans and other public records data. Users of this map are hereby notified that the City expressly denies any and all responsibility for errors, if any, in the information contained on this map of the nature of the same by the user or anyone else. The user should verify the accuracy of information/data contained on this map before using it. The City assumes no legal responsibility for the information contained on this map.





DocId:8638457

Tx:5032805

2023-11254

RECORDER ANDREW MOATS

POTTAWATTAMIE COUNTY, IA

FILE TIME: 11/21/2023 02:20:13 PM

RECORDING FEE	10.00
AUDITOR FEE	5.00
RMA FEE	1.00
ECM FEE	1.00

R FEES 10.00 RMA \$ 1.00

A FEES 5.00 ECOM \$ 1.00

T TAX\$ _____

Return to: City Clerk, 209 Pearl Street, Council Bluffs, IA 51503 - Phone: (712) 890-5261

Prepared by: Community Development Dept., Council Bluffs, IA 51503 - Phone: (712) 890-5350

RESOLUTION NO. 23-311

A RESOLUTION TO RETURN PROPERTY TO THE CITY LEGALLY DESCRIBED AS LOT 10, BLOCK 11, CRAWFORD'S ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the City passed Resolution 22-87 to sell a buildable lot to Grimm Custom Homes, LLC legally described as Lot 10, Block 11, Crawford's Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

WHEREAS, Ms. Grimm cannot meet the requirements of the *Inventory and Disposal Policy for Surplus City Property program* and wishes to return the lot to the City; and

WHEREAS, the City accepts the property back into its surplus city property inventory.

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

That the Mayor and City Clerk be and are hereby authorized, empowered and directed to execute a quit claim deed conveying the Grimm Custom Homes, LLC interest in the above-described property as follows:

City of Council Bluffs: Lot 10, Block 11, Crawford's Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

BE IT FURTHER RESOLVED

That the City shall return the submitted \$980.00 down payment to Tammy Grimm. Closing must occur within 30 days of approval.

BE IT FURTHER RESOLVED

That the City Clerk is directed to deliver this resolution and attached documents to the County Recorder.

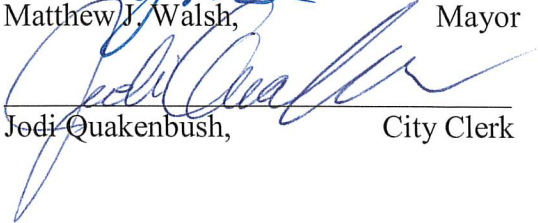
ADOPTED
AND
APPROVED:

November 13, 2023.



Matthew J. Walsh, Mayor

ATTEST:



Jodi Quakenbush, City Clerk

**NOTICE OF PUBLIC HEARING
ON INTENT TO DISPOSE AND CONVEY CITY PROPERTY**

TO WHOM IT MAY CONCERN:

You and each of you are hereby notified that the City Council of the City of Council Bluffs, Iowa, has scheduled a public hearing on the request to dispose of property described as Lot 10, Block 11, Crawford's Addition, City of Council Bluffs, Pottawattamie County, Iowa.

You are further notified that a public hearing on said matter will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting held at 7:00 p.m., on the 16th day of December, 2024, in the City Council Chambers, 2nd Floor of City Hall, 209 Pearl Street, Council Bluffs, Iowa at which time and place all persons interested in said matter will be given an opportunity to be heard.

Jodi Quakenbush

City Clerk

Return to: City Clerk, 209 Pearl Street, Council Bluffs, IA 51503 - Phone: (712) 890-5261
Prepared by: Community Development Dept., Council Bluffs, IA 51503 – Phone: (712) 890-5350

RESOLUTION NO. 24-323

A RESOLUTION OF INTENT TO DISPOSE OF CITY PROPERTY DESCRIBED AS LOT 10, BLOCK 11, CRAWFORD’S ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the City has received an offer from Nicole Benegas to purchase City owned property legally described as Lot 10, Block 11, Crawford’s Addition, City of Council Bluffs, Pottawattamie County, Iowa.

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

That the City does hereby express its intent to dispose of City owned property legally described as Lot 10, Block 11, Crawford’s Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

BE IT FURTHER RESOLVED

That a public hearing be scheduled for December 16, 2024.

ADOPTED
AND
APPROVED

November 18, 2024

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

Department: Finance
Case/Project No.:
Submitted by: Finance Department / Danielle Bemis

Resolution 24-324
ITEM 3.F.

Council Action: 11/18/2024

Description
Resolution setting a public hearing for December 16, 2024 at 7:00 p.m. for the FY26-FY30 Capital Improvement Program (CIP).

Background/Discussion
It is requested the Council set a public hearing for persons to comment and discuss the proposed FY26-FY30 Capital Improvement Program for the City of Council Bluffs.
Staff will be requesting approval to adopt the FY26-FY30 CIP schedule at the December 16, 2024 meeting.

Recommendation
In order for staff to move forward with presenting the FY26-FY30 CIP schedule to Council and citizens, Council must approve to set the public hearing for December 16, 2024. This is also Step 1 of the GO Bond Process.

ATTACHMENTS:

Description	Type	Upload Date
GO Bond Process	Other	11/11/2024
Notice of Public Hearing	Notice	11/11/2024
Resolution 24-324	Resolution	11/12/2024

City of Council Bluffs

GO Bonding Process

Step 1 – Determine CIP requirements and Tax levy for next year budget

- a. 5 year CIP prepared and presented to Planning Commission
- b. Set public hearing
- c. Conduct public hearing on approval of 5 year CIP

Step 2 – Set public hearing for bond purposes

- a. 4/20 notice for essential corporate purpose
- b. 10/20 notice for general corporate purpose

Step 3 – Conduct public hearing and approve bond purpose resolutions to issue bonds

Step 4 – Reimbursement resolution

Step 5 – Resolution to collect a tax levy (also referred to as pre-levy)

Step 6 – Prepare Preliminary Official Statement (no Council action needed)

- a. Presentation to Moody's Investors for debt rating

Step 7 – Notice of Bond Sale; set public hearing for sale of bonds

Step 8 – Sale of Bonds public hearing

Step 9 – Final resolution is to approve the Bond paying agent and registrar

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF COUNCIL BLUFFS, IOWA, ON THE MATTER OF
THE PROPOSED CAPITAL IMPROVEMENT PROGRAM
FY26-FY30 OF SAID CITY, AND THE HEARING THEREON

PUBLIC NOTICE is hereby given that the Council of the City of Council Bluffs, Iowa, will hold a public hearing on the 16th day of December, 2024, at 7 o'clock P.M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, to approve the proposed FY26-FY30 Capital Improvement Program.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of said City, to the above action. After all objections have been received and considered, the Council will, at this meeting or an any adjournment thereof, take additional action to approve the proposed FY26-FY30 Capital Improvement Program, or will abandon the proposal.

This notice is given by order of the Council of Council Bluffs, Iowa, as provided by Section 384.25 of the City Code of Iowa.

Dated this _____ day of _____, 2024.

City Clerk of Council Bluffs, Iowa

Council Communication

Department: Mayor
Case/Project No.: Boards and Commissions
Submitted by: Matt Walsh

Boards and Commissions
ITEM 3.G.

Council Action: 11/18/2024

Description

Historic Preservation Commission

Background/Discussion

With City Council concurrence, I would like to make the following appointment/reappointments:

Recommendation

Appoint the following with term expiring 12/31/2027:

Alex Kouri
331 Park Ave

Jon Barnes
6 Lakewood Villa

Reappoint the following with term expiring 12/31/2027:

Ed Cain
26 Indian Hills Rd

Lynn Porter
227 Sylvan Dr

Mark Petersen
608 Oakland Ave

Kasha Wilson
219 Journey Cir

Council Communication

Department: Finance
Case/Project No.:
Submitted by:

August 2024 Financial Reports
ITEM 3.H.

Council Action: 11/18/2024

Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
August 2024 Expenditures by Amount	Other	11/1/2024
August 2024 Expenditures by Vendor	Other	11/1/2024
August 2024 Receipts & Expenditures by Fund	Other	11/1/2024

**CITY OF COUNCIL BLUFFS
AP POSTING BY AMOUNT
AUGUST 2024
(\$'S)**

VENDOR	AMOUNT	DESCRIPTION
CITY PAYROLL	\$2,274,326.53	EMPLOYEE PAYROLL
TWO RIVERS INSURANCE COMPANY, INC.	\$1,132,019.94	EMPLOYEE INSURANCE
EFTPS	\$610,523.00	PAYROLL RELATED
NEUVIRTH CONSTRUCTION INC	\$579,968.48	CONSTRUCTION
MFPRSI	\$499,887.00	PAYROLL RELATED
RPL UTILITY LLC	\$396,516.35	CONSTRUCTION
SOUTH 6TH STREET LLC	\$356,250.00	CONSTRUCTION
WASTE CONNECTIONS OF IOWA	\$278,020.07	HOUSEHOLD TRASH
OMNI ENGINEERING	\$252,092.15	STREET MAINTENANCE SUPLS
CAESARS ENTERTAINMENT	\$247,046.31	MAC OPERATING EXPENSE
IPERS	\$240,592.65	PAYROLL RELATED
WESTERN ENGINEERING COMPANY INC	\$193,005.00	CONSTRUCTION
DIXON CONSTRUCTION CO.	\$184,387.40	CONSTRUCTION
SCALES SALES & SERVICE LLC	\$171,250.00	EQUIPMENT/PARTS
MIDAMERICAN ENERGY COMPANY	\$157,229.17	ELECTRICITY
IOWA DEPT OF REVENUE	\$128,587.00	PAYROLL RELATED
HGM ASSOCIATES INC	\$118,512.85	CONSULTANT
IOWA DEPARTMENT OF HUMAN SERVICES	\$116,915.48	AMBULANCE BILLING FEE
US BANK	\$115,418.93	CREDIT CARD PURCHASES
POLLARD GAMES	\$114,267.48	DEVLPMNT CONTRACT
TRANSIT AUTHORITY OF THE CITY OF OMAHA	\$111,024.00	BUS SERVICE
EMPLOYERS MUTUAL CASUALTY COMPANY	\$107,457.95	INSURANCE
COMPASS UTILITY LLC	\$102,362.93	CONSTRUCTION
PAYROLL	\$94,234.14	MAC OPERATING EXPENSE
DODGE RIVERSIDE PAYROLL	\$88,615.20	DODGE OPERATING EXPENSE
COUNCIL BLUFFS AREA WIFI CONSORTIUM	\$86,498.05	GRANT REIMBURSEMENT
AMERICAN TRAFFIC SOLUTIONS, INC.	\$80,130.00	PROFESSIONAL SVCS
NATIONWIDE RETIREMENT SOLUTIONS INC	\$77,768.72	PAYROLL RELATED
JEO CONSULTING GROUP INC	\$72,737.94	CONSULTANT
STUDIO 15 COMMERCIAL INTERIORS INC	\$68,661.08	PROFESSIONAL SVCS
FELSBURG HOLT & ULLEVIG INC	\$64,740.61	PROFESSIONAL SVCS
LYMAN RICHEY SAND & GRAVEL COMPANY	\$62,071.25	STREET MAINTENANCE SUPLS
CXT INCORPORATED	\$58,834.00	CONSTRUCTION
DPS LLC	\$55,638.15	CONTRACT AGREEMENT
ED STIVERS FORD INC.	\$51,298.50	VEHICLES
ECO-STORAGE INVESTMENTS INC	\$50,965.38	SOLID WASTE DISPOSAL
ENVISIONWARE INC	\$50,895.06	HARDWARE/SOFTWARE
HEARTLAND BUSINESS SYSTEMS LLC	\$50,684.19	HARDWARE/SOFTWARE
IOWA WASTE SERVICES HOLDINGS INC	\$50,181.69	SOLID WASTE DISPOSAL
KARL CHEVROLET, INC.	\$49,905.20	VEHICLES
SJ ELECTRO SYSTEMS INC	\$45,662.00	EQUIPMENT/PARTS
TREASURER STATE OF IOWA/SALES TAX	\$43,512.39	SALES TAX
MMIS HOLDINGS LLC	\$40,231.55	REPAIRS & MAINTENANCE
HDR ENGINEERING INC	\$39,874.87	PROFESSIONAL SVCS
SOUTHWEST IOWA PLANNING COUNCIL	\$39,363.33	TRANSIT SERVICES
PETROLEUM TRADERS CORPORATION	\$38,811.93	FUEL
THE DAVEY TREE EXPERT COMPANY	\$37,936.64	TREE WORK
BERT GURNEY & ASSOCIATES INC	\$33,428.09	EQUIPMENT/PARTS
GENERAL TRAFFIC CONTROLS INC	\$33,381.00	CONTRACT AGREEMENT
INSIGHT PUBLIC SECTOR INC	\$32,697.68	HARDWARE/SOFTWARE
LANDSCAPES GOLF MANAGEMENT	\$32,375.90	DODGE OPERATING EXPENSE
DIGITECH COMPUTER LLC	\$31,876.20	AMBULANCE BILLING FEE
BLUFFS PAVING & UTILITY INC	\$30,177.22	CONSTRUCTION

TITLECORE NATIONAL LLC	\$30,000.00	CONTRACT AGREEMENT
AGRILAND F S INC	\$26,931.61	SUPPLIES
IOWA DEPARTMENT OF NATURAL RESOURCE	\$26,848.64	FEES
CONVERGEONE INC	\$25,878.87	HARDWARE/SOFTWARE
HENNINGSEN CONSTRUCTION INC	\$25,873.02	CONSTRUCTION
LEXIPOL LLC	\$25,652.49	HARDWARE/SOFTWARE
EHRHART GRIFFIN & ASSOCIATES INC	\$25,193.80	CONSULTANT
IMPACT7G INC	\$25,061.25	PROFESSIONAL SVCS
BNRG PROPERTIES LLC	\$25,000.00	GRANT REIMBURSEMENT
HISTORIC GENERAL DODGE HOUSE INC	\$25,000.00	CONTRIBUTIONS
JAMES E HALL	\$25,000.00	CONTRACT AGREEMENT
TRUCK EQUIPMENT INC	\$24,798.00	EQUIPMENT/PARTS
NODDLE DEVELOPMENT COMPANY	\$24,789.96	CONSULTANT
CLEAN HARBORS ENVIRONMENTAL SERVICES INC	\$23,718.07	SERVICE LABOR
RELIANCE STANDARD LIFE INSURANCE CO	\$23,478.97	PAYROLL RELATED
COUNCIL BLUFFS WINSUPPLY	\$22,788.74	SUPPLIES
WASTEQUIP MANUFACTURING CO LLC	\$21,500.00	EQUIPMENT/PARTS
METRO WASTE AUTHORITY	\$19,603.55	SERVICE LABOR
MIDWEST TURF & IRRIGATION	\$18,232.91	EQUIPMENT/PARTS
STUART TINLEY LAW FIRM LLP	\$16,197.50	ATTORNEY FEES
CONSOLIDATED ELECTRICAL DISTR, INC	\$16,069.38	SUPPLIES
HARMS OIL COMPANY	\$15,980.81	FUEL
BARR ENGINEERING CO.	\$15,712.50	PROFESSIONAL SVCS
GLOBAL PAYMENTS DIRECT, INC	\$15,393.67	CREDIT CARD CHGS
STYKER SALES CORPORATION	\$15,182.94	EQUIPMENT/PARTS
AKSARBEN FENCE & GATE LLC	\$15,164.00	SERVICE LABOR
BLACK STRAP INC	\$14,993.07	STREET MAINTENANCE SUPLS
IP PATHWAYS LLC	\$14,313.00	HARDWARE/SOFTWARE
COUNCIL BLUFFS WATER WORKS	\$13,810.66	WATER
TRU PRO CONSTRUCTION INC	\$13,640.00	CONSTRUCTION
D & E LLC	\$13,253.00	MOWING/GROUNDS MAINT
PLAYCORE GROUP INC & SUBSIDIARIES	\$13,087.00	EQUIPMENT/PARTS
BLACK HILLS UTILITY HOLDINGS, INC.	\$12,811.44	NATURAL GAS
MACQUEEN EQUIPMENT, LLC	\$12,770.99	EQUIPMENT/PARTS
VOYA RETIREMENT INSURANCE & ANNUITY COMPANY	\$12,110.00	PAYROLL RELATED
DMG INC	\$12,067.55	ELECTRICAL REPAIR
ICMA RETIREMENT TRUST - 457	\$11,921.60	PAYROLL RELATED
HERITAGE LANDSCAPE SUPPLY GROUP INC	\$11,609.40	SUPPLIES
DONALD W MATHEWS	\$11,407.65	VEHICLE REPAIR
DELL MARKETING L P	\$11,095.77	HARDWARE/SOFTWARE
CADD MICROSYSTEMS, INC.	\$10,989.00	HARDWARE/SOFTWARE
BAKER & TAYLOR INC	\$10,972.22	BOOKS/PERIODICALS/SUB
PITNEY BOWES INC.	\$10,889.50	POSTAGE & PRINTING
WALDSTEIN HVAC LLC	\$10,863.43	EQUIPMENT/PARTS
VERIZON WIRELESS SERVICES LLC	\$10,730.67	CELL PHONE
U.S. VENTURE, INC.	\$10,628.28	EQUIPMENT/PARTS
CDW GOVERNMENT LLC	\$10,427.59	SUPPLIES
MIDLANDS HUMANE SOCIETY	\$10,328.17	CONTRACT AGREEMENT
SOUTHWEST IOWA NARCOTICS	\$10,132.00	FEES
CITY OF COUNCIL BLUFFS-FLEX	\$10,118.92	PAYROLL RELATED
ARROW TOWING	\$9,860.33	TOWING/STORAGE/AUCTION
DALES TRASH SERVICE INC	\$9,733.00	RENTAL EXPS
VERTIV CORPORATION	\$9,134.10	REPAIRS & MAINTENANCE
HACH COMPANY	\$8,836.50	EQUIPMENT/PARTS
COLLECTION SERVICES CENTER	\$8,778.66	PAYROLL RELATED
RODNEY JOHNSON	\$8,750.00	SERVICE LABOR
MARCO HOLDINGS, LLC	\$8,696.49	COPY/PRINTER MAINTANCE
RTG BUILDING SERVICES INC	\$8,580.33	JANITORIAL SERVICE
MURPHY TRACTOR & EQUIPMENT CO CORP	\$8,274.50	EQUIPMENT/PARTS

SYSCO LINCOLN	\$8,207.00	DODGE OPERATING EXPENSE
ECHO GROUP	\$8,195.53	SUPPLIES
SNYDER & ASSOCIATES INC	\$7,979.68	CONSULTANT
AQUA-CHEM INCORPORATED	\$7,495.14	SUPPLIES
THERMAL INSTRUMENT COMPANY	\$7,483.08	REPAIRS & MAINTENANCE
COX COMMUNICATION INC	\$7,281.70	PHONE/INTERNET SVC
ESSER PAINTING INC	\$7,056.39	REPAIRS & MAINTENANCE
CITY OF DES MOINES	\$7,000.00	CONTRACT AGREEMENT
MIDLANDS PRINTING & BUSINESS FORMS	\$6,980.78	PRINTING/BINDING
MIDWEST TAPE, LLC	\$6,980.63	DVD/AUDIO/CD
POTTAWATTAMIE COUNTY SHERIFF	\$6,755.00	INMATE COST
UPTOWN STAFFING INC	\$6,724.50	CONTRACT AGREEMENT
VISION INDUSTRIAL SALES INC	\$6,416.23	SUPPLIES
UKG KRONOS SYSTEMS	\$6,306.25	HARDWARE/SOFTWARE
CERTIFIED TRANSMISSION	\$6,272.26	REPAIRS & MAINTENANCE
DOSTALS CONSTRUCTION CO INC	\$6,250.00	CONSTRUCTION
DOLL DISTRIBUTING LLC	\$6,226.00	DODGE OPERATING EXPENSE
IOWA STORMWATER EDUCATION	\$6,200.00	DUES/MEMBERSHIP
IOWA PRISON INDUSTRIES	\$6,172.02	SUPPLIES
ARNOLD MOTOR SUPPLY, LLP	\$6,038.67	EQUIPMENT/PARTS
OMAHA TRUCK CENTER COMPANY INC.	\$6,028.32	EQUIPMENT/PARTS
BLUFFS ELECTRIC INC	\$5,723.92	ELECTRICAL REPAIR
STEARNS CONRAD AND SCHMIDT	\$5,700.00	CONSULTANT
HINCKLEY MEDICAL INC	\$5,650.00	
DODGE RIVERSIDE SALES TAX	\$5,179.11	DODGE OPERATING EXPENSE
VERMEER SALES & SERVICE INC	\$5,174.70	EQUIPMENT/PARTS
R J NELSON COMPANY	\$5,163.00	REPAIRS & MAINTENANCE
HEARTLAND TIRES & TREADS INC	\$5,154.04	TIRE REPLACEMENT/REPAIR
CHAMPLIN TIRE RECYCLING INC	\$5,040.00	TIRE DISPOSAL
BEST QUALITY COUNTERTOPS INC	\$5,030.00	REPAIRS & MAINTENANCE
ACUSHNET COMPANY	\$5,029.92	DODGE OPERATING EXPENSE
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$4,990.00	PAYROLL RELATED
NAPA AUTO PARTS	\$4,967.03	EQUIPMENT/PARTS
SECURITY EQUIPMENT INCORPORATED	\$4,771.62	ALARM SECURITY
GREAT PLAINS COMMUNICATIONS HOLDINGS LLC	\$4,744.00	PHONE/INTERNET SVC
PBC GURU LLC	\$4,500.00	DUES/MEMBERSHIP
CFI TIRE SERVICE	\$4,457.50	TIRE REPLACEMENT/REPAIR
GALLS PARENT HOLDING, LLC	\$4,426.07	EQUIPMENT/PARTS
CITY OF DAVENPORT IOWA	\$4,395.93	TRAINING
CONTINENTAL WESTERN	\$4,343.99	DODGE OPERATING EXPENSE
JEFFREY R CAYLER	\$4,334.13	CONSULTANT
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$4,300.00	PAYROLL RELATED
ANCHOR INDUSTRIES INCORPORATED	\$4,286.00	EQUIPMENT/PARTS
RIVERS EDGE MASER PROP OWNERS ASSOC	\$4,234.74	RIVERS EDGE GARAGE EXPENSE
CROUCH RECREATION INC	\$4,200.00	EQUIPMENT/PARTS
I-80 LIQUOR	\$4,110.47	DODGE OPERATING EXPENSE
THE DOLLYWOOD FOUNDATION	\$4,061.07	BOOKS/PERIODICALS/SUB
TURNER MORGAN	\$4,025.00	PROFESSIONAL SVCS
BY	\$4,018.00	LEGAL SERVICES
POWERTECH	\$3,967.19	REFUND
STS OPERATING INC	\$3,892.35	REPAIRS & MAINTENANCE
COUNCIL BLUFFS HISTORIC PRESERVATION ALLIANCE	\$3,873.00	GRANT REIMBURSEMENT
DODGE RIVERSIDE BANK & CR CARD FEES	\$3,842.91	DODGE OPERATING EXPENSE
CREATIVE EMPIRE LLC	\$3,830.00	SUBSCRIPTION
MCMULLEN FORD INC	\$3,811.02	EQUIPMENT/PARTS
ZIMCO SUPPLY COMPANY	\$3,772.75	SUPPLIES
ALEGENT CREIGHTON HEALTH	\$3,678.00	PROFESSIONAL SVCS
D&K PRODUCTS	\$3,645.50	DODGE OPERATING EXPENSE
M & R WELDING	\$3,559.00	WELDING SUPPLIES/SERVICE

W POTT COUNTY AGRICULTURAL EXTENTION DIST	\$3,450.50	GRANT REIMBURSEMENT
CITY OF COUNCIL BLUFFS-DEPENDENT	\$3,415.32	PAYROLL RELATED
NEBRASKA AIR FILTER INC	\$3,356.64	SUPPLIES
MIDWEST GLASS	\$3,296.27	REPAIRS & MAINTENANCE
NMC INC.	\$3,296.06	EQUIPMENT/PARTS
THE RETROFIT COMPANIES INC	\$3,263.53	SERVICE LABOR
ABC ELECTRIC INC.	\$3,197.00	REPAIRS & MAINTENANCE
FIRST NATIONAL BANK	\$3,011.70	DODGE OPERATING EXPENSE
RJN GROUP	\$3,009.90	ENGINEERING
JOE MCGEHEE	\$3,000.00	PROPERTY ACQUISITION
WALDSTEIN PLUMBING & MECHANICAL LLC	\$2,916.05	PLUMBING NEW OR REPAIR
NODDLE DEVELOPMENT CO	\$2,875.00	RIVERS EDGE GARAGE EXPENSE
MECHANICAL SALES INC.	\$2,863.50	SUPPLIES
JONES AUTOMOTIVE	\$2,838.56	EQUIPMENT/PARTS
TOYNE INC	\$2,808.27	EQUIPMENT/PARTS
DAN BECKMANN	\$2,776.00	JANITORIAL SERVICE
PEPSI BEVERAGES	\$2,748.69	DODGE OPERATING EXPENSE
PREMIER GLAZER'S BEVS	\$2,711.40	DODGE OPERATING EXPENSE
IOWA DEPARTMENT OF REVENUE	\$2,613.01	MAC OPERATING EXPENSE
MENARD INC.	\$2,516.97	SUPPLIES
LAWSON PRODUCTS INC	\$2,509.65	SUPPLIES
ZOLL MEDICAL CORP	\$2,485.56	MEDICAL SERVICES
DIAMOND MOWERS INC	\$2,485.07	REPAIRS & MAINTENANCE
FACTORY MOTOR PARTS	\$2,428.48	EQUIPMENT/PARTS
MICHAEL O'BRADOVICH	\$2,400.00	LEGAL SERVICES
STEVE ANDREWS	\$2,400.00	CONSULTANT
ENCYCLOPEDIA BRITANNICA INC	\$2,200.00	SUBSCRIPTION
OVERDRIVE INC	\$2,182.06	BOOKS/PERIODICALS/SUB
FORTE PAYMENT SYSTEMS INC	\$2,167.14	EQUIPMENT/PARTS
MAX I WALKER UNIFORM & APPAREL	\$2,108.66	UNIFORMS
AUTUMN KEIFER	\$1,973.00	LEGAL CLAIM
HUTCHESON ENGINEERING PRODUCTS INC	\$1,910.00	EQUIPMENT/PARTS
ERRIN K GUNDERSON	\$1,909.00	MOWING/GROUNDS MAINT
TURF CARS LLC	\$1,885.00	DODGE OPERATING EXPENSE
CSI/SSP INC	\$1,862.70	PRINTING/BINDING
DATABASEUSA.COM LLC	\$1,860.00	HARDWARE/SOFTWARE
SIEMENS INDUSTRY INC	\$1,842.00	EQUIPMENT/PARTS
RASMUSSEN MECHANICAL SERVICES INC	\$1,832.00	EQUIPMENT/PARTS
EDWARDS CHEVROLET-CADILLAC INC	\$1,814.37	EQUIPMENT/PARTS
KAITLYN GARCIA	\$1,800.00	MOWING/GROUNDS MAINT
MILLER & SONS GOLF CARS LLC	\$1,800.00	DODGE OPERATING EXPENSE
SHERWIN WILLIAMS	\$1,760.00	SUPPLIES
RAPIDSCALE INC	\$1,754.95	SUBSCRIPTION
ANCHOR ROOFING & LANDSCAPING LLC	\$1,750.00	REPAIRS & MAINTENANCE
ELAVON INC	\$1,743.23	FEES
HEARTLAND CO-OP	\$1,736.27	FUEL
LIGHTSPEED	\$1,720.07	DODGE OPERATING EXPENSE
SAPP BROTHERS INC	\$1,679.00	FUEL
BARTON SOLVENTS INC	\$1,617.16	SUPPLIES
PASSPORT LABS INC	\$1,575.00	PARKING FEES
CENTURYLINK	\$1,565.08	PHONE/INTERNET SVC
PER MAR SECURITY & RESEARCH CORP	\$1,540.32	ALARM SECURITY
UMR	\$1,536.76	DODGE OPERATING EXPENSE
W.W. GRAINGER, INC.	\$1,512.75	EQUIPMENT/PARTS
COHERENT INCORPORATED	\$1,500.00	CONSULTANT
JASON R BLAYNEY	\$1,484.12	CONSTRUCTION
PRESTIAGE FLAG	\$1,441.27	DODGE OPERATING EXPENSE
PRIDE MANUFACTURING CO	\$1,420.02	DODGE OPERATING EXPENSE
AMERICAN BOTTLING COMPANY	\$1,396.48	SUPPLIES

MATHESON TRI GAS INC.	\$1,387.96	SUPPLIES
ROLLINS INC	\$1,382.40	CONTRACT AGREEMENT
ELEDGE PLUMBING INC	\$1,350.00	REPAIRS & MAINTENANCE
LYNCH DALLAS, P.C.	\$1,347.00	ATTORNEY FEES
CORNHUSKER INTERNATIONAL TRUCKS	\$1,333.45	EQUIPMENT/PARTS
ESO SOLUTIONS INC	\$1,332.71	HARDWARE/SOFTWARE
LSNB AS TRUSTEE FOR POST EMPLY HLTH PLAN	\$1,300.00	PAYROLL RELATED
WEST PUBLISHING CORPORATION	\$1,275.00	SUBSCRIPTION
RDO TRUCK CENTER CO	\$1,254.43	EQUIPMENT/PARTS
MOBOTREX INC	\$1,252.00	STREET MAINTENANCE SUPLS
BRIAN DUANE GUY	\$1,245.36	CONSULTANT
INTERNATIONAL ASSOCIATION	\$1,225.00	DUES/MEMBERSHIP
RS AMERICAS, INC.	\$1,224.20	SUPPLIES
2ND WIND EXERCISE EQUIPMENT INC	\$1,210.56	EQUIPMENT/PARTS
REGENTS OF THE UNIVERSITY OF MINNESOTA	\$1,207.00	SUPPLIES
JEREMY PATRICK LOGAN	\$1,195.30	CONSULTANT
HUMMERT INTERNATIONAL INC	\$1,165.91	SUPPLIES
DAILY NONPAREIL	\$1,138.92	ADVERTISEMENT
THRYV, INC.	\$1,133.81	ADVERTISEMENT
PACE ANALYTICAL SERVICES LLC	\$1,103.20	PROFESSIONAL SVCS
TERESA J NOONAN SOLE MBR	\$1,080.00	HARDWARE/SOFTWARE
BOUND TO STAY BOUND BOOKS INC	\$1,069.36	BOOKS/PERIODICALS/SUB
JOSEPH FAUST ENTERPRISES LLC	\$1,040.00	MOWING/GROUNDS MAINT
JEFF'S WASH & GLO LTD	\$1,017.60	REPAIRS & MAINTENANCE
MID AMERICAN ENERGY CO	\$1,011.23	RIVERS EDGE GARAGE EXPENSE
NODDLE DEVELOPMENT CO	\$1,000.00	RIVERS EDGE GARAGE EXPENSE
ALAN'S ENTERPRISES LTD	\$989.17	SUPPLIES
BGNE INC.	\$984.57	SUPPLIES
OMAHA SLINGS INCORPORATED	\$982.23	SUPPLIES
THERMAL SERVICES	\$977.07	REPAIRS & MAINTENANCE
DEMCO INC	\$973.56	SUPPLIES
CENGAGE LEARNING INC	\$966.25	BOOKS/PERIODICALS/SUB
JAMES PALMER	\$965.00	PROFESSIONAL SVCS
METOLIUS LLC	\$919.00	DODGE OPERATING EXPENSE
NEBRASKA CHILD SUPPORT PAYMENT CTR	\$912.02	PAYROLL RELATED
CARROLL DISTRIBUTING & CONSTRUCTION SUPPLY	\$908.98	EQUIPMENT/PARTS
DUO SAFETY LADDER CORPORATION	\$908.14	SUPPLIES
C & J INDUSTRIAL SUPPLY	\$900.50	JANITORIAL SERVICE
MALINA DOBSON	\$893.66	REIMB EMPLOYEE EXPENSE
ALL COPY PRODUCTS INC	\$893.20	LEASE
J & J SMALL ENGINE SERVICE	\$891.08	EQUIPMENT/PARTS
CLEVELAND GOLF	\$889.00	DODGE OPERATING EXPENSE
ELECTRIC PUMP	\$863.46	EQUIPMENT/PARTS
TIREHUB, LLC	\$855.20	EQUIPMENT/PARTS
THE ABY MANUFACTURING GROUP INC	\$849.05	SUPPLIES
UNDERGROUND LOCATION COMPANY	\$832.70	PROFESSIONAL SVCS
OMAHA DOOR & WINDOW CO INC	\$822.72	REPAIRS & MAINTENANCE
CALLAWAY	\$817.97	DODGE OPERATING EXPENSE
POTTAWATTAMIE COUNTY TREASURER	\$790.00	FEES
NCH CORPORATION	\$772.43	SUPPLIES
BLUFFS TAXI & COURIER	\$765.50	TRANSIT SERVICES
MIDWEST WHEEL COMPANIES	\$744.99	EQUIPMENT/PARTS
BOBCAT OF OMAHA	\$743.16	EQUIPMENT/PARTS
TVH PARTS CO	\$734.00	SUPPLIES
FELD FIRE	\$726.90	EQUIPMENT/PARTS
HR GREEN INC	\$723.75	CONSULTANT
PITNEY BOWES GLOBAL FINANCIAL LLC	\$718.83	POSTAGE & PRINTING
COX BUSINESS	\$715.99	DODGE OPERATING EXPENSE
PHILIP L ASCHEMAN	\$705.00	CONSULTANT

MID IOWA REFRIGERATION INC	\$683.16	EQUIPMENT/PARTS
LINDA M CONNER	\$660.00	CONSULTANT
DOLL DISTRIBUTING INC	\$656.00	MAC OPERATING EXPENSE
HEARTLAND TOXICOLOGY	\$654.00	PROFESSIONAL SVCS
JENNA JAFFERY	\$650.00	PUBLIC EVENTS
JIM S LAMAR	\$650.00	CONSULTANT
ORIA SIMONINI	\$650.00	PUBLIC EVENTS
PLACZEK STUDIOS, INC.	\$650.00	SERVICE LABOR
STATE OF IOWA	\$650.00	TRAINING
ZIMCO SUPPLY CO	\$639.84	DODGE OPERATING EXPENSE
ENTERPRISE FM TRUST	\$635.98	RENTAL EXPS
LG PLAYGROUND LLC	\$619.80	SUPPLIES
BRYAN PREGON	\$612.50	TENNIS INSTRUCTION
IOWA DEPARTMENT OF REVENUE	\$612.00	PAYROLL RELATED
UMB BANK N.A.	\$600.00	BOND PAYMENT
AMERICAN FENCE STORE INC	\$596.79	REPAIRS & MAINTENANCE
ROTELLAS ITALIAN BAKERY	\$593.88	DODGE OPERATING EXPENSE
DAVE E HORVATH	\$587.17	LEGAL CLAIM
CENTER POINT LARGE PRINT	\$584.88	BOOKS/PERIODICALS/SUB
NODDLE SERVICES LLC	\$580.48	RIVERS EDGE GARAGE EXPENSE
MIDWEST TURF & IRRIGATION	\$577.37	DODGE OPERATING EXPENSE
BLUE CROSS BLUE SHIELD OF IOWA	\$558.40	REFUND
OMAHA WORLD HERALD	\$552.99	ADVERTISEMENT
KEYSTONE GLASS CO	\$540.00	RIVERS EDGE GARAGE EXPENSE
J&M GOLF	\$536.80	DODGE OPERATING EXPENSE
IPFS CORP	\$527.56	DODGE OPERATING EXPENSE
RICK BRAMMER	\$525.00	PROFESSIONAL SVCS
DULTMEIER SALES LLC	\$519.48	SUPPLIES
SANDAU BROS SIGN CO INC	\$517.50	SUPPLIES
ECOSOLUTIONS INC	\$506.00	SUPPLIES
ST LUKE'S HEALTH RESOURCES	\$504.00	CONSULTANT
ANNE NEWMAN	\$500.00	PUBLIC EVENTS
GENIE SERVICES LLC	\$500.00	PEST CONTROL
JOEL DAMON	\$500.00	PUBLIC EVENTS
EYMAN PLUMBING INC	\$498.50	CONSTRUCTION
IOWA DEPT OF TRANSPORTATION	\$490.00	CONSULTANT
MYRON WILDER	\$490.00	PROFESSIONAL SVCS
FIRESRING PRINT INC	\$488.70	PRINTING/BINDING
DAVID W WOODY	\$487.33	SUPPLIES
YMCA OF GREATER OMAHA	\$480.00	DUES/MEMBERSHIP
PRIME COMMUNICATIONS INC	\$472.30	RIVERS EDGE GARAGE EXPENSE
KAY H TURNER	\$463.00	HARDWARE/SOFTWARE
BRIAN DALE WENDLING	\$460.00	PUBLIC EVENTS
KINGHORN GARDENS	\$459.04	RIVERS EDGE GARAGE EXPENSE
YANT EQUIPMENT	\$443.10	REPAIRS & MAINTENANCE
NATIONAL CONCRETE CUTTING INC	\$442.47	REPAIRS & MAINTENANCE
UNITED SEEDS INCORPORATED	\$440.00	SUPPLIES
LEGACY EMERGENCY VEHICLES LLC	\$438.22	EQUIPMENT/PARTS
NEBRASKA TEXTILE ANS SUPPLY	\$435.93	DODGE OPERATING EXPENSE
IOWA PLAINS SIGNING	\$420.00	STREET MAINTENANCE SUPLS
TURFWERKS	\$419.23	DODGE OPERATING EXPENSE
CANON SOLUTIONS AMERICA INC	\$407.38	COPY/PRINTER MAINTANCE
WILLIAM DEAN KLINKENBERG	\$400.00	PUBLIC EVENTS
SCHINDLER ELEVATOR CORPORATION	\$399.88	REPAIRS & MAINTENANCE
WHCC OF OMAHA, INC.	\$395.87	EQUIPMENT/PARTS
AMBULANCE REFUNDS	\$392.27	REFUND
ONE SOURCE THE BACKGROUND CHECK COMPANY	\$378.00	CONSULTANT
PURITAN MANUFACTURING INCORPORATED	\$370.00	SUPPLIES
EDWARDS CDJRF CB	\$364.00	EQUIPMENT/PARTS

WILLIAM J STUCK	\$350.00	LIBRARY PREFORMANCES
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$340.00	PAYROLL RELATED
COX BUSINESS SERVICES	\$331.71	RIVERS EDGE GARAGE EXPENSE
TK ELEVATOR CORPORATION	\$329.96	PROFESSIONAL SVCS
CLEAR TITLE & ABSTRACT LLC	\$325.00	PROFESSIONAL SVCS
HUBWISE TECHNOLOGY INC	\$318.86	RIVERS EDGE GARAGE EXPENSE
MIDWEST STORAGE SOLUTIONS INC	\$309.00	EQUIPMENT/PARTS
FASTENAL COMPANY	\$303.55	SUPPLIES
WATER ENGINEERING INC	\$300.03	MOWING/GROUNDS MAINT
A + UNITED RADIATOR REPAIR INC.	\$300.00	REPAIRS & MAINTENANCE
BENJAMIN M CAIN	\$300.00	REIMB EMPLOYEE EXPENSE
BRIAN TILLEY	\$300.00	REIMB EMPLOYEE EXPENSE
CRAFTSMAN WINDOW COVERINGS INC	\$300.00	SUPPLIES
FONTENELLE FOREST	\$300.00	PROFESSIONAL SVCS
KEITH RODENBURG	\$300.00	REIMB EMPLOYEE EXPENSE
RONALD D NIXON	\$300.00	REIMB EMPLOYEE EXPENSE
SCOTT M POPE	\$300.00	REIMB EMPLOYEE EXPENSE
TODD GOCHANOUR	\$300.00	REIMB EMPLOYEE EXPENSE
YVONNE HOLLENBECK	\$300.00	PUBLIC EVENTS
MOLINA HEALTHCARE OF IOWA	\$299.53	REFUND
BILL'S WATER CONDITIONING INC	\$293.00	SUPPLIES
WASTE CONNECTIONS	\$272.18	DODGE OPERATING EXPENSE
AGRIVISION EQUIPMENT GROUP	\$272.06	EQUIPMENT/PARTS
LANEE A OLSEN	\$261.00	TENNIS INSTRUCTION
MARTIN RESOURCE MANAGEMENT	\$260.00	SUPPLIES
CHRISTOPHER J WAILES	\$252.00	CONSULTANT
BLUEBIRD CULTURAL INITIATIVE	\$250.00	LIBRARY PREFORMANCES
JEFF SIKORA	\$250.00	PROFESSIONAL SVCS
KERRON STARK	\$250.00	PUBLIC EVENTS
TED'S MOWER SALES & SERVICE INC	\$248.28	EQUIPMENT/PARTS
ABLE LOCKSMITHS	\$244.00	PROFESSIONAL SVCS
AMERICAN RESPONSE VEHICLES INC	\$225.55	EQUIPMENT/PARTS
HOTSY EQUIPMENT COMPANY	\$217.00	REPAIRS & MAINTENANCE
INTERNATIONAL ASSOC OF FIRE CHIEFS	\$215.00	DUES/MEMBERSHIP
COLUMN SOFTWARE PBC	\$212.67	LEGAL SERVICES
NEBRASKA GOLF & TURF	\$211.83	DODGE OPERATING EXPENSE
DATASHIELD CORPORATION	\$209.00	SERVICE LABOR
JEANENNE KERN	\$200.00	REFUND
COMPUTER CABLE CONNECTION	\$195.00	HARDWARE/SOFTWARE
BATES ROOFING LLC	\$193.57	REPAIRS & MAINTENANCE
DXP ENTERPRISES INC	\$192.72	EQUIPMENT/PARTS
MIDWEST MEDICAL & SAFETY INC	\$189.25	MEDICAL SERVICES
KYLIE RAE HANSEN	\$189.00	PROFESSIONAL SVCS
GRAHAM C JURA	\$186.30	REIMB EMPLOYEE EXPENSE
CAVENDISH SQUARE PUBLISHING LLC	\$186.03	BOOKS/PERIODICALS/SUB
OMAHA BOTANICAL CENTER INC	\$181.90	DUES/MEMBERSHIP
GRASS PAD INC	\$179.50	SUPPLIES
A-1 FLAG POLES AND REPAIR LLC	\$177.00	REPAIRS & MAINTENANCE
TORO COMPANY	\$175.96	DODGE OPERATING EXPENSE
JEENA CARLE	\$171.00	PROFESSIONAL SVCS
J.B. POINDEXTER & CO., INC.	\$166.90	EQUIPMENT/PARTS
MUTUAL OF OMAHA	\$161.23	DODGE OPERATING EXPENSE
GREAT AMERICA FINANCIAL SERV	\$153.30	DODGE OPERATING EXPENSE
DONALD B JOHNSON	\$150.00	PUBLIC EVENTS
LINCOLN NATIONAL LIFE INS	\$141.24	DODGE OPERATING EXPENSE
GREGORY R SCHULTZ	\$140.00	REIMB EMPLOYEE EXPENSE
ELM USA INC	\$136.40	SUPPLIES
LORETTA GOESCHEL	\$130.65	REIMB EMPLOYEE EXPENSE
WELLPOINT	\$129.62	REFUND

BLACKSTONE AUDIO INC	\$125.44	BOOKS/PERIODICALS/SUB
THE WALMAN OPTICAL COMPANY	\$125.00	SAFETY EQUIP & MAINTENANCE
RELIANT FIRE APPARATUS INC	\$122.97	EQUIPMENT/PARTS
RATHKE, ARNOLD-FRANCES	\$121.21	REFUND
JEBRO INCORPORATED	\$120.00	EQUIPMENT/PARTS
KOSISKI AUTO PARTS INC	\$120.00	EQUIPMENT/PARTS
CBTZGJ ENTERPRISES	\$115.00	PROFESSIONAL SVCS
FORCE EQUIPMENT	\$111.41	EQUIPMENT/PARTS
WOODHOUSE CBP	\$107.52	EQUIPMENT/PARTS
ERIC ROGERS	\$107.04	REFUND
AETNA SENIOR SUPPLEMENTAL INS	\$106.14	REFUND
BRANDON DIEDERICH	\$105.00	REIMB EMPLOYEE EXPENSE
ANDREW INTRIERI	\$100.00	REFUND
MIDWEST RESEARCH & SETTLEMENT SERVICES, INC.	\$100.00	PROFESSIONAL SVCS
CHADLIN PARROTT	\$98.00	REIMB EMPLOYEE EXPENSE
MONROE TRUCK EQUIPMENT, INC.	\$96.64	EQUIPMENT/PARTS
J & R LIQUOR LLC	\$93.13	MAC OPERATING EXPENSE
XCESSORIES SQUARED DEVELOPMENT & MFG INC	\$89.09	STREET MAINTENANCE SUPLS
AQUA PALACE	\$81.61	SUPPLIES
MUCO PUMP SALES AND SERVICE	\$80.25	DODGE OPERATING EXPENSE
DANIEL BETTMANN	\$79.21	REIMB EMPLOYEE EXPENSE
SARAH WHITAKER	\$78.00	REFUND
KRISTINE L SINCLAIR	\$75.00	LIBRARY PREFORMANCES
LIBRARY REFUNDS	\$74.99	REFUND
MID-AMERICA CLEANING SYSTEMS INC	\$73.34	EQUIPMENT/PARTS
PRESTO X	\$71.82	RIVERS EDGE GARAGE EXPENSE
AMERICAN NATIONAL BANK	\$65.00	BANK SERVICES
SARA CHURCH	\$63.00	REFUND
UNITED PARCEL SERVICE	\$58.02	FREIGHT/POSTAGE
SCOTT BANTZ	\$58.00	REIMB EMPLOYEE EXPENSE
RIVERS EDGE BANK FEES	\$50.35	RIVERS EDGE GARAGE EXPENSE
AMERITAS LIFE INS CORP	\$45.29	DODGE OPERATING EXPENSE
FIREGUARD, LLC	\$36.75	REPAIRS & MAINTENANCE
IOWA GOLF ASSOCIATION	\$25.00	DODGE OPERATING EXPENSE
CERTIFIED POWER INC	\$22.22	EQUIPMENT/PARTS
UNION BANK/OMNIFY BENEFITS	\$19.50	DODGE OPERATING EXPENSE
AMERICAN MESSAGING SERVICES LLC	\$19.24	PHONE/INTERNET SVC
LINDSAY MCGINNIS-HURT	\$18.76	REIMB EMPLOYEE EXPENSE
BOFA	\$16.65	MAC OPERATING EXPENSE
ANDY KARL	\$15.00	REFUND
AMEX	\$13.02	MAC OPERATING EXPENSE
JULIANNE M JOHNSON	\$9.39	REIMB EMPLOYEE EXPENSE
TOTAL	\$11,575,471.87	

**CITY OF COUNCIL BLUFFS
AP POSTING BY VENDOR
AUGUST 2024
(\$'S)**

VENDOR	AMOUNT	DESCRIPTION
2ND WIND EXERCISE EQUIPMENT INC	\$1,210.56	EQUIPMENT/PARTS
A + UNITED RADIATOR REPAIR INC.	\$300.00	REPAIRS & MAINTENANCE
A-1 FLAG POLES AND REPAIR LLC	\$177.00	REPAIRS & MAINTENANCE
ABC ELECTRIC INC.	\$3,197.00	REPAIRS & MAINTENANCE
ABLE LOCKSMITHS	\$244.00	PROFESSIONAL SVCS
ACUSHNET COMPANY	\$5,029.92	DODGE OPERATING EXPENSE
AETNA SENIOR SUPPLEMENTAL INS	\$106.14	REFUND
AGRILAND F S INC	\$26,931.61	SUPPLIES
AGRIVISION EQUIPMENT GROUP	\$272.06	EQUIPMENT/PARTS
AHLERS & COONEY P.C	\$4,018.00	LEGAL SERVICES
AKSARBEN FENCE & GATE LLC	\$15,164.00	SERVICE LABOR
ALAN'S ENTERPRISES LTD	\$989.17	SUPPLIES
ALEGENT CREIGHTON HEALTH	\$3,678.00	PROFESSIONAL SVCS
ALL COPY PRODUCTS INC	\$893.20	LEASE
AMBULANCE REFUNDS	\$392.27	REFUND
AMERICAN BOTTLING COMPANY	\$1,396.48	SUPPLIES
AMERICAN FENCE STORE INC	\$596.79	REPAIRS & MAINTENANCE
AMERICAN MESSAGING SERVICES LLC	\$19.24	PHONE/INTERNET SVC
AMERICAN NATIONAL BANK	\$65.00	BANK SERVICES
AMERICAN RESPONSE VEHICLES INC	\$225.55	EQUIPMENT/PARTS
AMERICAN TRAFFIC SOLUTIONS, INC.	\$80,130.00	PROFESSIONAL SVCS
AMERITAS LIFE INS CORP	\$45.29	DODGE OPERATING EXPENSE
AMEX	\$13.02	MAC OPERATING EXPENSE
ANCHOR INDUSTRIES INCORPORATED	\$4,286.00	EQUIPMENT/PARTS
ANCHOR ROOFING & LANDSCAPING LLC	\$1,750.00	REPAIRS & MAINTENANCE
ANDREW INTRIERI	\$100.00	REFUND
ANDY KARL	\$15.00	REFUND
ANNE NEWMAN	\$500.00	PUBLIC EVENTS
AQUA PALACE	\$81.61	SUPPLIES
AQUA-CHEM INCORPORATED	\$7,495.14	SUPPLIES
ARNOLD MOTOR SUPPLY, LLP	\$6,038.67	EQUIPMENT/PARTS
ARROW TOWING	\$9,860.33	TOWING/STORAGE/AUCTION
AUTUMN KEIFER	\$1,973.00	LEGAL CLAIM
BAKER & TAYLOR INC	\$10,972.22	BOOKS/PERIODICALS/SUB
BARR ENGINEERING CO.	\$15,712.50	PROFESSIONAL SVCS
BARTON SOLVENTS INC	\$1,617.16	SUPPLIES
BATES ROOFING LLC	\$193.57	REPAIRS & MAINTENANCE
BENJAMIN M CAIN	\$300.00	REIMB EMPLOYEE EXPENSE
BERT GURNEY & ASSOCIATES INC	\$33,428.09	EQUIPMENT/PARTS
BEST QUALITY COUNTERTOPS INC	\$5,030.00	REPAIRS & MAINTENANCE
BGNE INC.	\$984.57	SUPPLIES
BILL'S WATER CONDITIONING INC	\$293.00	SUPPLIES
BLACK HILLS UTILITY HOLDINGS, INC.	\$12,811.44	NATURAL GAS
BLACK STRAP INC	\$14,993.07	STREET MAINTENANCE SUPLS
BLACKSTONE AUDIO INC	\$125.44	BOOKS/PERIODICALS/SUB
BLUE CROSS BLUE SHIELD OF IOWA	\$558.40	REFUND
BLUEBIRD CULTURAL INITIATIVE	\$250.00	LIBRARY PREFORMANCES
BLUFFS ELECTRIC INC	\$5,723.92	ELECTRICAL REPAIR
BLUFFS PAVING & UTILITY INC	\$30,177.22	CONSTRUCTION
BLUFFS TAXI & COURIER	\$765.50	TRANSIT SERVICES
BNRG PROPERTIES LLC	\$25,000.00	GRANT REIMBURSEMENT
BOBCAT OF OMAHA	\$743.16	EQUIPMENT/PARTS
BOFA	\$16.65	MAC OPERATING EXPENSE

BOUND TO STAY BOUND BOOKS INC	\$1,069.36	BOOKS/PERIODICALS/SUB
BRANDON DIEDERICH	\$105.00	REIMB EMPLOYEE EXPENSE
BRIAN DALE WENDLING	\$460.00	PUBLIC EVENTS
BRIAN DUANE GUY	\$1,245.36	CONSULTANT
BRIAN TILLEY	\$300.00	REIMB EMPLOYEE EXPENSE
BRYAN PREGON	\$612.50	TENNIS INSTRUCTION
C & J INDUSTRIAL SUPPLY	\$900.50	JANITORIAL SERVICE
CADD MICROSYSTEMS, INC.	\$10,989.00	HARDWARE/SOFTWARE
CAESARS ENTERTAINMENT	\$247,046.31	MAC OPERATING EXPENSE
CALLAWAY	\$817.97	DODGE OPERATING EXPENSE
CANON SOLUTIONS AMERICA INC	\$407.38	COPY/PRINTER MAINTANCE
CARROLL DISTRIBUTING & CONSTRUCTION SUPPLY	\$908.98	EQUIPMENT/PARTS
CAVENDISH SQUARE PUBLISHING LLC	\$186.03	BOOKS/PERIODICALS/SUB
CBTZGJ ENTERPRISES	\$115.00	PROFESSIONAL SVCS
CDW GOVERNMENT LLC	\$10,427.59	SUPPLIES
CENGAGE LEARNING INC	\$966.25	BOOKS/PERIODICALS/SUB
CENTER POINT LARGE PRINT	\$584.88	BOOKS/PERIODICALS/SUB
CENTURYLINK	\$1,565.08	PHONE/INTERNET SVC
CERTIFIED POWER INC	\$22.22	EQUIPMENT/PARTS
CERTIFIED TRANSMISSION	\$6,272.26	REPAIRS & MAINTENANCE
CFI TIRE SERVICE	\$4,457.50	TIRE REPLACEMENT/REPAIR
CHADLIN PARROTT	\$98.00	REIMB EMPLOYEE EXPENSE
CHAMPLIN TIRE RECYCLING INC	\$5,040.00	TIRE DISPOSAL
CHRISTOPHER J WAILES	\$252.00	CONSULTANT
CITY OF COUNCIL BLUFFS-DEPENDENT	\$3,415.32	PAYROLL RELATED
CITY OF COUNCIL BLUFFS-FLEX	\$10,118.92	PAYROLL RELATED
CITY OF DAVENPORT IOWA	\$4,395.93	TRAINING
CITY OF DES MOINES	\$7,000.00	CONTRACT AGREEMENT
CITY PAYROLL	\$2,274,326.53	EMPLOYEE PAYROLL
CLEAN HARBORS ENVIRONMENTAL SERVICES INC	\$23,718.07	SERVICE LABOR
CLEAR TITLE & ABSTRACT LLC	\$325.00	PROFESSIONAL SVCS
CLEVELAND GOLF	\$889.00	DODGE OPERATING EXPENSE
COHERENT INCORPORATED	\$1,500.00	CONSULTANT
COLLECTION SERVICES CENTER	\$8,778.66	PAYROLL RELATED
COLUMN SOFTWARE PBC	\$212.67	LEGAL SERVICES
COMPASS UTILITY LLC	\$102,362.93	CONSTRUCTION
COMPUTER CABLE CONNECTION	\$195.00	HARDWARE/SOFTWARE
CONSOLIDATED ELECTRICAL DISTR, INC	\$16,069.38	SUPPLIES
CONTINENTAL WESTERN	\$4,343.99	DODGE OPERATING EXPENSE
CONVERGEONE INC	\$25,878.87	HARDWARE/SOFTWARE
CORNHUSKER INTERNATIONAL TRUCKS	\$1,333.45	EQUIPMENT/PARTS
COUNCIL BLUFFS AREA WIFI CONSORTIUM	\$86,498.05	GRANT REIMBURSEMENT
COUNCIL BLUFFS HISTORIC PRESERVATION ALLIANCE	\$3,873.00	GRANT REIMBURSEMENT
COUNCIL BLUFFS WATER WORKS	\$13,810.66	WATER
COUNCIL BLUFFS WINSUPPLY	\$22,788.74	SUPPLIES
COX BUSINESS	\$715.99	DODGE OPERATING EXPENSE
COX BUSINESS SERVICES	\$331.71	RIVERS EDGE GARAGE EXPENSE
COX COMMUNICATION INC	\$7,281.70	PHONE/INTERNET SVC
CRAFTSMAN WINDOW COVERINGS INC	\$300.00	SUPPLIES
CREATIVE EMPIRE LLC	\$3,830.00	SUBSCRIPTION
CROUCH RECREATION INC	\$4,200.00	EQUIPMENT/PARTS
CSI/SSP INC	\$1,862.70	PRINTING/BINDING
CXT INCORPORATED	\$58,834.00	CONSTRUCTION
D & E LLC	\$13,253.00	MOWING/GROUNDS MAINT
D&K PRODUCTS	\$3,645.50	DODGE OPERATING EXPENSE
DAILY NONPAREIL	\$1,138.92	ADVERTISEMENT
DALES TRASH SERVICE INC	\$9,733.00	RENTAL EXPS
DAN BECKMANN	\$2,776.00	JANITORIAL SERVICE
DANIEL BETTMANN	\$79.21	REIMB EMPLOYEE EXPENSE

DATABASEUSA.COM LLC	\$1,860.00	HARDWARE/SOFTWARE
DATASHIELD CORPORATION	\$209.00	SERVICE LABOR
DAVE E HORVATH	\$587.17	LEGAL CLAIM
DAVID W WOODY	\$487.33	SUPPLIES
DELL MARKETING L P	\$11,095.77	HARDWARE/SOFTWARE
DEMCO INC	\$973.56	SUPPLIES
DIAMOND MOWERS INC	\$2,485.07	REPAIRS & MAINTENANCE
DIGITECH COMPUTER LLC	\$31,876.20	AMBULANCE BILLING FEE
DIXON CONSTRUCTION CO.	\$184,387.40	CONSTRUCTION
DMG INC	\$12,067.55	ELECTRICAL REPAIR
DODGE RIVERSIDE BANK & CR CARD FEES	\$3,842.91	DODGE OPERATING EXPENSE
DODGE RIVERSIDE PAYROLL	\$88,615.20	DODGE OPERATING EXPENSE
DODGE RIVERSIDE SALES TAX	\$5,179.11	DODGE OPERATING EXPENSE
DOLL DISTRIBUTING INC	\$656.00	MAC OPERATING EXPENSE
DOLL DISTRIBUTING LLC	\$6,226.00	DODGE OPERATING EXPENSE
DONALD B JOHNSON	\$150.00	PUBLIC EVENTS
DONALD W MATHEWS	\$11,407.65	VEHICLE REPAIR
DOSTALS CONSTRUCTION CO INC	\$6,250.00	CONSTRUCTION
DPS LLC	\$55,638.15	CONTRACT AGREEMENT
DULTMEIER SALES LLC	\$519.48	SUPPLIES
DUO SAFETY LADDER CORPORATION	\$908.14	SUPPLIES
DXP ENTERPRISES INC	\$192.72	EQUIPMENT/PARTS
ECHO GROUP	\$8,195.53	SUPPLIES
ECOSOLUTIONS INC	\$506.00	SUPPLIES
ECO-STORAGE INVESTMENTS INC	\$50,965.38	SOLID WASTE DISPOSAL
ED STIVERS FORD INC.	\$51,298.50	VEHICLES
EDWARDS CDJRF CB	\$364.00	EQUIPMENT/PARTS
EDWARDS CHEVROLET-CADILLAC INC	\$1,814.37	EQUIPMENT/PARTS
EFTPS	\$610,523.00	PAYROLL RELATED
EHRHART GRIFFIN & ASSOCIATES INC	\$25,193.80	CONSULTANT
ELAVON INC	\$1,743.23	FEES
ELECTRIC PUMP	\$863.46	EQUIPMENT/PARTS
ELEDGE PLUMBING INC	\$1,350.00	REPAIRS & MAINTENANCE
ELM USA INC	\$136.40	SUPPLIES
EMPLOYERS MUTUAL CASUALTY COMPANY	\$107,457.95	INSURANCE
ENCYCLOPEDIA BRITANNICA INC	\$2,200.00	SUBSCRIPTION
ENTERPRISE FM TRUST	\$635.98	RENTAL EXPS
ENVISIONWARE INC	\$50,895.06	HARDWARE/SOFTWARE
ERIC ROGERS	\$107.04	REFUND
ERRIN K GUNDERSON	\$1,909.00	MOWING/GROUNDS MAINT
ESO SOLUTIONS INC	\$1,332.71	HARDWARE/SOFTWARE
ESSER PAINTING INC	\$7,056.39	REPAIRS & MAINTENANCE
EYMAN PLUMBING INC	\$498.50	CONSTRUCTION
FACTORY MOTOR PARTS	\$2,428.48	EQUIPMENT/PARTS
FASTENAL COMPANY	\$303.55	SUPPLIES
FELD FIRE	\$726.90	EQUIPMENT/PARTS
FELSBURG HOLT & ULLEVIG INC	\$64,740.61	PROFESSIONAL SVCS
FIREGUARD, LLC	\$36.75	REPAIRS & MAINTENANCE
FIRESPRING PRINT INC	\$488.70	PRINTING/BINDING
FIRST NATIONAL BANK	\$3,011.70	DODGE OPERATING EXPENSE
FONTENELLE FOREST	\$300.00	PROFESSIONAL SVCS
FORCE EQUIPMENT	\$111.41	EQUIPMENT/PARTS
FORTE PAYMENT SYSTEMS INC	\$2,167.14	EQUIPMENT/PARTS
GALLS PARENT HOLDING, LLC	\$4,426.07	EQUIPMENT/PARTS
GENERAL TRAFFIC CONTROLS INC	\$33,381.00	CONTRACT AGREEMENT
GENIE SERVICES LLC	\$500.00	PEST CONTROL
GLOBAL PAYMENTS DIRECT, INC	\$15,393.67	CREDIT CARD CHGS
GRAHAM C JURA	\$186.30	REIMB EMPLOYEE EXPENSE
GRASS PAD INC	\$179.50	SUPPLIES

GREAT AMERICA FINANCIAL SERV	\$153.30	DODGE OPERATING EXPENSE
GREAT PLAINS COMMUNICATIONS HOLDINGS LLC	\$4,744.00	PHONE/INTERNET SVC
GREGORY R SCHULTZ	\$140.00	REIMB EMPLOYEE EXPENSE
HACH COMPANY	\$8,836.50	EQUIPMENT/PARTS
HARMS OIL COMPANY	\$15,980.81	FUEL
HDR ENGINEERING INC	\$39,874.87	PROFESSIONAL SVCS
HEARTLAND BUSINESS SYSTEMS LLC	\$50,684.19	HARDWARE/SOFTWARE
HEARTLAND CO-OP	\$1,736.27	FUEL
HEARTLAND TIRES & TREADS INC	\$5,154.04	TIRE REPLACEMENT/REPAIR
HEARTLAND TOXICOLOGY	\$654.00	PROFESSIONAL SVCS
HENNINGSEN CONSTRUCTION INC	\$25,873.02	CONSTRUCTION
HERITAGE LANDSCAPE SUPPLY GROUP INC	\$11,609.40	SUPPLIES
HGM ASSOCIATES INC	\$118,512.85	CONSULTANT
HINCKLEY MEDICAL INC	\$5,650.00	
HISTORIC GENERAL DODGE HOUSE INC	\$25,000.00	CONTRIBUTIONS
HOTSY EQUIPMENT COMPANY	\$217.00	REPAIRS & MAINTENANCE
HR GREEN INC	\$723.75	CONSULTANT
HUBWISE TECHNOLOGY INC	\$318.86	RIVERS EDGE GARAGE EXPENSE
HUMMERT INTERNATIONAL INC	\$1,165.91	SUPPLIES
HUTCHESON ENGINEERING PRODUCTS INC	\$1,910.00	EQUIPMENT/PARTS
I-80 LIQUOR	\$4,110.47	DODGE OPERATING EXPENSE
ICMA RETIREMENT TRUST - 457	\$11,921.60	PAYROLL RELATED
IMPACT7G INC	\$25,061.25	PROFESSIONAL SVCS
INSIGHT PUBLIC SECTOR INC	\$32,697.68	HARDWARE/SOFTWARE
INTERNATIONAL ASSOC OF FIRE CHIEFS	\$215.00	DUES/MEMBERSHIP
INTERNATIONAL ASSOCIATION	\$1,225.00	DUES/MEMBERSHIP
IOWA DEPARTMENT OF HUMAN SERVICES	\$116,915.48	AMBULANCE BILLING FEE
IOWA DEPARTMENT OF NATURAL RESOURCE	\$26,848.64	FEES
IOWA DEPARTMENT OF REVENUE	\$612.00	PAYROLL RELATED
IOWA DEPARTMENT OF REVENUE	\$2,613.01	MAC OPERATING EXPENSE
IOWA DEPT OF REVENUE	\$128,587.00	PAYROLL RELATED
IOWA DEPT OF TRANSPORTATION	\$490.00	CONSULTANT
IOWA GOLF ASSOCIATION	\$25.00	DODGE OPERATING EXPENSE
IOWA PLAINS SIGNING	\$420.00	STREET MAINTENANCE SUPLS
IOWA PRISON INDUSTRIES	\$6,172.02	SUPPLIES
IOWA STORMWATER EDUCATION	\$6,200.00	DUES/MEMBERSHIP
IOWA WASTE SERVICES HOLDINGS INC	\$50,181.69	SOLID WASTE DISPOSAL
IP PATHWAYS LLC	\$14,313.00	HARDWARE/SOFTWARE
IPERS	\$240,592.65	PAYROLL RELATED
IPFS CORP	\$527.56	DODGE OPERATING EXPENSE
J & J SMALL ENGINE SERVICE	\$891.08	EQUIPMENT/PARTS
J & R LIQUOR LLC	\$93.13	MAC OPERATING EXPENSE
J&M GOLF	\$536.80	DODGE OPERATING EXPENSE
J.B. POINDEXTER & CO., INC.	\$166.90	EQUIPMENT/PARTS
JAMES E HALL	\$25,000.00	CONTRACT AGREEMENT
JAMES PALMER	\$965.00	PROFESSIONAL SVCS
JASON R BLAYNEY	\$1,484.12	CONSTRUCTION
JEANENNE KERN	\$200.00	REFUND
JEBRO INCORPORATED	\$120.00	EQUIPMENT/PARTS
JEENA CARLE	\$171.00	PROFESSIONAL SVCS
JEFF SIKORA	\$250.00	PROFESSIONAL SVCS
JEFFREY R CAYLER	\$4,334.13	CONSULTANT
JEFF'S WASH & GLO LTD	\$1,017.60	REPAIRS & MAINTENANCE
JENNA JAFFERY	\$650.00	PUBLIC EVENTS
JEO CONSULTING GROUP INC	\$72,737.94	CONSULTANT
JEREMY PATRICK LOGAN	\$1,195.30	CONSULTANT
JIM S LAMAR	\$650.00	CONSULTANT
JOE MCGEHEE	\$3,000.00	PROPERTY ACQUISITION
JOEL DAMON	\$500.00	PUBLIC EVENTS

JONES AUTOMOTIVE	\$2,838.56	EQUIPMENT/PARTS
JOSEPH FAUST ENTERPRISES LLC	\$1,040.00	MOWING/GROUNDS MAINT
JULIANNE M JOHNSON	\$9.39	REIMB EMPLOYEE EXPENSE
KAITLYN GARCIA	\$1,800.00	MOWING/GROUNDS MAINT
KARL CHEVROLET, INC.	\$49,905.20	VEHICLES
KAY H TURNER	\$463.00	HARDWARE/SOFTWARE
KEITH RODENBURG	\$300.00	REIMB EMPLOYEE EXPENSE
KERRON STARK	\$250.00	PUBLIC EVENTS
KEYSTONE GLASS CO	\$540.00	RIVERS EDGE GARAGE EXPENSE
KINGHORN GARDENS	\$459.04	RIVERS EDGE GARAGE EXPENSE
KOSISKI AUTO PARTS INC	\$120.00	EQUIPMENT/PARTS
KRISTINE L SINCLAIR	\$75.00	LIBRARY PREFORMANCES
KYLIE RAE HANSEN	\$189.00	PROFESSIONAL SVCS
LANDSCAPES GOLF MANAGEMENT	\$32,375.90	DODGE OPERATING EXPENSE
LANEE A OLSEN	\$261.00	TENNIS INSTRUCTION
LAWSON PRODUCTS INC	\$2,509.65	SUPPLIES
LEGACY EMERGENCY VEHICLES LLC	\$438.22	EQUIPMENT/PARTS
LEXIPOL LLC	\$25,652.49	HARDWARE/SOFTWARE
LG PLAYGROUND LLC	\$619.80	SUPPLIES
LIBRARY REFUNDS	\$74.99	REFUND
LIGHTSPEED	\$1,720.07	DODGE OPERATING EXPENSE
LINCOLN NATIONAL LIFE INS	\$141.24	DODGE OPERATING EXPENSE
LINDA M CONNER	\$660.00	CONSULTANT
LINDSAY MCGINNIS-HURT	\$18.76	REIMB EMPLOYEE EXPENSE
LORETTA GOESCHEL	\$130.65	REIMB EMPLOYEE EXPENSE
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$4,990.00	PAYROLL RELATED
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$340.00	PAYROLL RELATED
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$4,300.00	PAYROLL RELATED
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$1,300.00	PAYROLL RELATED
LYMAN RICHEY SAND & GRAVEL COMPANY	\$62,071.25	STREET MAINTENANCE SUPPLS
LYNCH DALLAS, P.C.	\$1,347.00	ATTORNEY FEES
M & R WELDING	\$3,559.00	WELDING SUPPLIES/SERVICE
MACQUEEN EQUIPMENT, LLC	\$12,770.99	EQUIPMENT/PARTS
MALINA DOBSON	\$893.66	REIMB EMPLOYEE EXPENSE
MARCO HOLDINGS, LLC	\$8,696.49	COPY/PRINTER MAINTANCE
MARTIN RESOURCE MANAGEMENT	\$260.00	SUPPLIES
MATHESON TRI GAS INC.	\$1,387.96	SUPPLIES
MAX I WALKER UNIFORM & APPAREL	\$2,108.66	UNIFORMS
MCMULLEN FORD INC	\$3,811.02	EQUIPMENT/PARTS
MECHANICAL SALES INC.	\$2,863.50	SUPPLIES
MENARD INC.	\$2,516.97	SUPPLIES
METOLIUS LLC	\$919.00	DODGE OPERATING EXPENSE
METRO WASTE AUTHORITY	\$19,603.55	SERVICE LABOR
MFPRSI	\$499,887.00	PAYROLL RELATED
MICHAEL O'BRADOVICH	\$2,400.00	LEGAL SERVICES
MID AMERICAN ENERGY CO	\$1,011.23	RIVERS EDGE GARAGE EXPENSE
MID IOWA REFRIGERATION INC	\$683.16	EQUIPMENT/PARTS
MID-AMERICA CLEANING SYSTEMS INC	\$73.34	EQUIPMENT/PARTS
MIDAMERICAN ENERGY COMPANY	\$157,229.17	ELECTRICITY
MIDLANDS HUMANE SOCIETY	\$10,328.17	CONTRACT AGREEMENT
MIDLANDS PRINTING & BUSINESS FORMS	\$6,980.78	PRINTING/BINDING
MIDWEST GLASS	\$3,296.27	REPAIRS & MAINTENANCE
MIDWEST MEDICAL & SAFETY INC	\$189.25	MEDICAL SERVICES
MIDWEST RESEARCH & SETTLEMENT SERVICES, INC.	\$100.00	PROFESSIONAL SVCS
MIDWEST STORAGE SOLUTIONS INC	\$309.00	EQUIPMENT/PARTS
MIDWEST TAPE, LLC	\$6,980.63	DVD/AUDIO/CD
MIDWEST TURF & IRRIGATION	\$18,232.91	EQUIPMENT/PARTS
MIDWEST TURF & IRRIGATION	\$577.37	DODGE OPERATING EXPENSE
MIDWEST WHEEL COMPANIES	\$744.99	EQUIPMENT/PARTS

MILLER & SONS GOLF CARS LLC	\$1,800.00	DODGE OPERATING EXPENSE
MMIS HOLDINGS LLC	\$40,231.55	REPAIRS & MAINTENANCE
MOBOTREX INC	\$1,252.00	STREET MAINTENANCE SUPLS
MOLINA HEALTHCARE OF IOWA	\$299.53	REFUND
MONROE TRUCK EQUIPMENT, INC.	\$96.64	EQUIPMENT/PARTS
MUCO PUMP SALES AND SERVICE	\$80.25	DODGE OPERATING EXPENSE
MURPHY TRACTOR & EQUIPMENT CO CORP	\$8,274.50	EQUIPMENT/PARTS
MUTUAL OF OMAHA	\$161.23	DODGE OPERATING EXPENSE
MYRON WILDER	\$490.00	PROFESSIONAL SVCS
NAPA AUTO PARTS	\$4,967.03	EQUIPMENT/PARTS
NATIONAL CONCRETE CUTTING INC	\$442.47	REPAIRS & MAINTENANCE
NATIONWIDE RETIREMENT SOLUTIONS INC	\$77,768.72	PAYROLL RELATED
NCH CORPORATION	\$772.43	SUPPLIES
NEBRASKA AIR FILTER INC	\$3,356.64	SUPPLIES
NEBRASKA CHILD SUPPORT PAYMENT CTR	\$912.02	PAYROLL RELATED
NEBRASKA GOLF & TURF	\$211.83	DODGE OPERATING EXPENSE
NEBRASKA TEXTILE ANS SUPPLY	\$435.93	DODGE OPERATING EXPENSE
NEUVIRTH CONSTRUCTION INC	\$579,968.48	CONSTRUCTION
NMC INC.	\$3,296.06	EQUIPMENT/PARTS
NODDLE DEVELOPMENT CO	\$2,875.00	RIVERS EDGE GARAGE EXPENSE
NODDLE DEVELOPMENT CO	\$1,000.00	RIVERS EDGE GARAGE EXPENSE
NODDLE DEVELOPMENT COMPANY	\$24,789.96	CONSULTANT
NODDLE SERVICES LLC	\$580.48	RIVERS EDGE GARAGE EXPENSE
OMAHA BOTANICAL CENTER INC	\$181.90	DUES/MEMBERSHIP
OMAHA DOOR & WINDOW CO INC	\$822.72	REPAIRS & MAINTENANCE
OMAHA SLINGS INCORPORATED	\$982.23	SUPPLIES
OMAHA TRUCK CENTER COMPANY INC.	\$6,028.32	EQUIPMENT/PARTS
OMAHA WORLD HERALD	\$552.99	ADVERTISEMENT
OMNI ENGINEERING	\$252,092.15	STREET MAINTENANCE SUPLS
ONE SOURCE THE BACKGROUND CHECK COMPANY	\$378.00	CONSULTANT
ORIA SIMONINI	\$650.00	PUBLIC EVENTS
OVERDRIVE INC	\$2,182.06	BOOKS/PERIODICALS/SUB
PACE ANALYTICAL SERVICES LLC	\$1,103.20	PROFESSIONAL SVCS
PASSPORT LABS INC	\$1,575.00	PARKING FEES
PAYROLL	\$94,234.14	MAC OPERATING EXPENSE
PBC GURU LLC	\$4,500.00	DUES/MEMBERSHIP
PEPSI BEVERAGES	\$2,748.69	DODGE OPERATING EXPENSE
PER MAR SECURITY & RESEARCH CORP	\$1,540.32	ALARM SECURITY
PETROLEUM TRADERS CORPORATION	\$38,811.93	FUEL
PHILIP L ASCHEMAN	\$705.00	CONSULTANT
PITNEY BOWES GLOBAL FINANCIAL LLC	\$718.83	POSTAGE & PRINTING
PITNEY BOWES INC.	\$10,889.50	POSTAGE & PRINTING
PLACZEK STUDIOS, INC.	\$650.00	SERVICE LABOR
PLAYCORE GROUP INC & SUBSIDIARIES	\$13,087.00	EQUIPMENT/PARTS
POLLARD GAMES	\$114,267.48	DEVLPMNT CONTRACT
POTTAWATTAMIE COUNTY SHERIFF	\$6,755.00	INMATE COST
POTTAWATTAMIE COUNTY TREASURER	\$790.00	FEES
POWERTECH	\$3,967.19	REFUND
PREMIER GLAZER'S BEVS	\$2,711.40	DODGE OPERATING EXPENSE
PRESTIAGE FLAG	\$1,441.27	DODGE OPERATING EXPENSE
PRESTO X	\$71.82	RIVERS EDGE GARAGE EXPENSE
PRIDE MANUFACTURING CO	\$1,420.02	DODGE OPERATING EXPENSE
PRIME COMMUNICATIONS INC	\$472.30	RIVERS EDGE GARAGE EXPENSE
PURITAN MANUFACTURING INCORPORATED	\$370.00	SUPPLIES
R J NELSON COMPANY	\$5,163.00	REPAIRS & MAINTENANCE
RAPIDSCALE INC	\$1,754.95	SUBSCRIPTION
RASMUSSEN MECHANICAL SERVICES INC	\$1,832.00	EQUIPMENT/PARTS
RATHKE, ARNOLD-FRANCES	\$121.21	REFUND
RDO TRUCK CENTER CO	\$1,254.43	EQUIPMENT/PARTS

REGENTS OF THE UNIVERSITY OF MINNESOTA	\$1,207.00	SUPPLIES
RELIANCE STANDARD LIFE INSURANCE CO	\$23,478.97	PAYROLL RELATED
RELIANT FIRE APPARATUS INC	\$122.97	EQUIPMENT/PARTS
RICK BRAMMER	\$525.00	PROFESSIONAL SVCS
RIVERS EDGE BANK FEES	\$50.35	RIVERS EDGE GARAGE EXPENSE
RIVERS EDGE MASER PROP OWNERS ASSOC	\$4,234.74	RIVERS EDGE GARAGE EXPENSE
RJN GROUP	\$3,009.90	ENGINEERING
RODNEY JOHNSON	\$8,750.00	SERVICE LABOR
ROLLINS INC	\$1,382.40	CONTRACT AGREEMENT
RONALD D NIXON	\$300.00	REIMB EMPLOYEE EXPENSE
ROTELLAS ITALIAN BAKERY	\$593.88	DODGE OPERATING EXPENSE
RPL UTILITY LLC	\$396,516.35	CONSTRUCTION
RS AMERICAS, INC.	\$1,224.20	SUPPLIES
RTG BUILDING SERVICES INC	\$8,580.33	JANITORIAL SERVICE
SANDAU BROS SIGN CO INC	\$517.50	SUPPLIES
SAPP BROTHERS INC	\$1,679.00	FUEL
SARA CHURCH	\$63.00	REFUND
SARAH WHITAKER	\$78.00	REFUND
SCALES SALES & SERVICE LLC	\$171,250.00	EQUIPMENT/PARTS
SCHINDLER ELEVATOR CORPORATION	\$399.88	REPAIRS & MAINTENANCE
SCOTT BANTZ	\$58.00	REIMB EMPLOYEE EXPENSE
SCOTT M POPE	\$300.00	REIMB EMPLOYEE EXPENSE
SECURITY EQUIPMENT INCORPORATED	\$4,771.62	ALARM SECURITY
SHERWIN WILLIAMS	\$1,760.00	SUPPLIES
SIEMENS INDUSTRY INC	\$1,842.00	EQUIPMENT/PARTS
SJ ELECTRO SYSTEMS INC	\$45,662.00	EQUIPMENT/PARTS
SNYDER & ASSOCIATES INC	\$7,979.68	CONSULTANT
SOUTH 6TH STREET LLC	\$356,250.00	CONSTRUCTION
SOUTHWEST IOWA NARCOTICS	\$10,132.00	FEES
SOUTHWEST IOWA PLANNING COUNCIL	\$39,363.33	TRANSIT SERVICES
ST LUKE'S HEALTH RESOURCES	\$504.00	CONSULTANT
STATE OF IOWA	\$650.00	TRAINING
STEARNS CONRAD AND SCHMIDT	\$5,700.00	CONSULTANT
STEVE ANDREWS	\$2,400.00	CONSULTANT
STS OPERATING INC	\$3,892.35	REPAIRS & MAINTENANCE
STUART TINLEY LAW FIRM LLP	\$16,197.50	ATTORNEY FEES
STUDIO 15 COMMERCIAL INTERIORS INC	\$68,661.08	PROFESSIONAL SVCS
STYKER SALES CORPORATION	\$15,182.94	EQUIPMENT/PARTS
SYSCO LINCOLN	\$8,207.00	DODGE OPERATING EXPENSE
TED'S MOWER SALES & SERVICE INC	\$248.28	EQUIPMENT/PARTS
TERESA J NOONAN SOLE MBR	\$1,080.00	HARDWARE/SOFTWARE
THE ABY MANUFACTURING GROUP INC	\$849.05	SUPPLIES
THE DAVEY TREE EXPERT COMPANY	\$37,936.64	TREE WORK
THE DOLLYWOOD FOUNDATION	\$4,061.07	BOOKS/PERIODICALS/SUB
THE RETROFIT COMPANIES INC	\$3,263.53	SERVICE LABOR
THE WALMAN OPTICAL COMPANY	\$125.00	SAFETY EQUIP & MAINTENANCE
THERMAL INSTRUMENT COMPANY	\$7,483.08	REPAIRS & MAINTENANCE
THERMAL SERVICES	\$977.07	REPAIRS & MAINTENANCE
THRYV, INC.	\$1,133.81	ADVERTISEMENT
TIREHUB, LLC	\$855.20	EQUIPMENT/PARTS
TITLECORE NATIONAL LLC	\$30,000.00	CONTRACT AGREEMENT
TK ELEVATOR CORPORATION	\$329.96	PROFESSIONAL SVCS
TODD GOCHANOUR	\$300.00	REIMB EMPLOYEE EXPENSE
TORO COMPANY	\$175.96	DODGE OPERATING EXPENSE
TOYNE INC	\$2,808.27	EQUIPMENT/PARTS
TRANSIT AUTHORITY OF THE CITY OF OMAHA	\$111,024.00	BUS SERVICE
TREASURER STATE OF IOWA/SALES TAX	\$43,512.39	SALES TAX
TRU PRO CONSTRUCTION INC	\$13,640.00	CONSTRUCTION
TRUCK EQUIPMENT INC	\$24,798.00	EQUIPMENT/PARTS

TURF CARS LLC	\$1,885.00	DODGE OPERATING EXPENSE
TURFWERKS	\$419.23	DODGE OPERATING EXPENSE
TURNER MORGAN	\$4,025.00	PROFESSIONAL SVCS
TVH PARTS CO	\$734.00	SUPPLIES
TWO RIVERS INSURANCE COMPANY, INC.	\$1,132,019.94	EMPLOYEE INSURANCE
U.S. VENTURE, INC.	\$10,628.28	EQUIPMENT/PARTS
UKG KRONOS SYSTEMS	\$6,306.25	HARDWARE/SOFTWARE
UMB BANK N.A.	\$600.00	BOND PAYMENT
UMR	\$1,536.76	DODGE OPERATING EXPENSE
UNDERGROUND LOCATION COMPANY	\$832.70	PROFESSIONAL SVCS
UNION BANK/OMNIFY BENEFITS	\$19.50	DODGE OPERATING EXPENSE
UNITED PARCEL SERVICE	\$58.02	FREIGHT/POSTAGE
UNITED SEEDS INCORPORATED	\$440.00	SUPPLIES
UPTOWN STAFFING INC	\$6,724.50	CONTRACT AGREEMENT
US BANK	\$115,418.93	CREDIT CARD PURCHASES
VERIZON WIRELESS SERVICES LLC	\$10,730.67	CELL PHONE
VERMEER SALES & SERVICE INC	\$5,174.70	EQUIPMENT/PARTS
VERTIV CORPORATION	\$9,134.10	REPAIRS & MAINTENANCE
VISION INDUSTRIAL SALES INC	\$6,416.23	SUPPLIES
VOYA RETIREMENT INSURANCE & ANNUITY COMPANY	\$12,110.00	PAYROLL RELATED
W POTT COUNTY AGRICULTURAL EXTENTION DIST	\$3,450.50	GRANT REIMBURSEMENT
W.W. GRAINGER, INC.	\$1,512.75	EQUIPMENT/PARTS
WALDSTEIN HVAC LLC	\$10,863.43	EQUIPMENT/PARTS
WALDSTEIN PLUMBING & MECHANICAL LLC	\$2,916.05	PLUMBING NEW OR REPAIR
WASTE CONNECTIONS	\$272.18	DODGE OPERATING EXPENSE
WASTE CONNECTIONS OF IOWA	\$278,020.07	HOUSEHOLD TRASH
WASTEQUIP MANUFACTURING CO LLC	\$21,500.00	EQUIPMENT/PARTS
WATER ENGINEERING INC	\$300.03	MOWING/GROUNDS MAINT
WELLPOINT	\$129.62	REFUND
WEST PUBLISHING CORPORATION	\$1,275.00	SUBSCRIPTION
WESTERN ENGINEERING COMPANY INC	\$193,005.00	CONSTRUCTION
WHCC OF OMAHA, INC.	\$395.87	EQUIPMENT/PARTS
WILLIAM DEAN KLINKENBERG	\$400.00	PUBLIC EVENTS
WILLIAM J STUCK	\$350.00	LIBRARY PREFORMANCES
WOODHOUSE CBP	\$107.52	EQUIPMENT/PARTS
XCESSORIES SQUARED DEVELOPMENT & MFG INC	\$89.09	STREET MAINTENANCE SUPLS
YANT EQUIPMENT	\$443.10	REPAIRS & MAINTENANCE
YMCA OF GREATER OMAHA	\$480.00	DUES/MEMBERSHIP
YVONNE HOLLENBECK	\$300.00	PUBLIC EVENTS
ZIMCO SUPPLY CO	\$639.84	DODGE OPERATING EXPENSE
ZIMCO SUPPLY COMPANY	\$3,772.75	SUPPLIES
ZOLL MEDICAL CORP	\$2,485.56	MEDICAL SERVICES
TOTAL	\$11,575,471.87	

City of Council Bluffs

**Receipts by Fund
For the Month of August FY25**

General Fund	7,992,350.06
Special Revenue	2,202,632.43
Debt Service	0.00
Capital Project	17,490.86
Enterprise	<u>2,459,183.68</u>
Total Receipts	<u><u>12,671,657.03</u></u>

**Expenditures by Fund
For the Month of August FY25**

General Fund	7,262,256.40
Special Revenue	934,198.70
Debt Service	600.00
Capital Project	2,063,251.45
Enterprise	<u>1,315,169.32</u>
Total Expenditures	<u><u>11,575,475.87</u></u>

**Transfer from City Operating Accounts
For the Month of August FY25**

to Mid America Center	0.00
to Dodge Riverside	0.00
to RE Parking Garage	<u>14,000.00</u>
Total Transfers	<u><u>14,000.00</u></u>

Council Communication

Department: City Clerk
Case/Project No.:
Submitted by:

Claims
ITEM 3.I.

Council Action: 11/18/2024

Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Claims	Other	11/12/2024

RETURN TO: CITY OF COUNCIL BLUFFS, IOWA
ATTN: CITY LEGAL DEPARTMENT
OR CITY CLERK
209 PEARL STREET
COUNCIL BLUFFS, IA 51503

CITY CLAIM NO. 24-PK-2266

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Pastor Ronald Parker DAY PHON: [REDACTED]
ADDRESS: [REDACTED] DOB: [REDACTED]

DATE & TIME OF LOSS/ACCIDENT: 8/29/24 around 8pm
LOCATION OF LOSS/ACCIDENT: 304 S. 9th St Council Bluffs IA 51501
DESCRIPTION OF LOSS/ACCIDENT: tree fell on roof, punched a hole as well as the ceiling. The house suffered rain inside due to the roof and damage the electrical light in the ceiling
(USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ 5,000.00
WITNESS(ES) (Name(s), Address(es), Phone No(s)) [REDACTED]

WAS POLICE REPORT FILED YES NO
IF MEDICAL ATTENTION WAS REQUIRED, PLEASE PROVIDE NAME, ADDRESS, AND TELEPHONE NO. OF TREATING PHYSICIAN AND FACILITY:
N/A

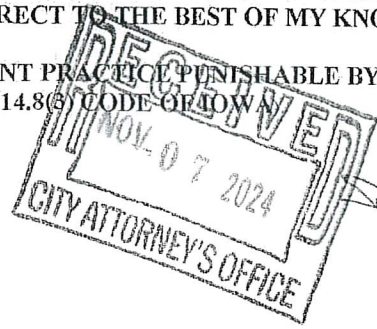
HAVE YOU RESUMED NORMAL ACTIVITIES? YES NO
IF YOU INCURRED PROPERTY DAMAGE, PLEASE DESCRIBE AND PROVIDE COPIES OF ESTIMATES, INVOICES, PHOTOGRAPHS, AND ANY OTHER RELEVANT INFORMATION:

LIST INSURANCE PROVIDER AND COVERAGE:

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IN SUPPORT OF MY CLAIM IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTE: IT IS A FRAUDULENT PRACTICE PUNISHABLE BY FINE OR IMPRISONMENT TO KNOWINGLY MAKE A FALSE CLAIM (SECTION 714.8(3) CODE OF IOWA)

DATE 10/25/24



Pastor Ronald Parker
CLAIMANT'S SIGNATURE

RECORDED
NOV 24
2024

Action by Council:
Receive & File:

Date: 11-18-24

RETURN TO: CITY OF COUNCIL BLUFFS, IOWA
ATTN: CITY LEGAL DEPARTMENT
OR CITY CLERK
209 PEARL STREET
COUNCIL BLUFFS, IA 51503

CITY CLAIM NO. 24-PW-2264

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Samantha Jayne Payne DAY PHONE: [REDACTED]

ADDRESS: [REDACTED] DOB: [REDACTED]

DATE & TIME OF LOSS/ACCIDENT: March 2024-Current

LOCATION OF LOSS/ACCIDENT: 2750 Avenue L Council Bluffs, Iowa 51501

DESCRIPTION OF LOSS/ACCIDENT: See attached. I am requesting monetary compensation for damages in and around my home, as well as the monetary compensation for emotional distress due to the lack of planning and

Communication with the construction that started in March 2024 and it still ongoing.

(USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ 110,460

WITNESS(ES) (Name(s), Address(es), Phone No(s)) [REDACTED]

WAS POLICE REPORT FILED YES NO

IF MEDICAL ATTENTION WAS REQUIRED, PLEASE PROVIDE NAME, ADDRESS, AND TELEPHONE NO. OF TREATING PHYSICIAN AND FACILITY:

HAVE YOU RESUMED NORMAL ACTIVITIES? YES NO

IF YOU INCURRED PROPERTY DAMAGE, PLEASE DESCRIBE AND PROVIDE COPIES OF ESTIMATES, INVOICES, PHOTOGRAPHS, AND ANY OTHER RELEVANT INFORMATION: Please see attached document

LIST INSURANCE PROVIDER AND COVERAGE: _____

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IN SUPPORT OF MY CLAIM IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTE: IT IS A FRAUDULENT PRACTICE PUNISHABLE BY FINE OR IMPRISONMENT TO KNOWINGLY MAKE A FALSE CLAIM (SECTION 714.8(3) CODE OF IOWA)

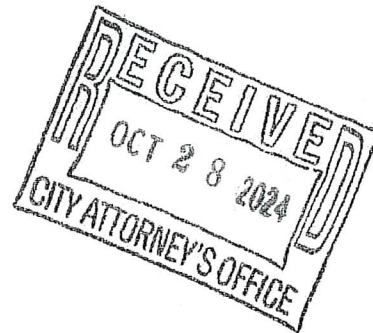
10/28/2024
DATE

Samantha Payne
CLAIMANT'S SIGNATURE

CLERK RCVD

29 OCT '24

AK10:11



Action by Council:

Receive & File:

Date: 11-18-24

RETURN TO: CITY OF COUNCIL BLUFFS, IOWA
ATTN: CITY LEGAL DEPARTMENT
OR CITY CLERK
209 PEARL STREET
COUNCL. BLUFFS, IA 51503

CITY CLAIM NO. 24-PW-2265

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Jim Mauer DAY PHONE [REDACTED]
ADDRESS [REDACTED] DOB [REDACTED]

DATE & TIME OF LOSS/ACCIDENT: 1:45 PM 10-29-2024

LOCATION OF LOSS/ACCIDENT: 1013 N. 28th St.

DESCRIPTION OF LOSS/ACCIDENT: Curb Is Damaged & Drain Is Sticking
Up Above Curb. I was Pulling Over To Curb & Concrete
Edge Damaged The Side Of My Bumper, Ruined The Wheel &
Tire. (USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ 2023.62 + Open For Rental Car

WITNESS(ES) (Name(s), Address(es), Phone No(s)) _____

WAS POLICE REPORT FILED YES NO

IF MEDICAL ATTENTION WAS REQUIRED, PLEASE PROVIDE NAME, ADDRESS, AND TELEPHONE NO. OF TREATING PHYSICIAN AND FACILITY:
NONE

HAVE YOU RESUMED NORMAL ACTIVITIES? YES NO

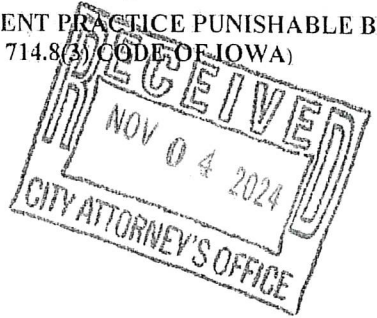
IF YOU INCURRED PROPERTY DAMAGE, PLEASE DESCRIBE AND PROVIDE COPIES OF ESTIMATES, INVOICES, PHOTOGRAPHS, AND ANY
OTHER RELEVANT INFORMATION: Lower Right-side OR Bumper, Rt. Front Wheel &
Tire

LIST INSURANCE PROVIDER AND COVERAGE: I'm Not Planning To Claim On My Insurance

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IN SUPPORT OF MY CLAIM IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTE: IT IS A FRAUDULENT PRACTICE PUNISHABLE BY FINE OR IMPRISONMENT TO KNOWINGLY MAKE A FALSE CLAIM (SECTION 714.8(3) CODE OF IOWA)

DATE 11-4-2024



CLAIMANT'S SIGNATURE [Signature]

PERSON
CHRYN
41112

Action by Council:
Receive & File:

Date: 11-18-24

Council Communication

Department: Mayor
Case/Project No.:
Submitted by:

Small Business Saturday
ITEM 4.A.

Council Action: 11/18/2024

Description

Background/Discussion

Recommendation

Council Communication

Department: Legal
Case/Project No.:
Submitted by: Graham Jura

Resolution 24-325
ITEM 5.A.

Council Action: 11/18/2024

Description

Resolution authorizing the Mayor to enter into a Perpetual, Non-Exclusive Easement for utilities with MidAmerican Energy Company to install underground electric facilities in a portion of City-owned property located along Veterans Memorial Highway (Parcel #744411376002)

Background/Discussion

The City granted Resolution 22-25 on January 24, 2022, giving Mid-American Energy Company a perpetual, non-exclusive easement for utilities across the city-owned parcel listed above. While installing utilities within the easement, MidAmerican determined that the legal description and easement area needed to be updated to fully accommodate the installation of the utilities. MidAmerican will release the previous easement granted by the City in Resolution 22-25 on January 24, 2022, upon passage of this Resolution. A public hearing was held on November 4, 2024.

Recommendation

Approval is recommended.

ATTACHMENTS:

Description	Type	Upload Date
Easement	Other	11/5/2024
Release of Easement	Other	11/5/2024
Resolution 24-325	Resolution	11/13/2024

Prepared by and return to: Kirk Maxfield 712-277-7580
MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES 401 DOUGLAS STREET SIOUX CITY, IA 51101

**MIDAMERICAN ENERGY COMPANY
ELECTRIC EASEMENT**

Folder No.	<u>2024-103306</u>	State of	<u>Iowa</u>
Work Req. No.	<u>2024-2874405</u>	County of	<u>Pottawattamie</u>
Project No.	<u>D59QJ</u>	Section	<u>11</u>
		Township	<u>74</u> North
		Range	<u>44</u> West of the 5 th P.M.

This MidAmerican Energy Company Electric Easement (this "Easement") is made this _____ day of _____, _____, by and between **CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, AN IOWA MUNICIPAL CORPORATION** ("Grantor"), and **MIDAMERICAN ENERGY COMPANY**, an Iowa Corporation, its successors and assigns ("Grantee") (individually referred to at times as "Party", or collectively the "Parties").

RECITALS

WHEREAS, Grantor is the owner of the property legally described as:

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHEAST QUARTER SOUTHWEST QUARTER (SE1/4SW1/4) AND THE SOUTHWEST QUARTER SOUTHEAST QUARTER(SW1/4SE1/4) OF SECTION 11, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5th PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 01 DEGREE 43 MINUTES 19 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 11, 520.87 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 41 SECONDS EAST. 1320.62 FEET TO THE WEST LINE OF SAID SE1/4SW1/4, A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 275, AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE, NORTH 01 DEGREE 52 MINUTES 50 SECONDS EAST, 58.98 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, TO WHICH POINT A RADIAL LINE BEARS NORTH 07 DEGREES 30 MINUTES 15 SECONDS WEST, 3108.00 FEET; THENCE; EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 33 MINUTES 41 SECONDS, 572.90 FEET; THENCE SOUTH 86 DEGREES 56 MINUTES 35 SECONDS EAST, 1056.86 FEET; THENCE SOUTH 02 DEGREES 03 MINUTES 49 SECONDS WEST, 62.63 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 275; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 87 DEGREES 31 MINUTES 20 SECONDS WEST, 297.18 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 87 DEGREES 30 MINUTES 48 SECONDS WEST, 942.89 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2384.41 FEET; THENCE CONTINUING WESTERLY ALONG SAID RIGHT-OF-WAY LINE

AND ALONG SAID CURVE THROUGH A. CENTRAL ANGLE OF 09 DEGREES 20 MINUTES 12 SECONDS, 388.56 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.513 ACRES MORE OR LESS, (the "Property").

WHEREAS, Grantor desires to grant to Grantee an electric easement to be located on a portion of the Property and Grantee desires to accept the easement on the following terms and conditions.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Electric Easement.** Grantor does hereby establish, give, grant, and convey to Grantee a perpetual, non-exclusive easement under, upon, through and across a portion of the Property as described on **Exhibit A** attached hereto (the "Easement Area"), to construct, attach, reconstruct, operate, maintain, inspect, replace or remove electric supply line(s) for the transmission and distribution of electric energy and for communication and electrical controls, including other reasonably necessary poles, wires, conduit, duct, transformers, switching equipment, measurement and monitoring equipment, guys, guy stubs, anchors, ground rods, and further including other reasonably necessary equipment incident thereto (collectively "Facilities"), together with the right to survey the Property and the right of ingress and egress to and from same and all the rights and privileges incident and necessary to the enjoyment of this Easement. Additionally, if Grantor provides or installs duct or conduit for said Facilities, this grant shall cover and include all Facilities installed as a part of the Easement Area
2. **Erection and Placement of Structures, Obstructions, Plantings or Materials Prohibited.** Grantor shall not construct or place any permanent or temporary buildings, pavement, hardscape, structures, fences, trees, plants or other objects on or within the Easement Area without prior written permission from Grantee indicating that said construction or placement will not result in inadequate or excessive ground cover, or otherwise interfere with the Grantee's rights to operate and maintain its Facilities, nor shall Grantor cause or permit any obstruction or material to be placed on or within the Easement Area which violates the clearance requirements of the National Electrical Safety Code and/or the rules of the Iowa Utilities Board. No brush, vegetation or other flammable materials shall be deposited, placed, accumulated, or burned within the Easement Area. Subject to the rights of Grantee granted in this Easement, Grantor shall have the right to cultivate, use, and occupy the Property.
3. **Change of Grade Prohibited.** Grantor shall not change the grade, elevation or contour of any part of the Easement Area without prior written consent from Grantee, nor shall Grantor place or install any rocking, paving or other hardscape materials in the Easement Area without prior written consent from Grantee. Grantee shall have the right to restore any changes in grade, elevation or contour without prior written consent of Grantor.
4. **Violations by Grantor.** In the event Grantor, its successors, assigns, contractors, employees, or agents violates Section 2 or 3 above or otherwise commits an intentional or negligent act, which results in damage to Grantee's Facilities or the Easement Area, Grantor shall be solely responsible for all costs associated with the repair, reconstruction, replacement, and/or work to the Easement Area and Grantee's Facilities.
5. **Right of Access and Removal.** Grantee 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 from property adjacent thereto. Grantee shall have the right to remove, trim, spray, or cut down any unauthorized fences, hardscape, structures, trees, shrubs, branches, saplings, brush, vegetation, or other obstructions within, upon, across, along, adjacent to and overhanging the Easement Area that may interfere with the proper construction, maintenance, operation or removal of Grantee's Facilities.
6. **Property to be Restored.** Grantee shall repair or pay for any damage which may be caused to crops, fences, or other property, real or personal of the Grantor by Grantee's construction, reconstruction, maintenance, operation, replacement or removal of Grantee's Facilities (except for damage to property placed subsequent to the granting of this easement). For any such repairs required to be made by

Grantee hereunder, Grantee agrees to repair such damaged property to the approximate condition of such property existing immediately before being damaged, to the extent reasonably practicable. The cutting, recutting, trimming and removal of trees, branches, saplings, brush or other vegetation on or adjacent to the Easement Area is expected and not considered damage to the Grantor.



7. **Easement Runs with the Land.** This Easement shall be deemed perpetual and to run with the land. All provisions of this Easement, including benefits and burdens, shall run with the Property and are binding upon and inure to the heirs, assigns, successors, tenants, and personal representatives of the Parties hereto.
8. **Grantor Certification.** Grantor certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Grantor hereby agrees to defend, indemnify and hold harmless Grantee from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.
9. **Severability, Choice of Law and Waiver.** Each of the provisions of this Easement shall be enforceable independently of any other provision of this easement and independent of any other claim or cause of action. In the event of any matter or dispute arising out of or related to this easement, it is agreed between the parties that the law of the jurisdiction and location where this easement is recorded (including statute of limitation provisions) will govern the interpretation, validity and effect of this easement without regard to the place of execution or place of performance thereof, or any conflicts or law provisions. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS EASEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.
10. **Dower, Homestead, and Distributive Share.** Grantor hereby relinquishes all rights of dower, homestead and distributive share in and to the Easement Area and waives all rights of exemption as to any of the Easement Area. Grantor understands that homestead property is in many cases protected from the claims of creditors and exempt from judicial sale; and that by signing this easement, Grantor voluntarily gives up any right to this protection for the Easement Area with respect to claims based upon this Easement.
11. **IRS W-9 Form.** Prior to any payments referenced herein being made, Grantor is required to submit a fully executed IRS W-9 form to Grantee. Grantor's failure to submit a fully executed IRS W-9 form shall not impact any other provisions or obligations under this Easement.
12. **Fee Simple.** Grantor warrants to Grantee that Grantor holds title to the Easement Area in fee simple and Grantor has good and lawful authority to grant the rights provided in this Easement.
13. **Headings and Captions.** The titles or captions of sections and paragraphs in this Easement are provided for convenience of reference only and shall not be considered a part hereof for purposes for interpreting or applying this Easement, and such titles or captions do not define, limit, extend, explain or describe the scope or extent of this Easement or any of its terms or conditions.
14. **Counterparts.** This Easement may be executed in two (2) or more counterparts, each of which shall be deemed an original for all purposes and all of which together shall constitute one and the same instrument. Parties may sign and deliver this Easement by facsimile, electronic, or PDF signatures, each such signature to be treated as an original.

15. **Entire Agreement.** It is mutually understood and agreed that this Easement covers all of the agreements and stipulations between the parties and that no representations or statements, oral or written, have been made modifying or changing the terms hereof.

Signature Page Follows

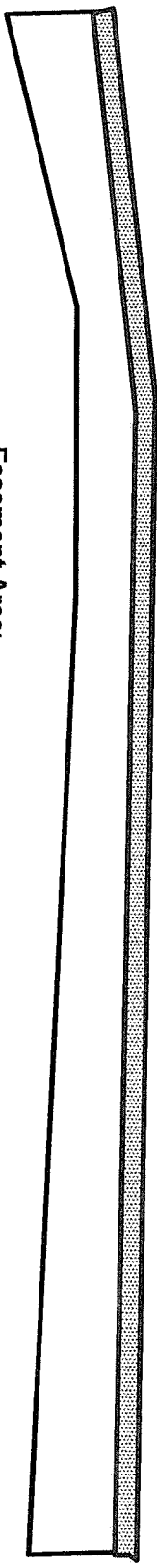
EXHIBIT "A"

Legend

 Subject Property Line & ROW
 Easement



Parcel Legal Description:

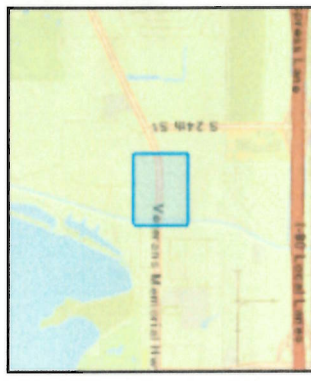
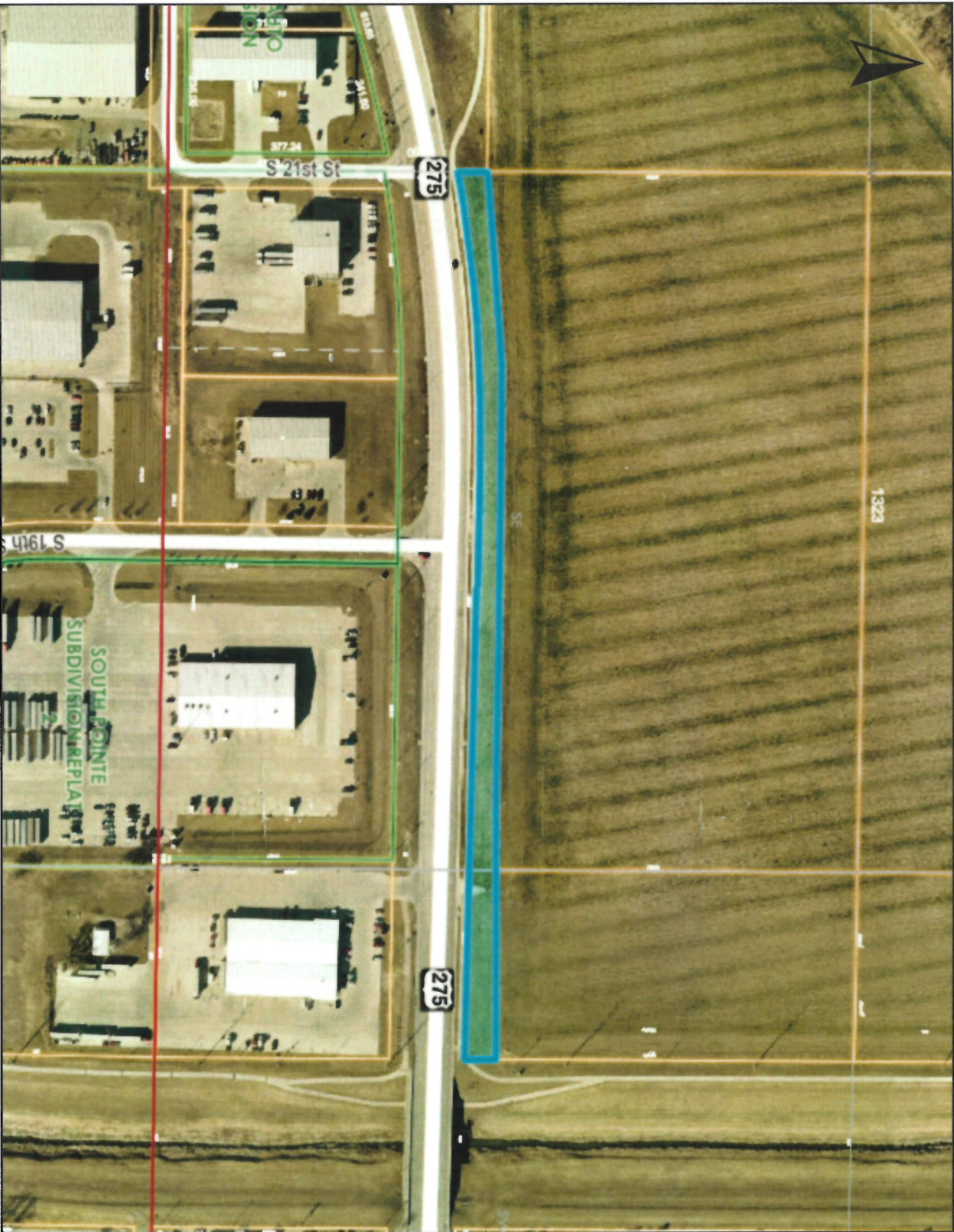
A PARCEL OF LAND, BEING A PORTION OF THE SOUTHEAST QUARTER SOUTHWEST QUARTER (SE1/4SW1/4) AND THE SOUTHWEST QUARTER SOUTHEAST QUARTER(SW1/4SE1/4) OF SECTION 11, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5th PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BOUNDED AND DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 01 DEGREE 43 MINUTES 19 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 11, 520.87 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 41 SECONDS EAST. 1320.62 FEET TO THE WEST LINE OF SAID SE1/4SW1/4, A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 275, AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE, NORTH 01 DEGREE 52 MINUTES 50 SECONDS EAST, 58.98 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, TO WHICH POINT A RADIAL LINE BEARS NORTH 07 DEGREES 30 MINUTES 15 SECONDS WEST, 3108.00 FEET; THENCE; EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 33 MINUTES 41 SECONDS, 572.90 FEET; THENCE SOUTH 86 DEGREES 56 MINUTES 35 SECONDS EAST, 1056.86 FEET; THENCE SOUTH 02 DEGREES 03 MINUTES 49 SECONDS WEST, 62.63 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 275; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 87 DEGREES 31 MINUTES 20 SECONDS WEST, 297.18 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 87 DEGREES 30 MINUTES 48 SECONDS WEST, 942.89 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2384.41 FEET; THENCE CONTINUING WESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 20 MINUTES 12 SECONDS, 388.56 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.513 ACRES MORE OR LESS



Easement Area:

An underground electric easement described as follows: The North 10.00 feet of the above described property.

	Customer: City of Council Bluffs		DR #2874405	
	Address: HWY 275		Scale: Not to Scale	
	City: N/A	State: Iowa	Date: August 6, 2024	
			Folder:	Sec 11, T74N, R44W
Job Desc: Electric Easement				



Legend

2024

- Red: Band_1
- Green: Band_2
- Blue: Band_3

World Imagery (Map Service)
World Imagery

High Resolution 60cm
Imagery

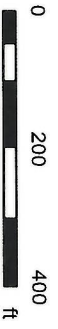
High Resolution 30cm

227 S 6th St.
Suite #169
Council Bluffs, IA 51501
(712) 328-4885
gis@pottcounty-ia.gov
<https://gis.pottcounty-ia.gov>
8/6/2024



**Pottawattamie
County**
Geographic
Information Systems

SCALE: 4407



Users of Pottawattamie County (The County) GIS data agree that he/she will at all times indemnify and hold The County and its officers, employees, and agents harmless from any damages, claims, lawsuits, costs, or liability arising from any act, omission, or commission with respect to the release and use of information in this Agreement and any of the terms thereof. The County makes no claim as to the accuracy of the spatial data and its associated data tables and assumes no responsibility for their positional or content accuracy. The County makes no claim as to the ability of the spatial data to fulfill the Contracting Organization's application requirements. In providing data (or access to data), The County assumes no obligation to assist in the use of the data, or in the development, use, or maintenance of any applications applied to the data. In no event shall The County be liable for any direct, indirect, incidental, consequential or special damages that may result from the use of the GIS data.



WARRANTY DEED
(CORPORATE GRANTOR)

COMPARED

For the consideration of forty-five thousand seven hundred fifty and 00/100th
Dollar(s) and other valuable consideration,
Midwest Land Development L.C.
a corporation organized and existing under the laws of
State of Iowa
does hereby Convey to
City of Council Bluffs

the following described real estate in Pottawattamie County, Iowa:
A parcel of land situated in the SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 11,
Township 74 North, Range 44 West of the 5th P.M., and more particularly described on the attached
two pages.

EXEMPTION #6

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: August 25, 2005
By Midwest Land Development L.C.
a(n) State of Iowa limited corporation
By John Jerkovich Title
By _____ Title

STATE OF IOWA, COUNTY OF POTTAWATTAMIE

This instrument was acknowledged before me on August 25, 2005
by John Jerkovich
as _____
of Midwest Land Development L.C.

Mary J. Hughes
Notary Public

PROJECT #: FY 06-05C
US HWY. 275 SEWER EXTENSION

EXHIBIT "A"
ACQUISITION PLAT

TRACT NO. 1
SHEET 2 OF 2

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHEAST QUARTER SOUTHWEST QUARTER(SE1/4SW1/4) AND THE SOUTHWEST QUARTER SOUTHEAST QUARTER(SW1/4SE1/4) OF SECTION 11, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5th PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11;

THENCE NORTH 01 DEGREE 43 MINUTES 19 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 11, 520.87 FEET;

THENCE SOUTH 88 DEGREES 16 MINUTES 41 SECONDS EAST, 1320.62 FEET TO THE WEST LINE OF SAID SE1/4SW1/4, A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 275, AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE, NORTH 01 DEGREE 52 MINUTES 50 SECONDS EAST, 58.98 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, TO WHICH POINT A RADIAL LINE BEARS NORTH 07 DEGREES 30 MINUTES 15 SECONDS WEST, 3108.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 33 MINUTES 41 SECONDS, 572.90 FEET;

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THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 87 DEGREES 30 MINUTES 48 SECONDS WEST, 942.89 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2384.41 FEET;

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SAID PARCEL CONTAINS 2.513 ACRES MORE OR LESS.

PROJECT # FY 06-05C
US HWY. 275 SEWER EXTENSION

EXHIBIT "A" ACQUISITION PLAT

ACCESS RIGHTS STA. 174+48.6, 181+50 AND 187+54 LEFT SIDE ONLY
ACQUIRED FROM MIDWEST LAND DEVELOPMENT L.C. C/O MICHAEL MASSMAN

TRACT NO. 1
SHEET 1 OF 2

CONTRACT DATED _____

ACQUIRED BY _____

BORROW _____ ACRES

44

RANGE _____

74

TWP _____

11

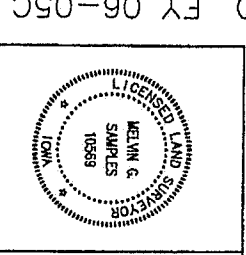
CIVIL TWP. _____

CONSIDERATION \$ _____

R.O.W. 2.513 ACRES

TO & STA. 190+73.24

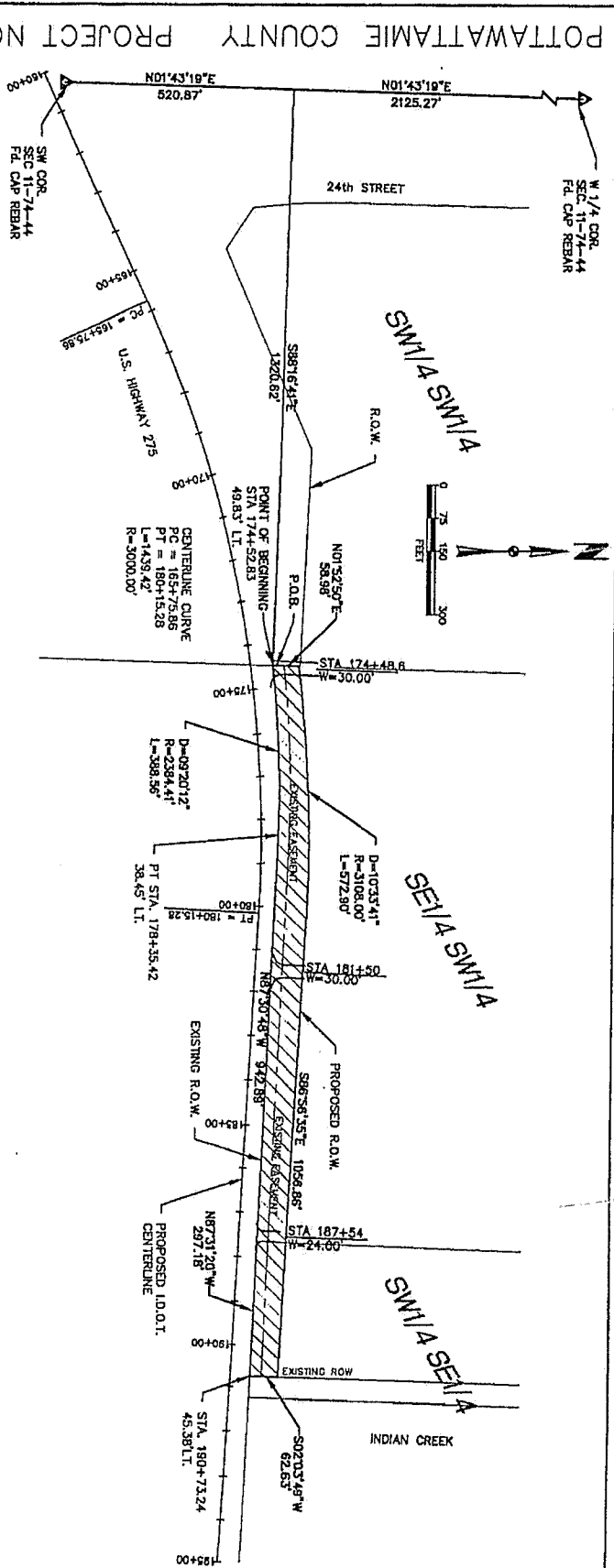
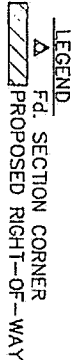
FROM & STA. 174+52.83



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 Land Surveyor under the laws of the State of Iowa.

MELVIN G. SAMPLES
12-1-04
DATE

License Number 10589
My license renewal date is December 31, 2004.
Pages or sheets covered by this seal:
SHEET 1 OF 2 AND SHEET 2 OF 2



Prepared by and return to: Kirk Maxfield 712-277-7580
MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES 401 DOUGLAS STREET SIOUX CITY, IA 51101

**MIDAMERICAN ENERGY COMPANY
RELEASE OF EASEMENT**

Folder No.	<u>2024-103300</u>	State of	<u>Iowa</u>
Work Req. No.	<u>2024-2874405</u>	County of	<u>Pottawattamie</u>
Project No.	<u>D59QJ</u>	Section	<u>11</u>
		Township	<u>74</u> North
		Range	<u>44</u> West of the 5 th P.M.

This MidAmerican Energy Company Release of Easement ("Release") is made this ____ day of _____, _____, by MidAmerican Energy Company, an Iowa Corporation.

RECITALS

- WHEREAS, The City of Council Bluffs, Iowa, a municipal corporation in the County of Pottawattamie and State of Iowa, ("Grantor") signed as grantor that certain Underground Electric Easement dated January 24, 2022, ("Easement"), whereby Grantor granted easement rights to MidAmerican Energy Company over certain property then owned by Grantor and described in the Easement.

WHEREAS, the Easement was filed in the official records of Pottawattamie County, Iowa, as document number 2022-02653, and a copy of the Easement is attached to this Release as Exhibit A.

NOW THEREFORE, MidAmerican Energy Company as the owner of the Easement, does hereby release and vacate any right, title, or interest created by the Easement.

Signature Page Follows

IN WITNESS WHEREOF, MidAmerican Energy Company has caused this Release to be executed as of the date first above written.

MIDAMERICAN ENERGY COMPANY

By: _____
Jason Ewers
Vice President, Electric Distribution

By: _____
Mark Lowe
Vice President, General Counsel
and Assistant Secretary

ACKNOWLEDGEMENTS

STATE OF IOWA)
) SS
COUNTY OF POLK)

This record was acknowledged before me on _____, 2024, by Jason Ewers as Vice President, Electric Distribution for MidAmerican Energy Company.

Signature of Notary Public

STATE OF IOWA)
) SS
COUNTY OF POLK)

This record was acknowledged before me on _____, 2024, by Mark Lowe as Vice President, General Counsel and Assistant Secretary for MidAmerican Energy Company.

Signature of Notary Public



8 6 0 6 6 6 9
Tx:5013258

R FEE \$ 46.00 RMA \$ 1.00

A FEE \$ _____ ECOM \$ 1.00

T TAX \$ _____

2022-02653

RECORDER MARILYN HEBING

POTTAWATTAMIE COUNTY, IA

FILE TIME: 02/23/2022 12:45:27 PM

RECORDING FEE	40.00
RMA FEE	1.00
ECM FEE	1.00

Return to: City Clerk, 209 Pearl Street, Council Bluffs, IA 51503 – Phone: (712) 890-5261
Prepared by: Legal Dept., 209 Pearl Street, Council Bluffs, IA 51503 – Phone: (712) 890-5317

RESOLUTION NO. 22-25

RETURN ENVELOPE

A RESOLUTION TO GRANT A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR UTILITIES LOCATED UNDER AND ON: THE NORTH TEN (10) FEET OF A PARCEL OF LAND LOCATED IN THE SE1/4 SW1/4 AND SW1/4 SE1/4 OF SECTION 11, TOWNSHIP 74 NORTH, RANGE 44, WEST OF THE 5th P.M., NOW IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA TO MIDAMERICAN ENERGY COMPANY.

WHEREAS, The City has previously expressed its intent to grant a perpetual, non-exclusive easement for utility purposes on this property; and

WHEREAS, A public hearing has been held in this matter on January 24, 2022 at 7:00 p.m.; and

WHEREAS, Following public hearing and having given careful study to the proposal, the City Council determines that the perpetual, non-exclusive easement for utility purposes should be granted to Midamerican Energy Company across: The north ten (10) feet of the following parcel of land legally described as:

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHEAST QUARTER SOUTHWEST QUARTER (SE1/4SW1/4) AND THE SOUTHWEST QUARTER SOUTHEAST QUARTER (SW1/4SE1/4) OF SECTION 11, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 01°43'19" EAST ALONG THE WEST LINE OF SAID SECTION 11, 520.87 FEET; THENCE SOUTH 88°16'41" EAST, 1320.62 FEET TO THE WEST LINE OF SAID SE1/4SW1/4, A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 275, AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE, NORTH 01°52'50" EAST, 58.98 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, TO WHICH POINT A RADIAL LINE BEARS NORTH 07°30'15" WEST, 3108.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°33'41", 572.90 FEET; THENCE SOUTH 86°56'35" EAST, 1056.86 FEET; THENCE SOUTH 02°03'49" WEST, 62.63 FEET TO A POINT ON SAID NORTHERLY RIGHT-

OF-WAY LINE, OF U.S. HIGHWAY 275; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 87°31' 20" WEST, 297.18 FEET, THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 87°30'48" WEST, 942.89 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2384.41 FEET; THENCE CONTINUING WESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°20'12" 388.56 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT:

A PARCEL OF LAND LOCATED IN THE SE¼ SW¼ AND SW¼ SE¼ OF SECTION 11, TOWNSHIP 74 NORTH, RANGE 44, WEST OF THE 5TH P. M., NOW IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE SE¼ SW¼ OF SAID SECTION 11; THENCE N1°53'18"E, 537.91 FEET ALONG THE WEST LINE OF SAID SE¼ SW¼ TO A POINT ON THE PRESENT NORTHERLY RIGHT OF WAY LINE OF PRIMARY ROAD NO. U. S. 275/IA 92, THE POINT OF BEGINNING; THENCE CONTINUING N1°53'18"E, 8.14 FEET ALONG THE WEST LINE OF SAID SE¼ SW¼; THENCE EASTERLY 571.81 FEET ALONG A 3058.00-FOOT RADIUS CURVE, CONCAVE SOUTHERLY AND HAVING A CHORD BEARING N87°42'01"E, 570.98 FEET; THENCE S86°56'35"E, 1108.06 FEET; THENCE S1°59'54"W, 11.87 FEET TO A POINT ON THE PRESENT NORTHERLY RIGHT OF WAY LINE OF PRIMARY ROAD NO. U. S. 275/IA 92; THENCE WESTERLY ALONG SAID PRESENT NORTHERLY RIGHT OF WAY LINE FOR THE FOLLOWING TWO (2) COURSES: N87°31'23"W, 1286.16 FEET; THENCE WESTERLY 392.67 FEET ALONG A 2359.26-FOOT RADIUS CURVE, CONCAVE SOUTHERLY AND HAVING A CHORD BEARING S87°42'32"W, 392.21 FEET TO THE POINT OF BEGINNING; CONTAINING 28,301 SQUARE FEET.

EASEMENT AREA:

An underground electric easement described as follows:

THE NORTH TEN (10) FEET OF THE ABOVE-DESCRIBED PARCEL OF LAND. AS SHOWN ON EXHIBIT "A" ATTACHED HERE TO AND MADE A PART HEREOF BY REFERENCE; and

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

This perpetual, non-exclusive easement is hereby granted and the Mayor and City Clerk are hereby empowered and directed to execute a quit claim deed and all necessary documents conveying this easement to Midamerican Energy Company; and

BE IT FURTHER RESOLVED

That the City Clerk is directed to deliver this resolution and attached documents to the County Recorder according to Iowa Code Section 354.23.

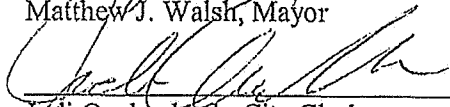
ADOPTED

AND

APPROVED: January 24, 2022.

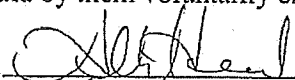

Matthew J. Walsh, Mayor

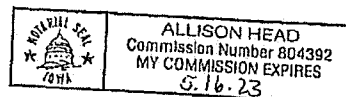
ATTEST:


Jodi Quakenbush, City Clerk

STATE OF IOWA)
COUNTY OF) ss
POTTAWATTAMIE)

On this 25th day of January, 2022, before me the undersigned, a Notary Public in and for said County and said State, personally appeared Matthew J. Walsh and Jodi Quakenbush, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk respectively, of the said City of Council Bluffs, Iowa, a Municipal Corporation, that the seal affixed hereto is the seal of said Municipal Corporation; that said instrument was signed and sealed on behalf of the said City of Council Bluffs, Iowa, by authority of its City Council; and that said Matthew J. Walsh and said Jodi Quakenbush, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said City, by it and by them voluntarily executed.


Notary Public in and for said
State



PREPARED BY AND RETURN TO: COLBY HANNASCH 712-277-7581
MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES 401 DOUGLAS STREET, SIOUX CITY, IA 51101

MIDAMERICAN ENERGY COMPANY
UNDERGROUND ELECTRIC EASEMENT

RETURN ENVELOPE

Folder No. 103306
Work Req. No. 2874405
Project No. D59QJ

State of Iowa
County of Pottawattamie
Section 11 SW ¼
Township 74 North
Range 44 West of the 5th P.M.

1. For and in consideration of the sum of One and no/100 Dollar (\$1.00), and other valuable consideration, in hand paid by MIDAMERICAN ENERGY COMPANY, an Iowa corporation, receipt of which is hereby acknowledged, the undersigned owner(s) The City of Council Bluffs, Iowa, a municipal corporation in the County of Pottawattamie and State of Iowa, its successors and assigns ("Grantor"), does hereby grant to MIDAMERICAN ENERGY COMPANY, its successors and assigns ("Grantee"), a perpetual, non-exclusive easement to construct, reconstruct, operate, maintain, replace or remove underground conduits, wires and cables for the transmission and distribution of electric energy and for communication and electrical controls, including other reasonably necessary equipment incident thereto (collectively "Facilities") under and on the surface of the ground, through and across certain property described below, together with the right of ingress and egress to and from the same, and all the rights and privileges incident and necessary to the enjoyment of this easement ("Easement Area").

DESCRIPTION OF PROPERTY CONTAINING EASEMENT AREA:

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHEAST QUARTER SOUTHWEST QUARTER (SE1/4SW1/4) AND THE SOUTHWEST QUARTER SOUTHEAST QUARTER (SW1/4SE1/4) OF SECTION 11, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 01°43'19" EAST ALONG THE WEST LINE OF SAID SECTION 11, 520.87 FEET; THENCE SOUTH 88°16'41" EAST, 1320.62 FEET TO THE WEST LINE OF SAID SE1/4SW1/4, A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 275, AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE, NORTH 01°52'50" EAST, 58.98 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, TO WHICH POINT A RADIAL LINE BEARS NORTH 07°30'15" WEST, 3108.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°33'41", 572.90 FEET; THENCE SOUTH 86°56'35" EAST, 1056.86 FEET; THENCE SOUTH 02°03'49" WEST, 62.63 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE, OF U.S. HIGHWAY 275; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 87°31' 20" WEST, 297.18 FEET, THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 87°30'48" WEST, 942.89 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2384.41 FEET; THENCE CONTINUING WESTERLY ALONG SAID RIGHT-OF-WAY LINE

AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°20'12" 388.56 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT:

A PARCEL OF LAND LOCATED IN THE SE¼ SW¼ AND SW¼ SE¼ OF SECTION 11, TOWNSHIP 74 NORTH, RANGE 44, WEST OF THE 5TH P. M., NOW IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SE¼ SW¼ OF SAID SECTION 11; THENCE N1°53'18"E, 537.91 FEET ALONG THE WEST LINE OF SAID SE¼ SW¼ TO A POINT ON THE PRESENT NORTHERLY RIGHT OF WAY LINE OF PRIMARY ROAD NO. U. S. 275/A 92, THE POINT OF BEGINNING; THENCE CONTINUING N1°53'18"E, 8.14 FEET ALONG THE WEST LINE OF SAID SE¼ SW¼; THENCE EASTERLY 571.81 FEET ALONG A 3058.00-FOOT RADIUS CURVE, CONCAVE SOUTHERLY AND HAVING A CHORD BEARING N87°42'01"E, 570.98 FEET; THENCE S86°56'35"E, 1108.06 FEET; THENCE S1°59'54"W, 11.87 FEET TO A POINT ON THE PRESENT NORTHERLY RIGHT OF WAY LINE OF PRIMARY ROAD NO. U. S. 275/A 92; THENCE WESTERLY ALONG SAID PRESENT NORTHERLY RIGHT OF WAY LINE FOR THE FOLLOWING TWO (2) COURSES: N87°31'23"W, 1286.16 FEET; THENCE WESTERLY 392.67 FEET ALONG A 2359.26-FOOT RADIUS CURVE, CONCAVE SOUTHERLY AND HAVING A CHORD BEARING S87°42'32"W, 392.21 FEET TO THE POINT OF BEGINNING; CONTAINING 28,301 SQUARE FEET.

EASEMENT AREA:

An underground electric easement described as follows:

THE NORTH TEN (10) FEET OF THE ABOVE DESCRIBED PARCEL OF LAND. AS SHOWN ON EXHIBIT "A" ATTACHED HERE TO AND MADE A PART HEREOF BY REFERENCE.

2. Additionally, Grantee shall have the right to remove from the Easement Area described above, any obstructions, including but not limited to, trees, plants, undergrowth, buildings, fences and structures that interfere with the proper operation and maintenance of said Facilities and equipment.
3. Grantor agrees that it will not construct or place any permanent or temporary buildings, structures, fences, trees, plants or other objects on the Easement Area described above or make any changes in ground elevation without written permission from Grantee indicating that said construction or ground elevation changes will not result in inadequate or excessive ground cover, or otherwise interfere with the Grantee's rights to operate and maintain its Facilities.
4. In consideration of such grant, Grantee agrees that it will repair or pay for any damage which may be caused to crops, fences, or other property, real or personal of the Grantor by the construction, reconstruction, maintenance, operation, replacement or removal of the Facilities (except for damage to property placed subsequent to the granting of this easement) that Grantee determines interferes with the operation and maintenance of the Facilities and associated equipment. The cutting, recutting, trimming and removal of trees, branches, saplings, brush or other vegetation on or adjacent to the Easement Area is expected and not considered damage to the Grantor.
5. Additionally, when Grantor provides or installs duct/conduit for said Facilities, this grant shall cover and include all Facilities installed as a part of the Easement Area.
6. Grantor certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly, on behalf of, any such person, group, entity or nation. Grantor hereby agrees to defend, indemnify and hold harmless the Grantee from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.
7. Each of the provisions of this easement shall be enforceable independently of any other provision of this easement and independent of any other claim or cause of action. In the event of any matter of

dispute arising out of or related to this easement, it is agreed between the parties that the law of the jurisdiction and location where this easement is recorded (including statute of limitation provisions) will govern the interpretation, validity and effect of this easement without regard to the place of execution or place of performance thereof, or any conflicts of law provisions. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS EASEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.

8. Grantor hereby relinquishes all rights of dower, homestead and distributive share in and to the property and waives all rights of exemption as to any of the property. Grantor understands that homestead property is in many cases protected from the claims of creditors and exempt from judicial sale; and that by signing this easement, voluntarily gives up any right to this protection for this property with respect to claims based upon this easement.

9. Grantor warrants to Grantee that Grantor holds title to the Easement Area in fee simple and Grantor has good and lawful authority to grant the rights provided in this easement.

(Acknowledgement on following page)

Dated this 24th day of January, 2022.

The City of Council Bluffs, Iowa, a municipal corporation in the County of Pottawattamie and State of Iowa

By: Matthew J. Walsh
Printed: Matthew J. Walsh

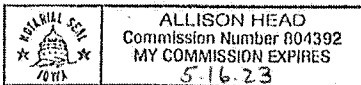
Title: Mayor
By: Jodi Quakenbush
Printed: Jodi Quakenbush

Title: City Clerk

ACKNOWLEDGMENT

STATE OF Iowa)
COUNTY OF Pottawattamie) ss

On this 24th day of January, 2022, before me, the undersigned, a Notary Public in and for the State of Iowa personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Council Bluffs, Pottawattamie County, Iowa, a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the corporation and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. 22-25 of the City Council on the 24th day of January, 2022; and Matthew Walsh and Jodi Quakenbush acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.



Allison Head
Notary Public in and for said State

(Notarial Seal)

EXHIBIT "A"

Legend

-  - Subject Property Line & ROW
-  - Easement area

Parcel Legal Description:

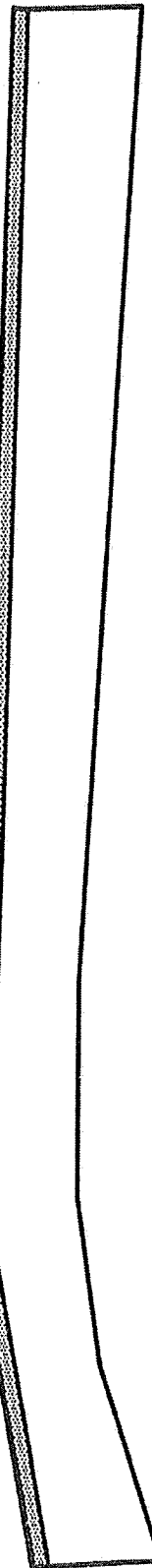
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Easement Area:

THE NORTH TEN (10) FEET OF THE ABOVE DESCRIBED PARCEL OF LAND.

10.1'



Veterans Memorial Hwy 275

	Customer: City of Council Bluffs	Folder No. 103306
	Address: 209 Pearl St.	Date: 12.3.21
City: Council Bluffs	State: IA	Scale: Not to Scale
Job Desc: New underground electric.		Sec 11, Twp 74, Rng 44



RESOLUTION NO. 24-325

A RESOLUTION TO AUTHORIZE THE MAYOR TO ENTER INTO A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR UTILITIES WITH MIDAMERICAN ENERGY COMPANY TO INSTALL UNDERGROUND ELECTRIC FACILITIES IN A PORTION OF CITY-OWNED PROPERTY LOCATED ALONG VETERANS MEMORIAL HIGHWAY (PARCEL# 744411376002).

WHEREAS, the City granted Resolution 22-25 on January 24, 2022, giving Mid-American Energy Company a perpetual, non-exclusive easement for utilities across the city-owned parcel listed above; and

WHEREAS, while installing utilities within the easement, MidAmerican determined that the legal description and easement area needed to be updated to fully accommodate the installation of the utilities; and

WHEREAS, MidAmerican will release the previous easement granted by the City in Resolution 22-25 on January 24, 2022, upon passage of this Resolution and the holding of a public hearing; and

WHEREAS, a public hearing was held on November 4, 2024 at 7:00 P.M.; and

WHEREAS; it is in the best interest of the City of Council Bluffs to enter into this easement.

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

That the Mayor is hereby authorized to enter into a Perpetual, Non-Exclusive Easement for Utilities with MidAmerican Energy Company.

ADOPTED
AND
APPROVED

November 18, 2024

MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

Council Communication

Department: Community Development
Case/Project No.:
Submitted by: Courtney Harter, Director,
Community Development Department

Resolution 24-326
ITEM 5.B.

Council Action: 11/18/2024

Description

Resolution declaring the intent of the City to accept a proposal received in accordance with the Request for Proposals and to enter into a purchase, sale, and development agreement based on the selected proposal. Location: approximately 6.45 acres of City-owned land at South 30th Street and 1st Avenue.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	11/8/2024
Lockwood Submittal	Other	11/8/2024
Knudson Submittal	Other	11/8/2024
Resolution 24-326	Resolution	11/13/2024

Council Communication

Department: Community Development	Resolution No.: 24 -	City Council: 11-18-2024
Subject/Title		
Resolution selecting Lockwood Development as the preferred developer for approximately 6.45 acres of City-owned land at South 30 th Street and 1 st Avenue and to enter into a purchase, sale, and development agreement.		
Background/ Discussion		
<p><u>Background</u></p> <p>On September 9, 2024, the Council Bluffs City Council approved Resolution No. 24-241 which authorized the Community Development Department to release a Request for Proposals (RFP) for City-owned property legally described as Lots 7 and 8, Block 2; Lots 1 through 8, Block 3; Lots 1 through 16, Block 10; and Lots 5 through 12, Block 11 Bryant and Clark Addition and all adjacent vacant alleyways.</p> <p>Additionally, City Council approved Resolution No. 24-242 on September 9, 2024, which established the minimum development requirements, competitive criteria, and procedures for disposition of said property. Since the property is located within the Playland Park Urban Renewal Area, the disposition of the land must comply with Iowa urban renewal laws. As part of the disposition, Iowa urban renewal statutes require the City ensure a reasonable competitive bidding procedure and 30 days to respond. This also includes providing notice by publication in a newspaper having a general circulation to the community 30 days prior to the execution of a contract involving the transfer of property.</p> <p>On September 10, 2024, the City released a Request for Proposals (RFP) through their IonWave online bidding portal, which included an email notification to approximately 70 real estate developers/brokers throughout the Council Bluffs-Omaha Metropolitan Area and Midwest region. All proposals were due October 25, 2024 and interested developers were required to submit proposals that demonstrate their capacity to satisfy the requirements of the RFP including:</p> <ol style="list-style-type: none"> 1. Application 2. Project Summary – A brief written description of the project. 3. Project Plans – A scaled plot plan of the proposed development. The plot plan should illustrate the location of structures, parking areas, ingress and egress, open or landscape areas, etc. The developer must also submit additional information such as elevation drawings, photos of similar projects, typical floor plans, etc. 4. Developer Experience – Provide a listing of previous projects completed, especially with regard to projects that are relevant to the proposed development. 5. Project Timeline – A timeline for the project design, bidding, construction and occupancy. 6. Financial Summary – Developer must provide a proposed cost and source of funding for the project, including a 10-year project proforma. Developer must also outline expected funding sources and projected date all financing will be secured. 7. Project Contingencies – Indicate any special assistance needed to implement the project, such as financial assistance, state or federal applications, or other public participation. <p>Each proposal was reviewed by staff of the Community Development Department and was scored using the following criteria, which was detailed in the RFP ensuring developers knew how they would be evaluated.</p> <ol style="list-style-type: none"> a. <u>Design, Aesthetics and Quality of Construction Materials and Landscaping (40%)</u>: River’s Edge is a master planned, mixed-use development. The City has an adopted master plan that functions as the primary regulatory document relative to: building setbacks and heights, architectural designs, block designs and mix of land uses, public art, on and off-street parking, street connectivity and design, pedestrians and cyclists, and other special design requirements within the neighborhood. All buildings and their associated architectural appearance/site layouts shall be designed in manner that is deemed compatible with this master development plan and existing development within the neighborhood. A 		

Council Communication

list of materials and visual renderings of the site layout, units and exterior design must be provided as a part of this submittal.

- b. Developer's Experience and Capacity (25%): The makeup/description of the developer's project team. The preferred developer will have significant experience in the construction of urban-style, mixed-use commercial and residential development. The names of individuals involved and the roles they will perform must be listed. Provide a description of the qualifications and experience of the specific individuals who will be involved in the work described in this RFP, including staff and other professionals.
- c. Number of Units Proposed and Unit Sizes, Building Square Footage, and Minimum Assessed Value (20%): Preference will be given to developers who maximize the number of units, building square footage, and minimum assessed values on each of the identified properties. Proposals will also be scored on the length of time it will take to construct and occupy the project.
- d. Funding Sources (15%): Preference will be given to Developers not utilizing either 4% or 9% Low Income Housing Tax Credits (LIHTC). No income restrictions are applicable to the property. Preference will be given to developers who propose projects with 80% or more market rate housing. Provide a list of proposed funding sources and when the funds are expected to be awarded/confirmed.

Discussion

Two developers responded to the RFP.

1. Lockwood Development proposes four multi-family buildings with a total of 232 units and two townhome buildings with a total of 31 units that will be all market-rate. The total project cost including soft costs is approximately \$58 million.
2. Knudson Development LLC proposes 170 multi-family units with an additional 27,500 sqft of commercial or business space. The total project cost is estimated at \$48.4 million.

Staff reviewed the proposals and believes the Lockwood Development project fully complies with the requirements of the RFP and the development proposal achieves the City's long-range vision for 1st Avenue and the West Broadway corridors. Staff will have discussions with the selected firm regarding additional goals and design ideas. Once this is complete, contracts for the project with the firm will be brought back to City Council for approval including a purchase agreement and development agreement (including incentives) with the selected developer.

Recommendation

Staff recommends selecting Lockwood as the preferred developer for approximately 6.45 acres of City-owned land at South 30th Street and 1st Avenue and to enter into a purchase, sale, and development agreement.

Attachments

1. Lockwood Submittal
2. Knudson Submittal
3. Resolution

RESPONSE TO
Request for Proposal



PREPARED FOR:

City of Council Bluffs

PREPARED BY:

Lockwood Development
Schemmer Associates Inc.

PROJECT NAME:

Redevelopment of Land Located at
30th Street and 2nd Avenue

PROPOSAL DEADLINE:

October 25, 2024

1. APPLICATION

City of Council Bluffs, Iowa Request for Proposals Cover Page

Project Information

Project Name Redevelopment of Land Located at 30th Street and 2nd Avenue

Organization Information

Name of Developer Lockwood Development

Mailing Address 12910 Pierce Street, Suite 110, Omaha, NE 68144

Contact Person(s) Lindsay Banks

Telephone 402.933.3663 Fax N/A

Email Address Lindsay@lockwooddev.com

Partners

Type	Name and Address	Contact Person
Project Development	Lockwood Development 12910 Pierce Street Suite 110 Omaha, NE 68144	Lindsay Banks 402.933.3663
Architectural Firm	Schemmer 215 South Main Street Suite 101 Council Bluffs, IA 51503	Michael Sinclair, AIA 402.431.6208
Engineering Firm	Schemmer 215 South Main Street Suite 101 Council Bluffs, IA 51503	Rob DuVall, PE 402.431.6369
Other (specify)		
Other (specify)		
Other (specify)		



2. PROJECT SUMMARY

Lockwood Development is excited to partner with the City of Council Bluffs as the master developer for the 30th and 2nd Avenue redevelopment opportunity. Lockwood specializes in overseeing the development process—from acquisitions and entitlements to site demolition, horizontal infrastructure, vertical development, leasing, and finally, project completion and stabilization.

We strive to create a cohesive development that complements the city and aligns with the vision the city has for the West Broadway corridor. Our approach is both collaborative and transparent. We have built relationships with our partners, both public and private, over multiple decades and look forward to each opportunity to work with a new team and learn from each project.

We understand the importance of the West Broadway corridor as it serves as the connector between two vibrant downtowns that are deeply linked to each other's continued success. West Broadway also serves as both an economic hub and transportation corridor, facilitating easy access for both daily commuters and residents.

Phasing

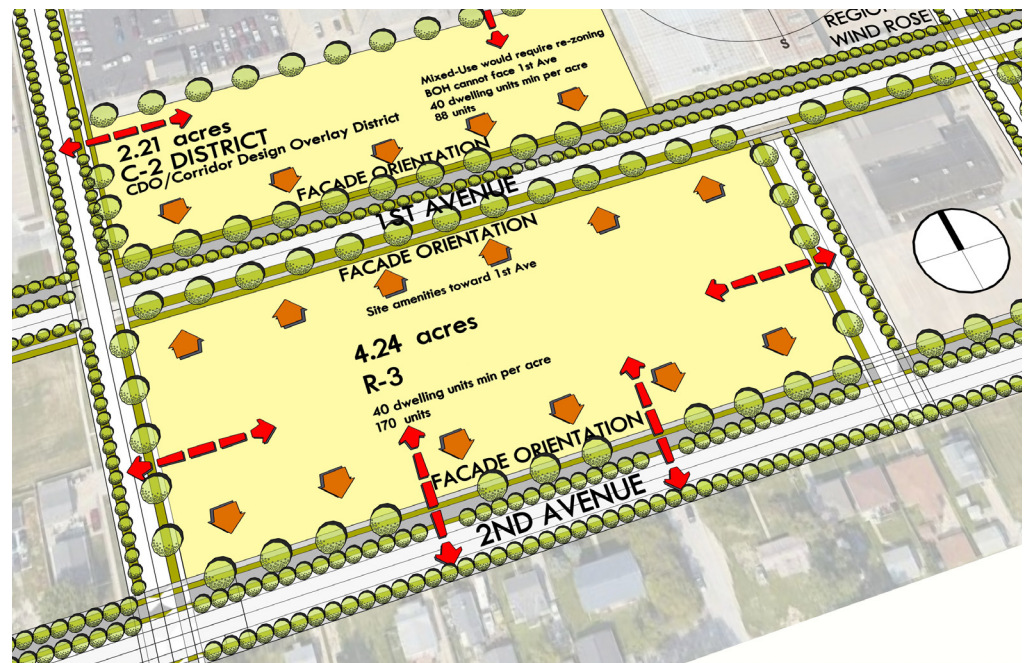
Lockwood anticipates the project redevelopment to be completed in three phases. The phasing of the project would start on the southeast corner and move from east to west. The final phase would include the two buildings north of the 1st Avenue Trail. If the ability to integrate any surrounding properties into the development becomes available, Lockwood would evaluate the opportunity and adjust the overall project plan as appropriate. Our phasing shows we plan to develop from east to west, south to north, thus, maximizing the time available to integrate any surrounding properties that could provide retail or commercial opportunities.

Target Market

Lockwood intends to bring high-quality, for-lease apartment homes to complement the other developments that have recently been or are currently being developed within the area.

A market study will be completed to analyze the current breakdown of unit sizes, floorplans, and amenities to ensure it is appropriate for this site. As each phase of development nears completion, we will evaluate if there is a need to adjust the plan for the following phase to ensure that we build what the market is absorbing and satisfy the needs of the community.

While the townhomes planned for 2nd Avenue are currently considered a "for lease" product, we will complete a market analysis to determine if the market would respond better to a "for sale" townhome.



Site Analysis



Conceptual Aerial View

Building Configuration and Rationale

The Bluffs Tomorrow 2030 Comprehensive Plan suggests considerations be made for a multi-modal corridor along First Avenue. Recognizing this vision and seizing the opportunity to blend different densities while respecting the character of the surrounding area, we will focus on lining the First Avenue corridor with an increased density suitable for transit-oriented development. Re-zoning as an MCR District will be considered to increase density and maximize the use of the lots for development. Both sides of this corridor are envisioned to be lined with four-story apartment buildings with integrated garages and surface parking lots fed internally. The southern property will make use of segmented rows of townhomes facing Second Avenue, which is currently lined with single-family homes to the south. This approach acknowledges the existing neighborhood scale and aesthetics of the original neighborhood in an appropriate and sensitive manner. This mix of new housing creates the market density that currently does not exist in the area and locates a larger number of units close to transit, on the multi-purpose trail, and close to commercial uses on West Broadway.





Target Market

Based on recent comparable market studies, the following unit breakdown is anticipated for the development:

Four Apartment Buildings

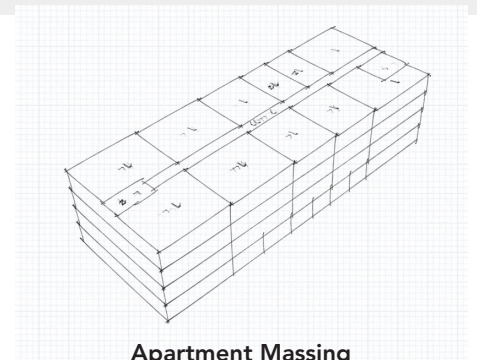
- Two Bedroom (1,000 - 1,200 SF): 74 units total
- One Bedroom (700 - 850 SF): 112 units total
- Studio apartments (500 - 550 SF): 46 units total

Townhomes

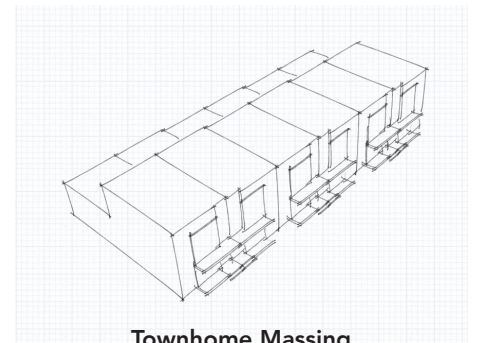
- 2 bedroom (1,600 SF) - approx. 12 units
- 3 bedroom (2,500 SF) - approx. 19 units

Ideally, the mix of units will be monitored as the buildings are developed and adjustments be made to the mix on an as-needed basis. Three-bedroom units have not been included outside of a select number of townhomes, but if the market favors them as the phases build-out, they would be brought in and limited at no more than five percent of the mix.

This breakdown will provide 96 units on the 2.2 acres to the north of First Avenue and 168 units on the 4.2 acres to the south for a total of 264 residential units to be implemented into the various phases of construction outlined in this proposal.



Apartment Massing



Townhome Massing



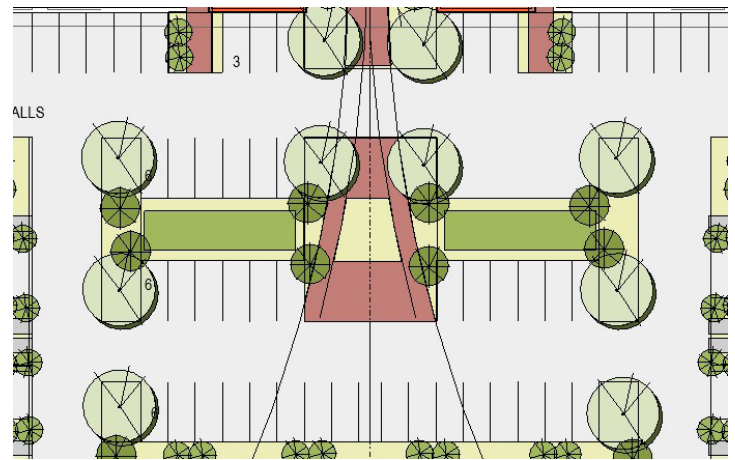
Parking

Residential parking requirements for the area are one stall per unit. The site south of First Avenue with 168 units will require 168 stalls. This is accommodated by 32 townhome garages, 24 garages at-grade of the apartments, and approximately 128 surface lot stalls.

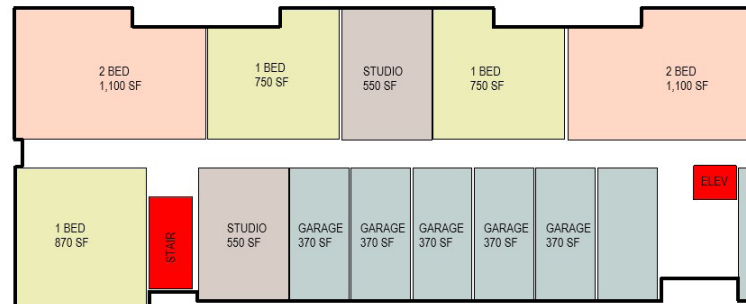
At the north site, 96 apartment units will require 96 parking stalls, along with adequate parking to serve the leasing office/clubhouse facility integrally located at grade. This is accommodated by nearly 70 stalls within the podium-style base of the apartment buildings and another 70 stalls located at surface lots.

Stormwater Management

Our team has experience in this area of town and are aware of the existing stormwater infrastructure limitations. We will work with the City to design an appropriate onsite stormwater management system with more restrictive than typical release rates based on these downstream limitations. Stormwater management may include a combination of surface and underground storm detention systems.



Surface Parking



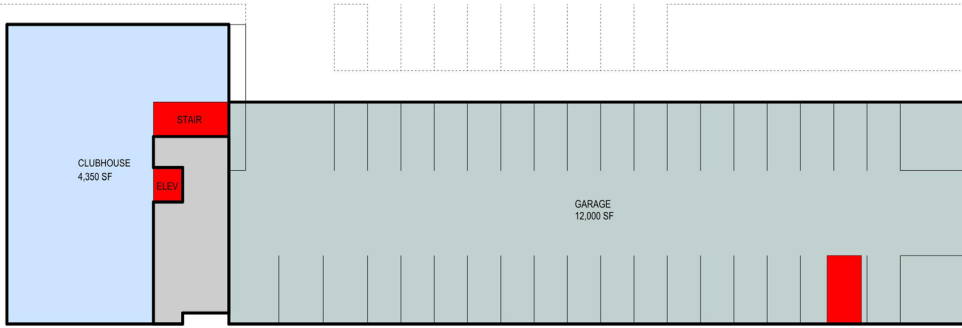
Integrated Garages



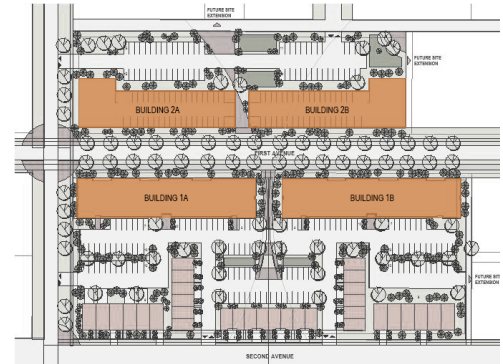
3. PROJECT PLANS

Apartments

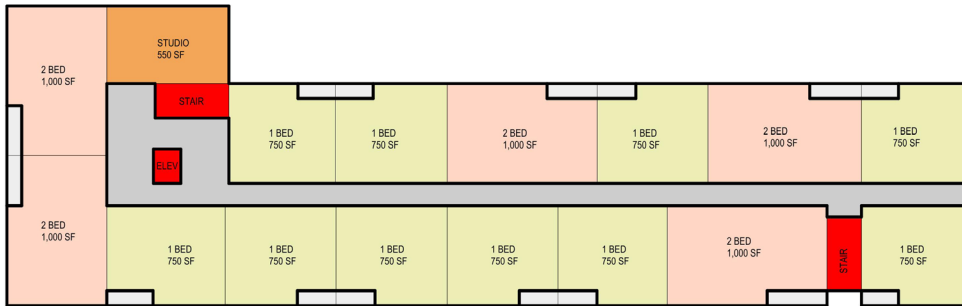
The proposed apartment buildings straddling First Avenue serve as an integral spine to the development, offering convenience, connection, and opportunity.



Ground Floor

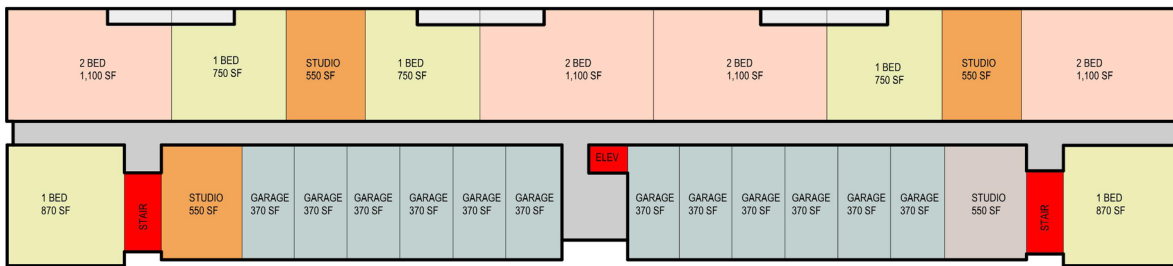


Site Key Plan



Floors 2-4 Typ

BUILDING 2A & 2B



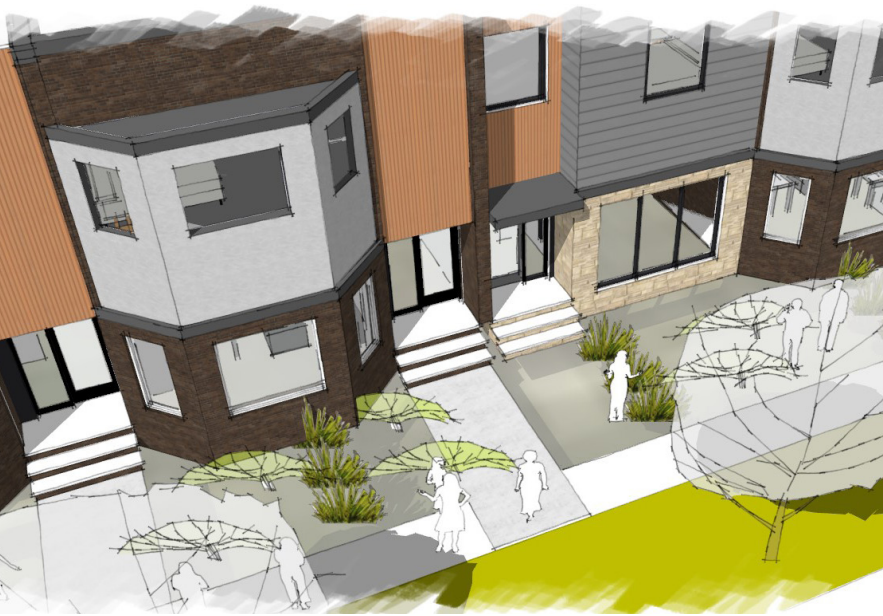
Ground Floor



Floors 2-4 Typ

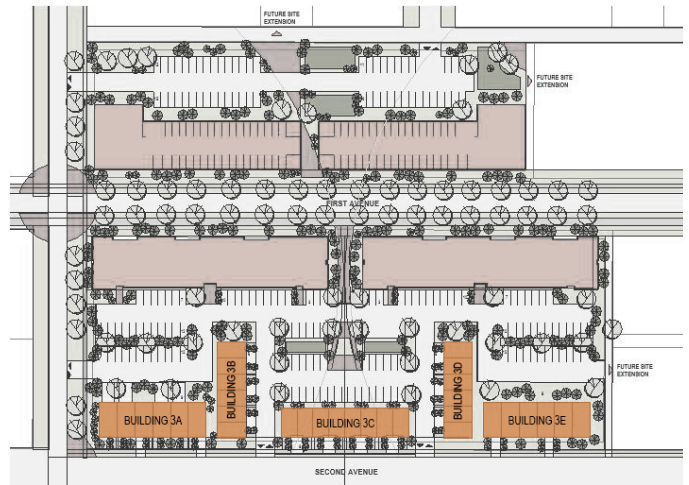
BUILDING 1A & 1B



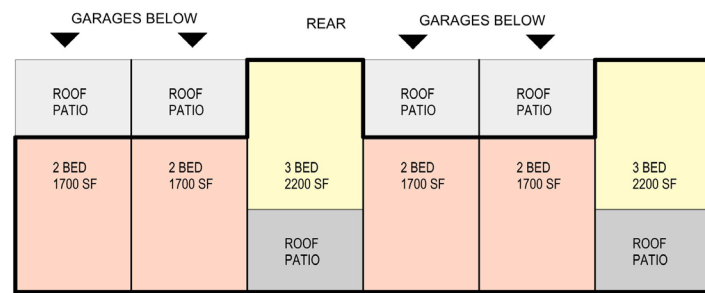


Townhomes

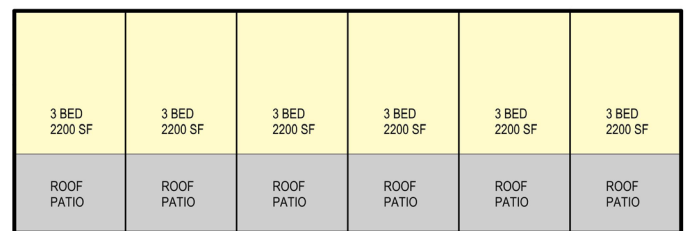
The townhomes offer a wide range of flexibility, customization, and curb appeal along Second Avenue. A mix of two and three-story units, along with a variety of garage types and roof decks arrayed along the southern edge of the development, create a unique and engaging experience at the pedestrian scale.



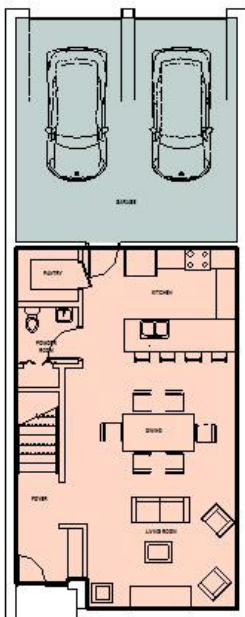
Site Key Plan



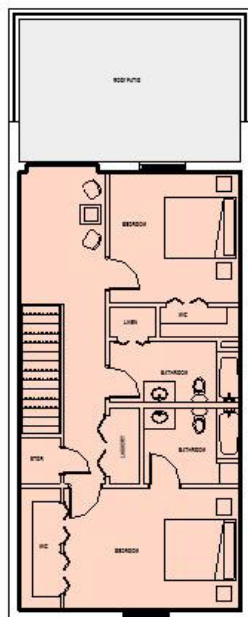
BUILDING 3A & 3E



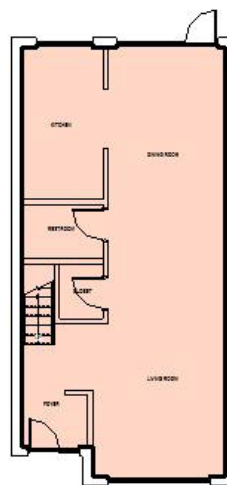
BUILDINGS 3B, 3C, 3D



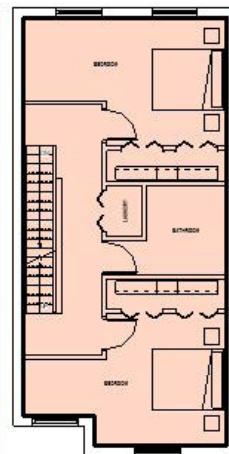
FIRST FLOOR PLAN - TOWNHOME
SCALE: 1/8" = 1'-0"



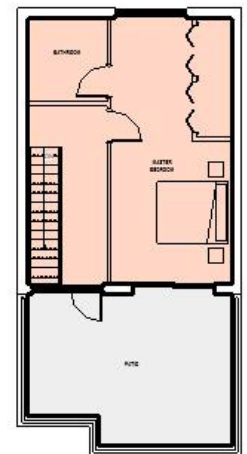
SECOND FLOOR PLAN - TOWNHOME
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN - TOWNHOME
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN - TOWNHOME
SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN - TOWNHOME
SCALE: 1/8" = 1'-0"

POTENTIAL CONFIGURATIONS





View of Townhouses From Second Avenue Looking North

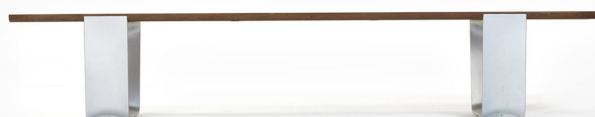


View Looking East Down First Avenue



Amenity Spaces

Key areas around the site will be developed into mini-amenity areas, comprised of gardens, paths, seating areas, and opportunities for fitness and entertainment. These spaces and the potential they bring with them are what connect people to one another, to their surroundings, and to the larger overall community.



Materials

Potential rezoning of the property and subsequent development plans will assist in steering design decisions as they pertain to architectural details.

- Building Facades: encourage color changes, material changes, wall offsets and overall material articulation.
- Roofs: Generally flat and concealed from view. Pitched roofs allowed as architectural accents.
- Building Attachments: Balconies, canopies, eaves, and overhangs will be considered as means of overall building articulation.
- Landscaping: Balance of site outside of building and parking will be considered and treated as prime "landscaping opportunities."

Primary Facade Materials

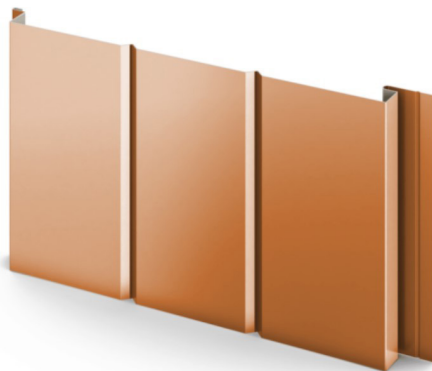
- High Quality
- Durable



Natural/Cast Stone



Clay-fired Brick



Architectural Grade Metal Panels

Complimentary Facade Materials

- Less than 40 percent of gross building elevations
- Less than 50 percent of any given building facade
- Min. 4'-0" above base of building



Fiber Cement



Fiberglass Windows



Facade Detail



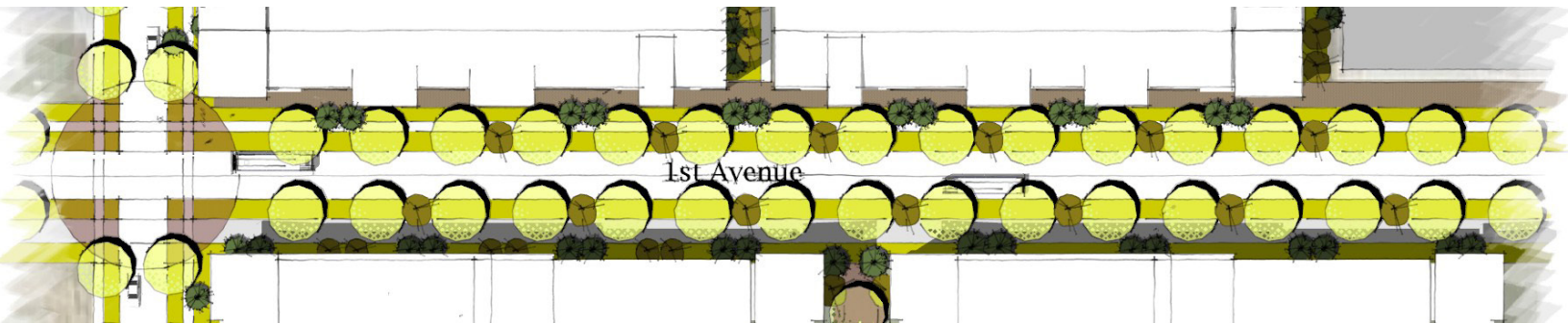
4. DEVELOPMENT TEAM EXPERIENCE

SELECTED LOCKWOOD & SCHEMMER PROJECT

SELECTED LOCKWOOD PROJECTS

SELECTED SCHEMMER PROJECTS

STERLING RIDGE DEVELOPMENT, 132ND & PACIFIC STREET OMAHA, NE
THE CROSSROADS REDEVELOPMENT, 72ND & DODGE STREET OMAHA, NE
AMERICAN INTERSTATE PLAZA OMAHA, NE
HINGE 72 RALSTON, NE
TOWER DISTRICT – 90TH & 370 PAPPILLION, NE
CORNHUSKER – FT. CROOK RD. BELLEVUE, NE
72ND & FARNAM OMAHA, NE
KNUDSON TREEHOUSE, 34TH STREET AND 1ST AVENUE DEVELOPMENT COUNCIL BLUFFS, IA
THE LANDING AT LAKE MANAWA COUNCIL BLUFFS, IA
EMERALD VIEW TOWNHOMES/APARTMENTS LINCOLN, NE
KRUEGER WOODLANDS AT YANKEE HILL LINCOLN, NE
SIERRA SUITES LINCOLN, NE
THE DECO, GREEN ACRE COMPANIES - FALCON DRIVE DES MOINES, IA
WILDERNESS CREEK RESIDENCES LINCOLN, NE



LOCKWOOD & SCHEMMER



72nd & Farnam | Omaha, NE

SIZE

24 two-bedroom units, 96 one-bedroom units, and 56 studio units

CONSTRUCTION

Starting in 2025

PROJECT DESCRIPTION

The project site consists of five parcels located at the southwest corner of 72nd and Farnam Street. The site previously contained aged structures for retail, service and restaurant uses. The project will revitalize a prime corner of Omaha and bring a higher density, vibrant residential and commercial space with a mixed population base right next door to the new Omaha library and the Crossroads project.

The proposed project includes the new construction of a five-story building that will include commercial retail space and parking on the first two levels. There will be approximately 176 apartments, a clubhouse for residents, and two small commercial tenant spaces. Near the 72nd Street frontage of the building, there is a planned ground-level cut out that would function as a drive-through site for the commercial tenants.

The apartments will consist of approximately 24 two-bedroom units, 96 one-bedroom units, and 56 studio units. Rent will range from \$1195 to \$2,600 per month with an average of approximately \$1,550 for a standard one-bedroom unit.

The development team has discussed the project with the current commercial tenants and has made them aware of the possible redevelopment of the site.



4. DEVELOPMENT TEAM EXPERIENCE

LOCKWOOD



Sterling Ridge Development, 132nd & Pacific Street | Omaha, NE

NOTABLE TENANTS

Office

- LinkedIn Corporate Headquarters
- Centris Federal Credit Union
- Lockwood Development
- Renaissance Financial
- RBC Wealth Management
- Cline Williams

Retail

- Pacific Eating House
- Summer Kitchen Cafe
- Charred Burger + Bar
- Kontempo

SERVICES PROVIDED

- Land Acquisition
- Master Planning
- Entitlements
- Master Developer
- Horizontal Infrastructure

PROJECT RELEVANCE

153-Acre Mixed-Use Development, Redevelopment of former Ironwood Country Club & Golf Course

- Retail: 30,000 SF
- Office: 600,000 SF
- Senior Living: 225 Units (The Heritage at Sterling Ridge)

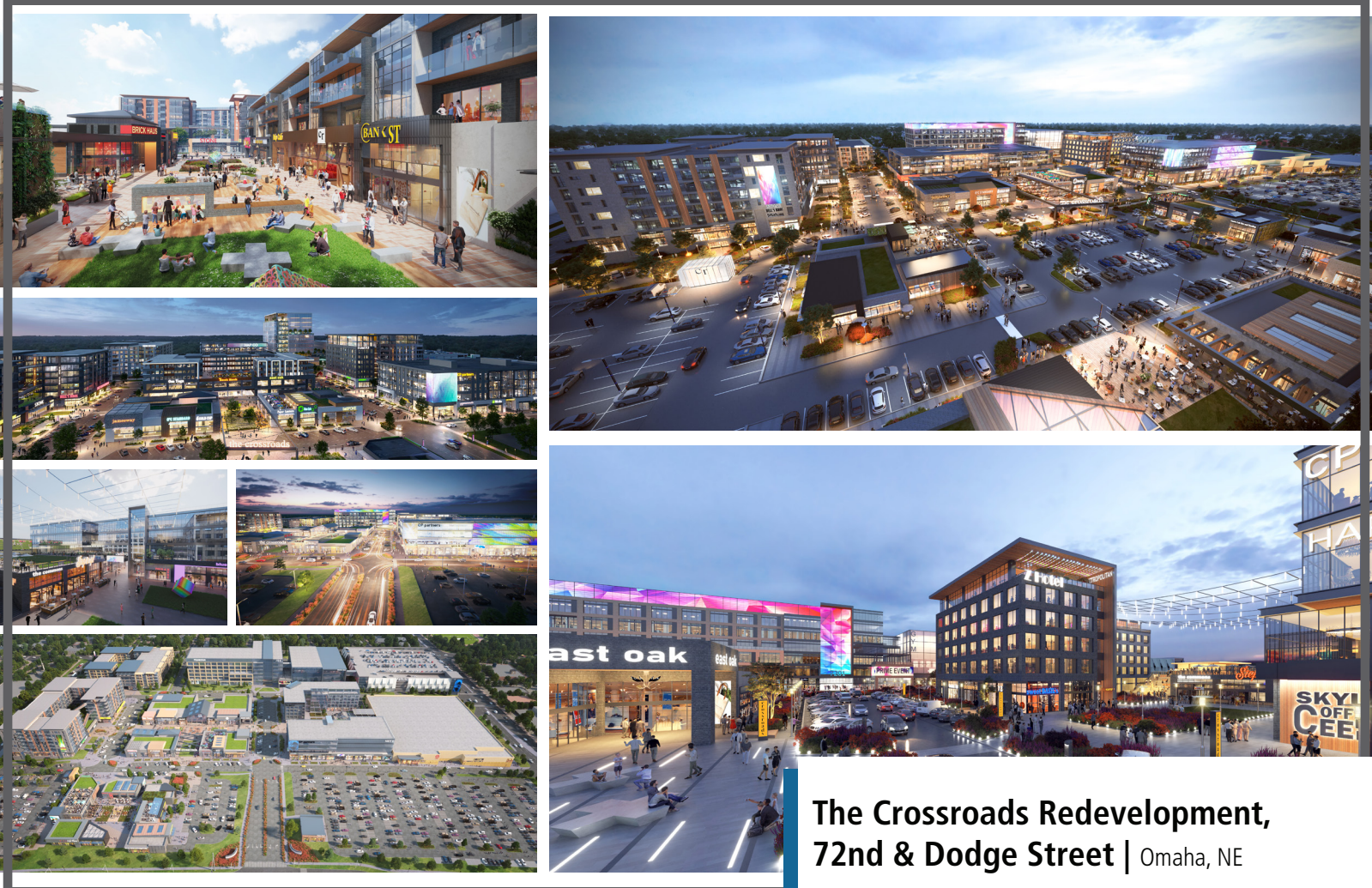
- Architectural Design
- Construction Documents
- Construction Administration
- Leasing
- Property Management

- Multi-Family: 200 Units (Avidor Living, 55+ Age Restriction)
- The Tri-Faith Initiative: 38 Acres (Temple Israel, Countryside Community Church, American Muslim Institute)
- Residential: 65 Single-Family, Custom Home Lots (Sterling Ridge Estates)



4. DEVELOPMENT TEAM EXPERIENCE

LOCKWOOD



**The Crossroads Redevelopment,
72nd & Dodge Street | Omaha, NE**

SERVICES PROVIDED

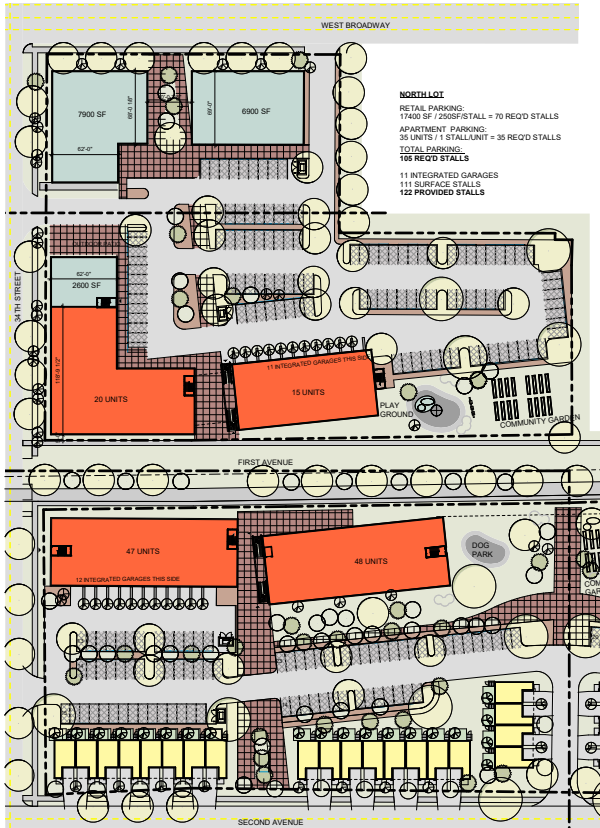
- Land Acquisition
- Master Planning
- Entitlements
- Master Developer
- Horizontal Infrastructure
- Architectural Design
- Leasing
- Property Management

PROJECT RELEVANCE

- 40-Acre Mixed-Use Development,
Redevelopment of former Crossroads Mall
(regional mall)
- Retail: 40 Acres
 - Multi-Family: 600 Units
 - Hotel
 - Office
 - Entertainment
 - Senior Living



SCHEMMER



Knudson TreeHouse, 34th Street and 1st Avenue Development |
Council Bluffs, IA

SIZE
239,300 SF

CONSTRUCTION
Confidential

PROJECT DESCRIPTION

The city of Council Bluffs, Iowa’s vision is to rebuild an urban two-mile stretch of West Broadway, to serve as an attractive front door to the community. It serves to unite the neighborhoods, provide access and connectivity, and stimulate economic redevelopment and private investment in existing properties. The Western Gateway Project at 34th Street and 1st Avenue will help carry this vision by re-imagining the 8-1/2 acre property into a development that reflects the community’s care for its image, public spaces and quality of life. The development is planned to include:

- Six apartment buildings
- Two-bedroom (1,000 – 1,100 SF): 85 units total
- One-bedroom (700 – 800 SF): 97 units total
- Studio apartments (500 – 600 SF): 35 units total
- Townhomes – two bedroom (1,300 SF over 700 SF garage): 34 units total

It will also include healthy housing features such as indoor fitness amenities, common kitchen facilities, restorative outdoor views, bike trails, community gardens, outdoor playgrounds, and much more.

Schemmer provided architectural and engineering conceptual designs for the development.



SCHEMMER



The Landing At Lake Manawa |
Council Bluffs, IA

SIZE
29-Acre Development
CONSTRUCTION
N/A

PROJECT DESCRIPTION

The 29-acre site will consist of single-family homes, townhomes and four apartment buildings.

Schemmer provided schematic design and development planning services for Knudson Development's project located on the north shore of Lake Manawa in Council Bluffs. The development will include a clubhouse and pool, walking paths, a dog park, community gardens and other outdoor spaces for the benefit of residents.

Schemmer designed the site layout and conceptual building designs and Confluence was the landscape architect. Schemmer provided the development drawings for submittal to the City, and the City approved them in the summer of 2020.

Schemmer studied views to Lake Manawa using a drone to photograph various elevations as seen from apartment windows. Apartment buildings have ground-level parking, which is a podium for the units above. This results in less impervious coverage of the site, which decreases the stormwater management needs and also raises apartment levels for better views. Apartment buildings also have grade-level outdoor living spaces with fireplaces. These connect to community gardens and walking paths. One-bedroom, two-bedroom and studio apartments are planned. Townhomes are two and three-bedrooms.



SCHEMMER



**Emerald View Townhomes/
Apartments** | Lincoln, NE

SIZE

6 four-plex townhomes, 13 eight-plex apartment building for a total of 128 units

CONSTRUCTION

N/A

PROJECT DESCRIPTION

The Lincoln Housing Authority is planning a new development of affordable housing located at S. Folsom Street and W. Old Cheney Road. The 13.62-acre development will consist of 4-plex townhomes. Eight-plex apartment buildings, a clubhouse, maintenance building, playgrounds, community garden, several detached garage buildings and other site amenities. 128 units are planned, 75 percent of which will be income-restricted or affordable. Schemmer provided preliminary design services to enable LHA to apply for Low Income Housing Tax Credits (LIHTC) and assisted with the site rezoning and annexation and Community Unit Plan for the development.

Upon award of tax credits, Schemmer was contracted to assist with full design and CA services. The development is planned to be constructed in two phases with Phase One currently under construction.



SCHEMMER



Krueger Woodlands at Yankee Hill |
Lincoln, NE

CONSTRUCTION
Confidential

PROJECT DESCRIPTION

Schemmer was engaged to assist with initial site development layout of their 15-acre property in South Lincoln with the goal of accommodating approximately 400 units. Additional site amenities include a clubhouse and several detached garage buildings.

The team ultimately developed and selected a plan consisting of eight apartment buildings to proceed into design and construction. Building features consist of 60 units (studio, one and two-bed units), integral garages at ground floor, underground parking, and balconies for several of the units.

Phase 1 of construction, consisting of two apartment buildings and the clubhouse, is currently underway with completion anticipated in late 2024.



4. DEVELOPMENT TEAM EXPERIENCE

SCHEMMER



Sierra Suites | Lincoln, NE

SIZE
14,400 SF

CONSTRUCTION
Confidential

PROJECT DESCRIPTION

The 67,900 SF, mixed-use building has retail space on the ground level and 40 one-bedroom apartments on the second and third levels. Sierra Suites offers 14,400 SF of commercial space on the first floor, with suites ranging from 1,736 to 5,600 SF. Situated at a highly visible location, the ground level retail is designed to enable a variety of uses including drive-up service such as a coffee shop.

The second and third floor one-bedroom apartments range in size from 692 to 981 SF. A high density of units was achieved on the site as a result of the underground parking garage, which is provided for resident parking. This allows surface parking to be dedicated to customers of the ground level retail shops.

Schemmer worked in conjunction with Krueger Development and their design architect, Keith Dubas. Schemmer provided architectural and structural, mechanical and electrical engineering services.



SCHEMMER



The Deco, Green Acre Companies - Falcon Drive | Des Moines, IA

SIZE
63,950 SF

CONSTRUCTION
\$20M (est.)

PROJECT DESCRIPTION

The Deco is a proposed mixed-used building located in downtown Des Moines in the developing neighborhood just south of the Pappajohn Sculpture park. Schemmer is providing architecture and geotechnical, civil, structural, mechanical, and electrical engineering services for this project.

The building footprint will utilize the entire property area and even incorporate railroad easements to maximize rentable area. The ground level commercial space opens up to, and is accessible from, the pedestrian-friendly 13th Street, connecting it with the sculpture garden and other downtown amenities. The south elevation features the main residential entry, which provides easy access to available garage and street parking.

The project will have 78 residential apartments on floors two through five and the ground level will have available commercial space. There will be several amenities located on the first and second floors. These include a public courtyard overlooking 13th street, exercise facilities, covered parking, and guest rooms. There is a range of studio to two-bedroom apartments, but the square footage size of the apartments is relatively compact, reflecting its downtown location and available building footprint. The one and two-bedroom units are provided with medium-sized balconies with glass and steel guardrails.

Exterior materials include blond brick, composite cement panels, and large glass openings. Schemmer is working diligently with the City planners to get quick approval of the City’s extremely thorough Site Plan and Urban Design Review requirements.

4. DEVELOPMENT TEAM EXPERIENCE

SCHEMMER



Wilderness Creek Residences |
Lincoln, NE

SIZE
65,120 SF

CONSTRUCTION
Confidential

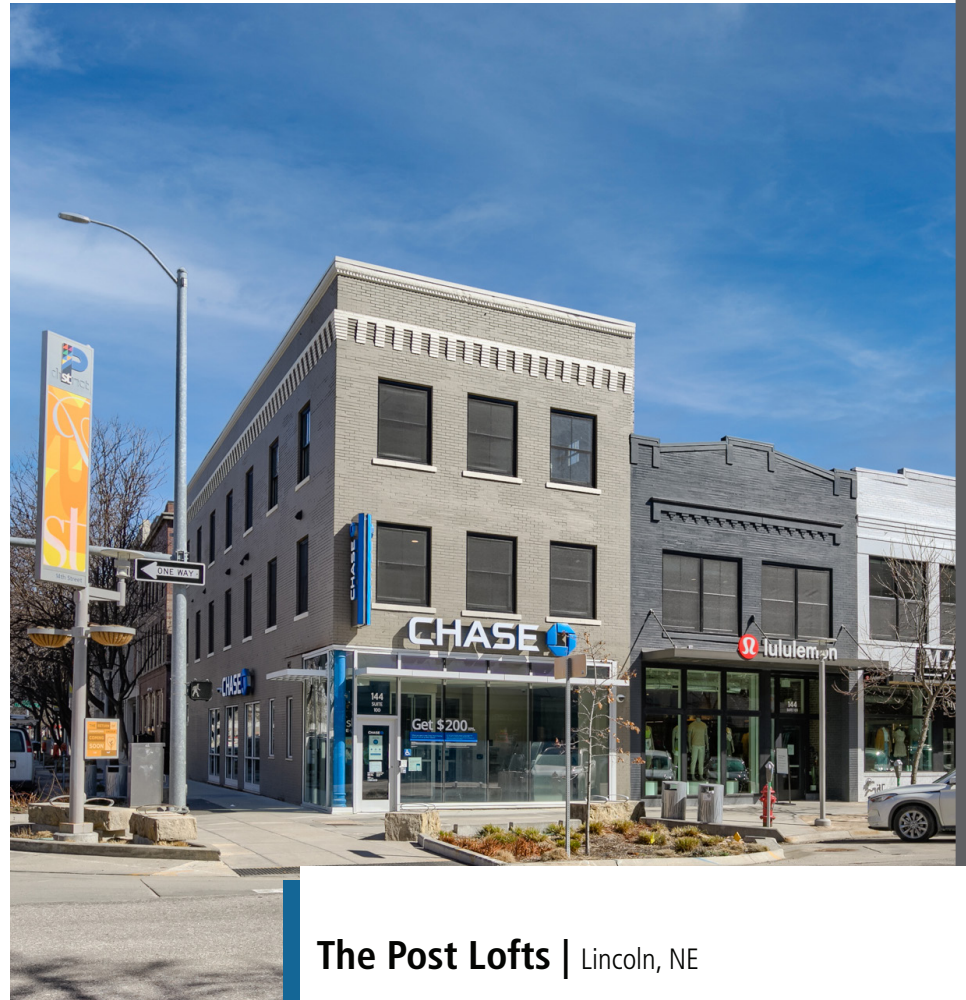
PROJECT DESCRIPTION

Wilderness Creek Residences is a three-story, 65,120 SF market-rate apartment building with underground parking. It consists of 46 units ranging in size. Efficiency, one, two and three-bedroom units with an open concept are provided. The main level common area living space has a fireplace and balcony overlooking the adjacent creek valley of mature trees. Amenities such as a fitness center, lounge room, storage units, and private dog park area are also provided to residents.

Schemmer provided architectural, and structural, mechanical and electrical engineering services.



SCHEMMER



The Post Lofts | Lincoln, NE

SIZE
15,500 SF

CONSTRUCTION
\$17.7M

PROJECT DESCRIPTION

The Post Lofts is a 15,500 SF mixed-use urban rehabilitation project located at 14th and P Streets in Lincoln. Three early 1900s buildings were joined together with updated infrastructure, new floor and roof structure, modern utilities, facade restoration, and historically-accurate window replacement.

The street level houses three national and local commercial tenants, inserting new retail within the downtown core. On the upper levels, eight living units were incorporated into the historic structure, including strategically located loft spaces and a rooftop community deck and garden. The project exposes historic murals and materials throughout both the public and private spaces.

Schemmer and the design team provided architectural and engineering services for all aspects of the project, including historic preservation and adaptive reuse.



LOCKWOOD DEVELOPMENT

KEY PERSONNEL



**LAWRENCE R.
"CHIP" JAMES II**
Developer

BIO

Lawrence R. "Chip" James II is the Founder and President of Lockwood Development. An Omaha native, Chip formed Lockwood Development in 2002 due to his passion and love of real estate and creating assets for the city. Chip has completed or is in the development phase of completing over \$2 billion worth of commercial projects. Chip is responsible for establishing the vision and direction for projects under development as well as driving continued and strategic growth for the company. He strongly believes in philanthropy and is very passionate about the Omaha community and supports various charitable civic organizations as well as sitting on many Boards including Kaneko, Bemis Center for Contemporary Arts and Brownell Talbot. Chip's driving force is making sure that every project he develops creates value for the City of Omaha and is the right use for the development location.



EMILY O'CONNOR
Lead Project Specialist

BIO

Emily is the Vice President of Lockwood Development. Emily's focus at Lockwood is to lead project teams through all aspects of the development process including pre-development, design and construction coordination, goal setting, and lease or sale negotiation. Emily is relationship-oriented and works closely with the client as a true teammate to ensure a successful project process and outcome. Emily is currently the Project Lead Specialist on the 200,000 SF build-to-suit office building for LinkedIn's regional headquarters. Having worked with LinkedIn since 2015, Emily has stayed involved from the very first meeting to the transition to the Property Management Team which is anticipated to be Fall 2021.

Emily has a diverse background in the industry including property management, and lease negotiation. She has been involved with every aspect of the company since she joined Lockwood in 2005. Emily plays an integral role in advocating and supporting the mission of various civic organizations through volunteer work, organizing multiple drives, and assisting in community partnerships. Emily is the 2021 President-Elect for CREW (Commercial Real Estate Women) which is a Global Network and locally includes over 160 members and currently holds the Community Outreach Board position for CREW.



LOCKWOOD DEVELOPMENT

KEY PERSONNEL



BOB BEGLEY
Project Specialist

BIO

Bob is the Senior Vice President of Lockwood Development. Bob oversees all aspects of development with an emphasis on budgeting, financing, investments, asset plans and lease negotiations. Bob is a results-driven professional with strong communication skills who specializes in collaborative real estate development and investment transactions. Using over 20 years of experience in the industry, Bob works to understand the client needs and business services, analyze their opportunities and strategize with the client to find win-win solutions. Currently, Bob is the Lead Project Specialist on the Iron Bluff mixed-use development located at 204th & F Streets.



LINDSAY BANKS
Project Specialist

BIO

Lindsay is the Development Project Manager for Lockwood Development. Having joined Lockwood in 2020, Lindsay's primary focus is to manage various Lockwood development projects through entitlement, design, construction, and lease/purchase negotiations. Before joining Lockwood, she spent 10 years as a leasing and sales broker, with an emphasis on representing landlords and commercial property owners in a four-state area. With her expertise as an Owner's Representative, she is focused on balancing the competing interests of budget, schedules, and long-term goals. Lindsay is involved in many civic and professional organizations such as the International Council of Shopping Centers (ICSC) and currently holds the Nebraska state chair position for retail and restaurants.



LOCKWOOD DEVELOPMENT

KEY PERSONNEL



ADEN BOYLE

Real Estate Development
Coordinator

BIO

Aden is the Real Estate Development Coordinator for the Development Team. He is a dedicated Real Estate Development Coordinator at Lockwood Development, where he plays a pivotal role in orchestrating the seamless execution of development projects.

With a bachelor's degree from the Heider College of Business at Creighton University, Aden interned full time for 4 years while pursuing his academic achievements. Prior to his role as Development Coordinator, Aden gained valuable experience working with various departments within the organization including Commercial Real Estate Development, Commercial Property Management and Finance/Accounting where he honed his expertise in market analysis, financial modeling, and risk management. Aden a unique blend of skills that enable him to navigate the complexities of real estate development with ease.

At Lockwood Development, Aden spearheads the coordination of various aspects of the development process, from site selection and feasibility studies to zoning approvals and construction management. He thrives in dynamic environments, where he can leverage his analytical prowess and creative thinking to overcome challenges and drive projects forward.

Outside of his professional endeavors, Aden actively volunteers his time at valuable non-profit organizations within the Omaha Area, including the American Red Cross and Heartland Family Services.



SCHEMMER

KEY PERSONNEL



**MICHAEL SINCLAIR,
AIA**

Project Manager / Design
Architect

REGISTRATIONS

Licensed Architect: NE, SD
National Council of Architectural Registration Board
(NCARB)

BIO

Michael has more than 25 years of diverse experience in new construction and renovation projects from design through construction administration. His experience includes multifamily, educational, mixed-use developments, military, industrial and commercial office projects. Michael is an experienced and passionate designer, with a strong interest in conceptual design, Building Information Modeling and the critical transfer of that knowledge and information through construction documentation and into construction.

EXPERIENCE

KRUEGER DEVELOPMENT | Lincoln, NE
The Mirada South Ridge Village
The Dakota Woodlands at Yankee Hill
Sierra Suites

LINCOLN HOUSING AUTHORITY | Lincoln, NE
Emerald View Apartments

KNUDSON MANAGEMENT CO. | Council Bluffs, IA
The Tree House | Apartments and Townhomes
The Landing | Apartments and Townhomes

PONCE PROPERTIES | Lincoln, NE
70th and Rebel Apartments
Nicole Lane Apartments



**ANGEL COLEMAN,
AIA**

Project Architect

REGISTRATIONS

Licensed Architect: NE

BIO

For 19 years, Angel had her own photography business. Recently licensed, Angel was one of 12 in the nation chosen as an AIAS 2022 Crit Scholar for her thesis on Education, then earned the Cunningham Bronze Award. Since earning her Master's Degree in Architecture, she now brings her eye for detail and beauty to every project she designs. Angel is currently working on educational, multi-family, commercial, healthcare and recreational projects.

EXPERIENCE

MERCY HOUSING | Lincoln, NE
Timber Creek Apartments

LINCOLN HOUSING AUTHORITY | Lincoln, NE
Emerald View Apartments

KRUEGER DEVELOPMENT | Lincoln, NE
Woodlands at Yankee Hill Apartments

PONCE PROPERTIES | Lincoln, NE
Nicole Lane Apartments

UNIVERSITY OF NEBRASKA-LINCOLN | Lincoln, NE*
Graduate Learning Assistant - Environmental Technical
Systems
Teaching Assistant - Structural Optimization

LANCASTER COUNTY | Lincoln, NE
Facilities Study

** completed prior to joining Schemmer*



SCHEMMER

KEY PERSONNEL



DAN KERNS,
AIA
Principal in Charge

REGISTRATIONS

Licensed Architect - IA, NE, IL, SD, ND, AR, OK, WA
National Council of Architectural Registration Boards

BIO

Dan is a principal in the firm and serves as Schemmer's Commercial Market Leader, Executive Manager of Architecture and senior project manager. He is a licensed architect in eight states with more than two decades of experience in the architecture industry. Throughout his career, Dan's project experience has spanned numerous market types and building systems, with a focus on commercial and retail projects. He has the ability to produce creative and cost effective design solutions that address the client's needs.

EXPERIENCE

EYE CARE WEST | Omaha, NE
Due Diligence

BETTER BUSINESS BUREAU | Omaha, NE
Office Space Programming Study

ACADIA HEALTHCARE COUNSELING | Council Bluffs, IA
Treatment Center

FLEX PHYSICAL THERAPY AND SPORTS MEDICINE |
Omaha, NE
Interior Tenant Fit Out

NORTH CENTRAL STATES REGIONAL COUNCIL OF
CARPENTERS

Office and Training Center | Papillion, NE
Office and Training Center | Altoona, NE



JACKIE BACON,
NCIDQ
WELL AP
Interior Design

BIO

Jackie is a skilled interior designer with over 10 years of experience creating functional and inspiring spaces. She has successfully completed projects in a variety of sectors, including faith-based, education, workplaces, and residential homes. Jackie is dedicated to understanding her clients' needs and creating environments that are both visually appealing and meaningful. Her goal is to deliver high-quality projects that enhance the human experience.

EXPERIENCE

Church of the Resurrection West | Olathe, KS*

Auburn-Washburn Middle School | Topeka, KS*

Stetson Hall Sawyer Library | Williams College, MA*

Southeast Community College Academic Excellence
Center | Beatrice, NE*

Sandy Creek (NCAPS) High School | Fairfield, NE*

Sprious Office | Lincoln, NE*

Chadron State College Math Science Renovation |
Chadron, NE*

Museum of Nebraska Art (MONA) | Kearney, NE*

** completed prior to joining Schemmer*



SCHEMMER

KEY PERSONNEL



**ROB DUVALL,
PE**
Civil Engineer

REGISTRATIONS

Registered Civil Engineer - IA, CO, MO, NE, OK, LA

BIO

Rob has 14 years of experience specializing in civil/site design that includes grading, drainage, utilities, paving, lighting and other site improvements. His project experience includes site development, stormwater quality and management, ADA accessibility, septic system design, pavement repair, sanitary improvement district, residential, sediment basin removal and bike/trail projects, as well as Spill Prevention Control and Countermeasure Plans (SPCCP) and Phase I ESA reports. His responsibilities include developing contract and construction documents, permitting, bidding services and construction administration. Familiar with the project design process, he is strong in evaluating compliance requirements and coordinates well with subconsultants.

EXPERIENCE

LANOHA DEVELOPMENT | Omaha, NE*

The Village at Mission Pines

The Village on the Preserve

BROADMOOR | Omaha, NE*

SUMMIT APARTMENTS | Lincoln, NE

Highway 2 Senior Living Development

CHILDREN'S SQUARE U.S.A. | Council Bluffs, IA

GOOD SAMARITAN SOCIETY | Mandan, ND

Skilled Nursing Facility

** completed prior to joining Schemmer*



**ELENA HOFF,
PE**
Structural Engineer

REGISTRATIONS

Professional Engineer - IA, CO, NE, ID, NC, SC

BIO

Elena has nine years of experience as a structural engineer and has worked on many commercial, industrial, education and multifamily facilities. She has design experience across 16 states. Elena has designed over 600 residential units in the last three years.

EXPERIENCE

LINCOLN HOUSING AUTHORITY | Lincoln, NE
Emerald View Apartments

JRDN, LLC | Pagosa Springs, CO
Bison Shops of Pagosa Springs

MAVENCRIX DEVELOPMENT | Multiple Locations
West Des Moines Active Adult Development |
West Des Moines, IA
Grimes Villas | Grimes, IA

SOUTH OF DOWNTOWN CDO | Lincoln, NE
Fourplex

KRUEGER DEVELOPMENT | Lincoln, NE
Woodland Acres

MERCY HOUSING | Omaha, NE
Timber Creek



SCHEMMER

KEY PERSONNEL



JEFF KULHANEK,
PE
Mechanical Engineer

REGISTRATIONS

Registered Professional Engineer - IA, NE, AR, AL, KS, MT, TN, WA, CO, FL, GA, IL, MI, MN, MO, ND, NM, OH, OK, SD, TX, VA, WI, WY

BIO

Jeff has 22 years of experience working on a wide range of HVAC projects in various market sectors including commercial, higher education, healthcare, senior living, K-12 education, research laboratories and restaurant. He is well-versed in renovations of existing buildings, which present unique challenges distinct from new construction. In addition, Jeff was previously project manager for UNMC, which gave him the opportunity to observe the owner's perspective throughout a project. His design work goes beyond simply creating a functioning HVAC system; it encompasses both owner and occupant education in order to comprehend fully the operation and control of the facility's HVAC system.

EXPERIENCE

KRUEGER DEVELOPMENT | Lincoln, NE
Chantaclear 6
Sierra Suites

WAYNE STATE COLLEGE | Wayne, NE
Bowen Hall Renovation

UNIVERSITY OF NEBRASKA MEDICAL CENTER |
Omaha, NE
Wittson Hall Auditorium Renovation Study
Wittson Hall Laboratory Upgrades*

** completed prior to joining Schemmer*



JONATHAN FANT,
PE
Electrical Engineer

REGISTRATIONS

Registered Electrical Engineer - IA, NE, AK, AL, AR, CA, ID, IL, IN, MN, MO, MT, NJ, NY, OK, PA, TN, TX, VA, WA, District of Columbia

BIO

Jonathan has 42 years of experience as an electrical engineer with an emphasis on electrical power and electrical safety and serves as Schemmer's Electrical Department Manager. He has performed engineering, design and drafting on projects ranging from commercial, industrial manufacturing, specialized facilities, including hospitals, schools, aircraft hangars and laboratories, to large hydroelectric refurbishments, electric utility designs, and oil and gas projects. Jonathan has extensive experience doing lighting, power distribution, generation, grounding, system analysis, and protection and control. He has experience leading teams, including supervising a combined Electrical, Instrumentation and Controls, and Fire and Gas department.

EXPERIENCE

NATIONAL PARK SERVICE | Various Locations
Badlands National Park Rehab Cedar Pass Cottage |
Interior, SD
Herbert Hoover National Historic Site Renovations |
West Branch, IA
Wilson's Creek National Battlefield | Republic, MO
William Howard Taft National Historic Site
Renovations | Cincinnati, OH



Structure:

Underwriting for our proposed financial structure will be comprised of cash equity, debt financing with local lenders, and through our partnership with the City of Council Bluffs, as well as any other incentive programs that will help to make this project profitable and successful. The Contingency Section more fully details the incentives to consider and pursue during due diligence.

Lockwood plans to oversee the horizontal infrastructure work on-site and self-develop the multifamily properties. Upon completion of this project, Lockwood will engage a third-party professional property management company to handle the ongoing leasing and property management of this development.

Proforma:

The enclosed Development Proforma and sources/uses is based on the conceptual site plan that has been submitted.

The following assumptions have been made on the attached proforma:

- The entire project is developed at one time
- The proforma does not include TIF and Grants, only a land contribution of \$880,000 in assumed equity from the City
- Taxes are assumed to be approximately \$4,000.00 per unit with a three percent annual increase
- The assumed vacancy factor is five percent except for years 3-10
- Expenses increase at three percent annually over the ten year proforma
- Rents increase at three percent annually over the ten-year proforma
- Financing will be secured upon final draft of the Development Agreement with the City

Financial Ability & Developer Experience:

Lockwood Development is a full-service real estate development firm. Being a native of Omaha, Lockwood's founder, Lawrence R. "Chip" James II, has a passion for real estate and defining the highest and best use for each parcel of land he develops.

Throughout his career, Chip, along with the Lockwood Development Team, has developed projects for some of the area's most recognizable names such as LinkedIn, Lindsay Corporation, Northstar Financial Services (now Orion), Centris Federal Credit Union, Mahogany, Charleston's, Hy-Vee, Panera Bread, Starbucks, Fareway, Wells Fargo, Renaissance Financial, RBC Wealth Management, Cline Williams, Morgan Stanley, Black Hills Energy, Chipotle, and many others. Lockwood has developed a value of over \$1.8B in real estate, manages 250+ commercial tenants and manages over two million square feet.

Lockwood has experience in working on incentive-based projects in multiple jurisdictions and prides themselves on a collaborative working relationship with each city's local government. Lockwood has a proven track record of both in-fill and suburban projects such as Sterling Ridge (132nd and Pacific), Iron Bluff (204th and F) and the \$750M redevelopment of The Crossroads (72nd and Dodge), and many more.

Lockwood maintains a wide variety of relationships with commercial and permanent lenders, financial institutions and equity investors, ensuring our ability to execute this project's financing needs. Lockwood will maintain full insurance coverage for the nature of the work and provide any further proof of the developer's ability to execute as required or requested.



6. FINANCIAL SUMMARY

Unit Mix		
Studio	46	17%
One-bedroom 1 Bath	112	42%
Two-bedroom 2 Bath	74	28%
Two and Three-bedroom Townhomes	33	12%
Unit Mix	265	100%

265 Units	# of units	Projected Monthly Rent	Sq. Ft.	\$ / SF
Studio	46	\$850.00	500	\$1.70
One-bedroom	112	\$1,050.00	750	\$1.40
Two-bedroom	74	\$1,500.00	1,100	\$1.36
Two and Three-Bedroom Townhomes	33	\$2,600.00	2,500	\$1.04
				\$1.30
Total All Buildings	265			



6. FINANCIAL SUMMARY

30th & Broadway
265 Unit Apartment Community
10 Year Proforma

	Year 0 - Phase 1 Only	Year 1	Year 2	Year 3/ Stabilization	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Redemption-Year 11
		15% Vacancy/ 3% Increase										
Gross Potential Rent	\$ 4,369,260	\$ 4,500,338	\$ 4,635,348	\$ 4,774,408	\$ 4,917,641	\$ 5,065,170	\$ 5,217,125	\$ 5,373,639	\$ 5,534,848	\$ 5,700,893	\$ 5,871,920	\$ 6,048,078
Less Vacancy(5%)	\$ (1,092,315)	\$ (675,051)	\$ (231,767)	\$ (238,720)	\$ (245,882)	\$ (253,258)	\$ (260,856)	\$ (268,682)	\$ (276,742)	\$ (285,045)	\$ (293,596)	\$ (302,404)
Effective Rent	\$ 3,276,945	\$ 3,825,287	\$ 4,403,581	\$ 4,535,688	\$ 4,671,759	\$ 4,811,911	\$ 4,956,269	\$ 5,104,957	\$ 5,258,105	\$ 5,415,849	\$ 5,578,324	\$ 5,745,674
Other Income	\$ 223,200	\$ 334,800	\$ 344,844	\$ 355,189	\$ 365,845	\$ 376,820	\$ 388,125	\$ 399,769	\$ 411,762	\$ 424,115	\$ 436,838	\$ 449,943
Total Other Revenue	\$ 3,500,145	\$ 4,160,087	\$ 4,748,425	\$ 4,890,877	\$ 5,037,604	\$ 5,188,732	\$ 5,344,394	\$ 5,504,725	\$ 5,669,867	\$ 5,839,963	\$ 6,015,162	\$ 6,195,617
Total Operating Revenue	\$ 3,500,145	\$ 4,160,087	\$ 4,748,425	\$ 4,890,877	\$ 5,037,604	\$ 5,188,732	\$ 5,344,394	\$ 5,504,725	\$ 5,669,867	\$ 5,839,963	\$ 6,015,162	\$ 6,195,617
Operating Expenses	\$ 140,702	\$ 167,232	\$ 173,701	\$ 178,754	\$ 183,959	\$ 189,320	\$ 194,843	\$ 200,530	\$ 206,389	\$ 212,423	\$ 218,638	\$ 225,040
Repairs & Maintenance	\$ 39,010	\$ 46,365	\$ 47,465	\$ 48,595	\$ 49,756	\$ 50,948	\$ 52,174	\$ 53,433	\$ 54,727	\$ 56,056	\$ 57,423	\$ 58,827
General & Administrative	\$ 140,006	\$ 166,403	\$ 189,937	\$ 195,635	\$ 201,504	\$ 207,549	\$ 213,776	\$ 220,189	\$ 226,795	\$ 233,599	\$ 240,606	\$ 247,825
Management Fee	\$ 35,001	\$ 41,601	\$ 47,484	\$ 48,909	\$ 50,376	\$ 51,887	\$ 53,444	\$ 55,047	\$ 56,699	\$ 58,400	\$ 60,152	\$ 61,956
Asset Management Fee (1% is assumed)	\$ 114,455	\$ 136,035	\$ 140,116	\$ 144,319	\$ 148,649	\$ 153,108	\$ 157,702	\$ 162,433	\$ 167,306	\$ 172,325	\$ 177,495	\$ 182,819
Utility Costs	\$ 150,092	\$ 178,392	\$ 183,744	\$ 189,256	\$ 194,934	\$ 200,782	\$ 206,805	\$ 213,009	\$ 219,399	\$ 225,981	\$ 232,761	\$ 239,744
Labor Cost	\$ 105,004	\$ 105,004	\$ 108,154	\$ 111,399	\$ 114,741	\$ 118,183	\$ 121,729	\$ 125,381	\$ 129,142	\$ 133,016	\$ 137,007	\$ 141,117
Insurance	\$ 530,000	\$ 1,060,000	\$ 1,091,800	\$ 1,124,554	\$ 1,158,291	\$ 1,193,039	\$ 1,228,831	\$ 1,265,695	\$ 1,303,666	\$ 1,342,776	\$ 1,383,060	\$ 1,383,060
Real Estate Taxes (assume \$4k per unit/year full)	\$ 24,151	\$ 24,876	\$ 25,622	\$ 26,390	\$ 27,182	\$ 27,998	\$ 28,838	\$ 29,703	\$ 30,594	\$ 31,512	\$ 32,457	\$ 33,431
Marketing	\$ 1,243,421	\$ 1,894,307	\$ 1,960,538	\$ 2,018,903	\$ 2,079,015	\$ 2,140,928	\$ 2,204,696	\$ 2,270,373	\$ 2,338,017	\$ 2,407,688	\$ 2,479,446	\$ 2,511,862
Total Expenses	\$ 2,256,724	\$ 2,275,780	\$ 2,278,886	\$ 2,287,974	\$ 2,295,888	\$ 2,304,780	\$ 2,313,698	\$ 2,323,353	\$ 2,333,850	\$ 2,344,275	\$ 2,354,716	\$ 2,365,755
Net Operating Income	\$ 2,256,724	\$ 2,275,780	\$ 2,278,886	\$ 2,287,974	\$ 2,295,888	\$ 2,304,780	\$ 2,313,698	\$ 2,323,353	\$ 2,333,850	\$ 2,344,275	\$ 2,354,716	\$ 2,365,755
Non-Operating Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture Fixtures and Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Only Year 0 & 1	\$ 2,984,691	\$ 2,984,691	\$ 2,948,505	\$ 2,909,991	\$ 2,869,000	\$ 2,825,373	\$ 2,778,939	\$ 2,729,518	\$ 2,676,919	\$ 2,620,937	\$ 2,561,353	\$ 2,497,937
Total Non-Operating Expense	\$ 2,984,691	\$ 2,984,691	\$ 2,948,505	\$ 2,909,991	\$ 2,869,000	\$ 2,825,373	\$ 2,778,939	\$ 2,729,518	\$ 2,676,919	\$ 2,620,937	\$ 2,561,353	\$ 2,497,937
Net Income	\$ (727,967)	\$ (708,911)	\$ (160,618)	\$ (38,017)	\$ 89,588	\$ 222,431	\$ 360,759	\$ 504,834	\$ 654,931	\$ 811,338	\$ 974,363	\$ 1,185,818
Adjustments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Prepays	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principal	\$ -	\$ -	\$ 562,579	\$ 598,765	\$ 637,279	\$ 678,270	\$ 721,897	\$ 768,331	\$ 817,752	\$ 870,351	\$ 926,333	\$ 985,917
Total Adjustments	\$ -	\$ -	\$ 562,579	\$ 598,765	\$ 637,279	\$ 678,270	\$ 721,897	\$ 768,331	\$ 817,752	\$ 870,351	\$ 926,333	\$ 985,917
Net Business Cash Flow	\$ (727,967)	\$ (708,911)	\$ (723,198)	\$ (636,782)	\$ (547,691)	\$ (455,839)	\$ (361,138)	\$ (263,497)	\$ (162,821)	\$ (59,012)	\$ 48,030	\$ 199,901
Owners Distribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (727,967)	\$ (708,911)	\$ (723,198)	\$ (636,782)	\$ (547,691)	\$ (455,839)	\$ (361,138)	\$ (263,497)	\$ (162,821)	\$ (59,012)	\$ 48,030	\$ 199,901
Cash Flow	\$ (727,967)	\$ (708,911)	\$ (723,198)	\$ (636,782)	\$ (547,691)	\$ (455,839)	\$ (361,138)	\$ (263,497)	\$ (162,821)	\$ (59,012)	\$ 48,030	\$ 199,901

Return Comparison	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
No Leverage Cash-on-Cash	3.90%	3.93%	4.82%	4.96%	5.11%	5.26%	5.42%	5.59%	5.76%	5.93%	6.11%
Cash on Cash Equity	-7.37%	-7.18%	-7.32%	-6.45%	-5.54%	-4.61%	-3.66%	-2.67%	-1.65%	-0.60%	0.49%

Public Sector Participation:

Lockwood Development looks forward to the opportunity to partner with the City of Council Bluffs in executing the vision for the West Broadway Corridor. Collaborating with the city in a public-private partnership will ensure the project is an aesthetically pleasing, pedestrian-oriented, and financially viable development that the city and its residents can be proud of.

In the current real estate market, it is critical to have the City invest in redevelopment opportunities. With increased construction costs and high interest rates, rental rates have not kept pace with costs. It has become a challenge to develop a new project that keeps rents in line with the existing market and competitive. As Lockwood and the City of Council Bluffs work together, we can evaluate the incentive tools the City has available to them and apply those that complement this project.

As verified in the ProForma, the cash-on-cash return on this project does not start to yield positive returns until year nine. This assumes the developer has invested 10 to 15 percent of cash as equity. As demonstrated, this project would not be viable without incentives, grants, and housing programs available to the project.

TIF/Urban Renewal (URN)

Given the anticipated phasing of this project, the developer would look for TIF incentives to phase in conjunction with the construction. Thus, creating multiple TIF division dates, which can be further discussed and agreed-upon mutually between the parties. The Developer anticipates this TIF request to be approximately 12 to 15 percent of the project.

Programs/Grants

In addition to TIF, the Developer will diligently pursue any other local, state or federal grants that could benefit the project and increase the velocity with which the next phase can be built. This could include, but not be limited to: Blight Remediation, Brownfield Grants, Green Building requirements, utility/energy programs, and Home Ownership programs (should the townhomes fronting 2nd Avenue be determined to be "for sale" instead of "for rent"), and any other relevant programs or grants for which this project may be eligible.

Land Contribution

It is necessary to evaluate the city's ability to contribute the land and/or public infrastructure support to make this project successful and financially feasible while maintaining the vision and integrity the city has for the West Broadway Master Plan.

Conclusion

Due to the incredible housing shortage that Southwest Iowa and many other communities are experiencing, it is our sincere hope to bring this project online in an expeditious manner. It is our desire to establish a long-term partnership for this and future development projects as the City continues to thrive and flourish.

Lockwood is excited about the opportunity to partner with the City of Council Bluffs on a project that will be part of the city's evolution. We thrive in creating developments that fit within the framework of the city.

Lockwood's approach is collaborative and transparent when it comes to development. It is important that we understand the community and the vision of the site we are developing, and work as a team together with our public partners. This redevelopment opportunity is a unique opportunity for Lockwood to be part of the Council Bluffs community and create a project that we, along with the city and community, can be proud of.





The Dwelling

DESIGNED FOR LIVING WELL

1. APPLICATION

City of Council Bluffs, Iowa
Request for Proposals Cover Page

Project Information

Project Name The Dwelling, 30th St. and 2nd Ave., Council Bluffs, IA

Organization Information

Name of Developer Knudson Development, LLC

Mailing Address 34 Pearl Street, Council Bluffs, IA 51503

Contact Person(s) KC Knudson and/or Michael R Townsend

Telephone KC: 712-328-2222/Townsend 702-373-0751 Fax 712-322-8972

Email Address kck3713@aol.com/mtownsend@knudsoncompany.com

Partners

Type	Name and Address	Contact Person
Project Development	Knudson Development LLC 34 Pearl St, Council Bluffs, IA 51503	KC Knudson 712-328-2222 Michael Townsend 702-373-0751
Architectural Firm	Rosemann & Associates, PC 1526 Grand Blvd. Kansas City, MO 6410	David E Hendrikse, AIA 816-472-1448
Engineering Firm	Rosemann & Associates, PC 1526 Grand Blvd. Kansas City, MO 64108	David E Hendrikse, AIA 816-472-1448
General Contractor	Lund-Ross Constructors 4601 F St Omaha, NE 68117	Scott Thompson 402-342-2810
Other (specify)		
Other (specify)		

2. PROJECT SUMMARY

PROJECT SUMMARY

The 2016 West Broadway Corridor Master Plan provides a vision and clear direction for the rebuilding of West Broadway as a proud urban street over a two-mile stretch in Council Bluffs. As an attractive “front door” to the community, it serves to unite the neighborhoods, provides access and connectivity, and stimulates economic redevelopment and private investment in existing properties. The Dwelling as we have proposed to name this Project at 30th Street and 2nd Avenue will help carry this vision by re-imagining the 6.45-acre property into a development that reflects the community’s care for its image, public spaces, and quality of life.

Envision a thriving community where vibrant interactions and serene living coexist, nestled across two distinct parcels that together create a dynamic hub for all. This development is not merely a collection of buildings; it is a celebration of life, connection, and shared experiences, designed to enhance the everyday lives of residents and visitors alike.

BUILDING CONFIGURATION AND RATIONALE

The Bluffs Tomorrow 2030 Comprehensive Plan suggests considerations be made for a multimodal corridor along 1st Avenue. Recognizing this, an effort will be made to increase density along the 1st Avenue corridor suitable for transit-oriented development. The southern property will make use of two 2 and 3 story apartment buildings, which is currently lined with single-family homes to the south. This approach acknowledges the existing scale and aesthetics of the original neighborhood in an appropriate and sensitive manner. This mix of new housing creates the market diversity that currently does not exist in the area and locates a larger number of units close to transit, on the multi-purpose trail, and close to commercial uses on West Broadway.

North Parcel:

Picture a 2-acre oasis that invites residents of all ages to gather, relax, and indulge in recreational activities. This north parcel will blossom into a lively destination, infused with energy and community spirit. Imagine walking through beautifully landscaped paths that wind their way to diverse dining options, from casual cafés to exquisite restaurants. Families can enjoy play areas, while friends gather for evening entertainment, fostering bonds and creating memories. The commercial spaces will be thoughtfully designed to encourage social interaction, featuring cozy seating areas, outdoor patios, and event spaces that host local art shows, farmer's markets, and seasonal festivals. This vibrant hub will become a cornerstone of local culture, embodying the spirit of the community it serves.

South Parcel:

Across the way, the 4-acre south parcel will redefine multifamily residential living, blending comfort with modern sophistication. Here, 170 thoughtfully designed units—84 one-bedroom and 86 two-bedroom apartments—will cater to a diverse array of lifestyles. Envision a warm, inviting atmosphere where residents find both solace and connection. Each unit will be crafted with an emphasis on quality and style, featuring spacious layouts and contemporary finishes that resonate with today’s urban dwellers.

At the heart of this residential enclave lies a magnificent clubhouse, a hub of activity and relaxation. Picture a space where residents can gather for social events, utilize flexible work-from-home areas, or simply unwind with neighbors in comfortable lounges. Rooftop amenities will offer breathtaking views, inviting residents to enjoy sunsets over the skyline while sharing a meal or enjoying a quiet moment among the greenery. Expansive greenspaces will provide a tranquil escape, dotted with walking paths, picnic areas, and community gardens where residents can cultivate both flowers and friendships.

Located within the City’s Corridor Design Overlay (“CDO”) (north property) and possible rezoning of the southern property to Mixed Commercial Residential District, numerous opportunities are provided for human interactions on various levels, from an activity zone, to art walks and rooftop terraces. Various modes of transit are anticipated to run through the site, both along 1st and 2nd Avenue, and creating connectivity to those access points within the site will be a key driver to the final site layout.

An internal interwoven series of surface parking lots with a variety of tree and shrub species, will flow throughout the site and serve as an integral backdrop for the various levels of interaction planned for the development. Pervious and permeable paving will be utilized in low-traffic areas along with bioswales to manage stormwater, prevent runoff and pollution, and replenish the groundwater supply. Marked and textured paving will serve as a visual cue to pathways and connection points within the site.

The Dwelling promises seamless access to the First Avenue Trail, a vital artery for outdoor enthusiasts. Imagine residents stepping out their doors and onto scenic paths for morning jogs or leisurely bike rides, all while taking in the beauty of nature that surrounds them. Furthermore, the development will connect effortlessly to the upcoming light-rail transportation system, creating sustainable transit options that link residents to the broader community and city.

Architectural Vision:

The architectural design will be a striking blend of modernity and functionality, showcasing a motion-inspired facade that captures the eye and stimulates the senses. Each building will serve as a canvas for creativity, integrating public art elements like a sculpture plaza that invites contemplation and engagement. The rain garden will not only enhance environmental sustainability but also become a serene retreat, where the gentle sounds of water create a calming atmosphere. Community-driven mural artwork will adorn the walls, reflecting the vibrant stories and diverse backgrounds of the residents, making the space truly their own.

In essence, this development is not just a project; it is a visionary undertaking that harmonizes residential needs with a lively commercial landscape. It aims to cultivate a cohesive community atmosphere, where leisure, connection, and sustainability are at the forefront. A place where every corner inspires joy, and every interaction fosters a sense of belonging. This is the future—a beautiful tapestry woven from the threads of community, creativity, and shared aspirations.

TARGET MARKET

In conjunction with our TreeHouse project, the development of a high-quality product at the proposed site will be essential to achieving market rents, a strong rate of absorption and long-term marketability. The target market will primarily be renters from the greater Council Bluffs area, with another 20-30 percent of the market anticipated to be Omaha area residents.

The following unit breakdown is anticipated for the development:
Three apartment buildings.

Two bedroom (1000 – 1100 SF): 86 units total

One bedroom (700 – 800 SF): 84 units total

Ideally, the mix of units will be monitored as the buildings are developed and adjustments be made to the mix on an as-needed basis.

This breakdown will provide 170 apartment units south of 1st Avenue and 27,500 gross square feet of commercial, business, and restaurant use to the north.

PARKING

Residential parking requirements for the area are one stall per unit. The apartment component to the south of 1st Avenue with 170 units will require 170 parking stalls. This is accommodated by 141 surface parking spaces, 13 garage stalls, and 16 parking spaces along 31st St.

At the north site, 27,500 SF of commercial space will provide 96 parking spaces (84 parking spaces internally and 12 parking spaces along 31st St.

OCCUPANT AND WELLNESS COMPONENT

The benefits of a health-focused mind-set and the strong consumer appetite for healthy places suggests that a clear opportunity exists to incorporate all-inclusive, health-focused strategies into the project. As such, the following healthy housing features will be investigated and incorporated into the buildings where deemed appropriate and impactful:

- **Wide and inviting, prominent staircases, along with signage encouraging their use**
- **Indoor fitness amenities**
- **Long-term bike parking and storage**
- **Daylighting and prominent restorative outdoor views**
- **Similarly, healthy housing features incorporated into exterior spaces may include:**
- **Sidewalks and bike trails**
- **Public art**
- **Pedestrian and bike-friendly entrances**

- **Community gardens**
- **Rooftop terraces**
- **Rain gardens**
- **Gathering spaces and outdoor plazas**
- **Public transit connections**

Strategies for sustainability and resiliency

- **Durable materials (brick, stucco and fiber cement are long-lasting materials that are also fire resistant)**
- **Solid structure (SIPS, ICFs)**
- **Stormwater management (pervious and permeable paving in low-traffic and pedestrian areas)**
- **Storm-proof windows, constructed with impact-resistant glass**
- **Incorporation of sourced or on-site renewable energy**

POTENTIAL DEVELOPMENT INCENTIVES AVAILABLE

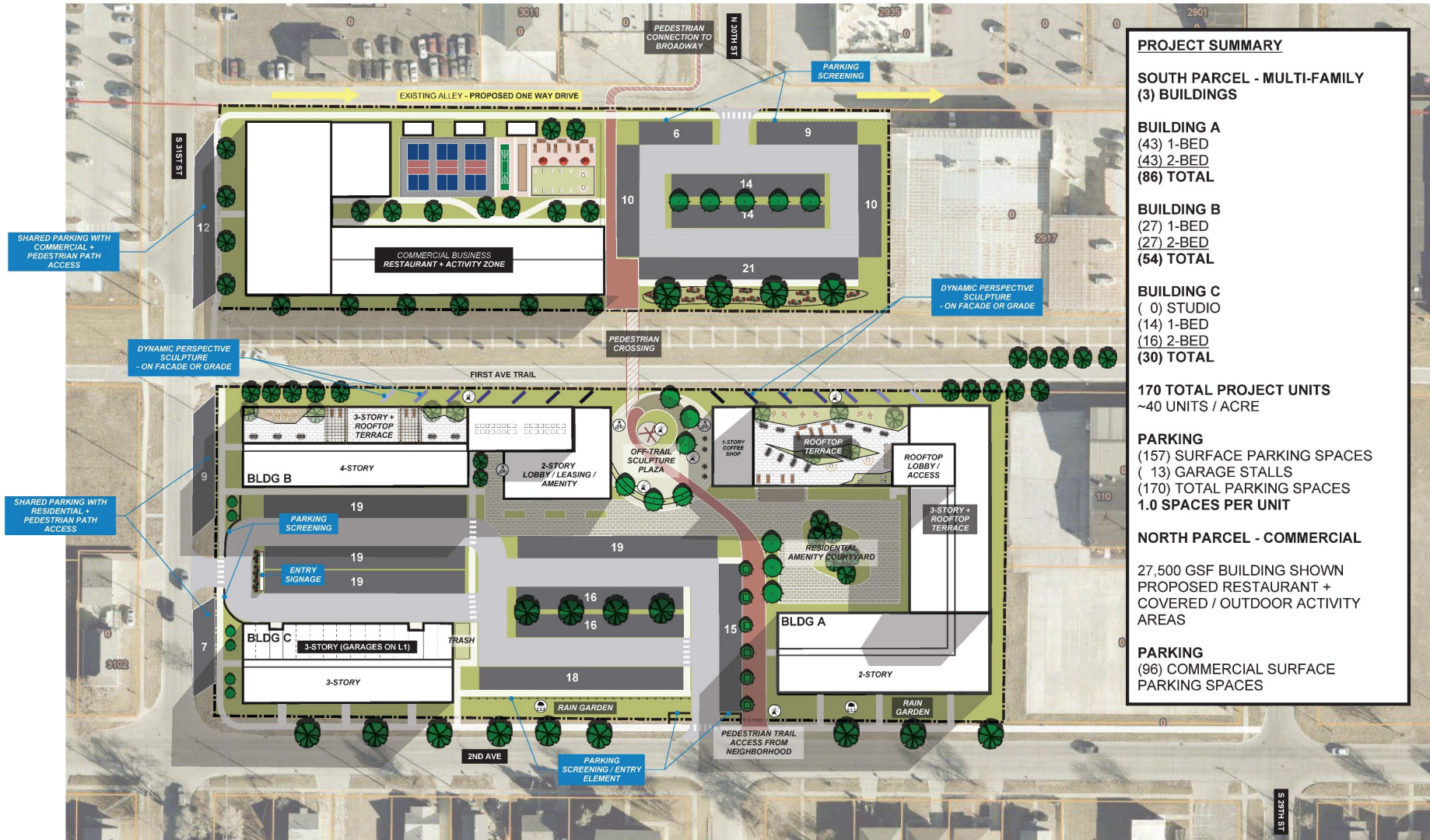
While this location has not yet officially been classified as a Brownfield or Grayfield site, a case could be made for such a classification. As such, tax credits through the Iowa Economic Development Authority may be available.

Potential Tax Increment Financing to be negotiated with City of Council Bluffs.

Opportunities will be explored to obtain energy incentives from local utility companies (MidAmerican Energy and Black Hills Energy) through the design and implementation of the use of energy efficient appliances and other sources.

Negotiate with City of Council Bluffs land contribution.

3. PROJECT PLANS



PROJECT SUMMARY

**SOUTH PARCEL - MULTI-FAMILY
(3) BUILDINGS**

BUILDING A
(43) 1-BED
(43) 2-BED
(86) TOTAL

BUILDING B
(27) 1-BED
(27) 2-BED
(54) TOTAL

BUILDING C
(0) STUDIO
(14) 1-BED
(16) 2-BED
(30) TOTAL

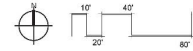
170 TOTAL PROJECT UNITS
~40 UNITS / ACRE

PARKING
(157) SURFACE PARKING SPACES
(13) GARAGE STALLS
(170) TOTAL PARKING SPACES
1.0 SPACES PER UNIT

NORTH PARCEL - COMMERCIAL

27,500 GSF BUILDING SHOWN
PROPOSED RESTAURANT +
COVERED / OUTDOOR ACTIVITY
AREAS

PARKING
(96) COMMERCIAL SURFACE
PARKING SPACES



LEGEND

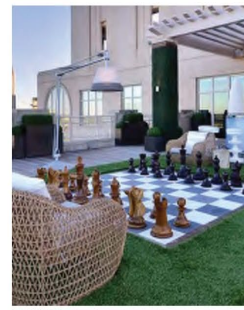
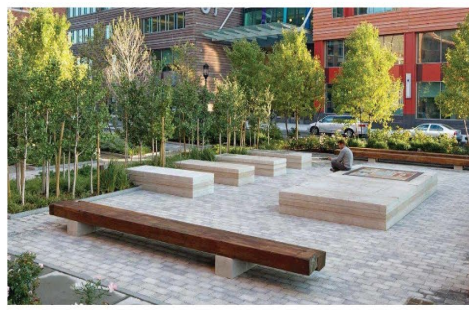
- ① PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING
- ② RESIDENTIAL ROOFTOP AMENITY
- ③ RESIDENT AMENITY COURTYARD
- ④ MOTION INSPIRED BUILDING FACADE
- ⑤ COMMERCIAL DEVELOPMENT CONCEPT
- ⑥ SURFACE PARKING LOT
- ⑦ PARKING SCREENING ELEMENT
- ⑧ RAIN GARDEN / LANDSCAPE BUFFER
- ⑨ PUBLIC SCULPTURE PLAZA
- ⑩ RESIDENT / PUBLIC SMALL COFFEE SHOP
- ⑪ FUTURE STREETCAR
- ⑫ FIRST AVE TRAIL
- ⑬ COMMUNITY DRIVEN MURAL ARTWORK
- ⑭ NEIGHBORHOOD CONNECTIVE TRAIL
- ⑮ RESIDENTIAL LEASING / AMENITY AREA



PRELIMINARY SITE LAYOUT

Knudson Development - Council Bluffs Multi-Family + Commercial
Council Bluffs, IA 515

S2

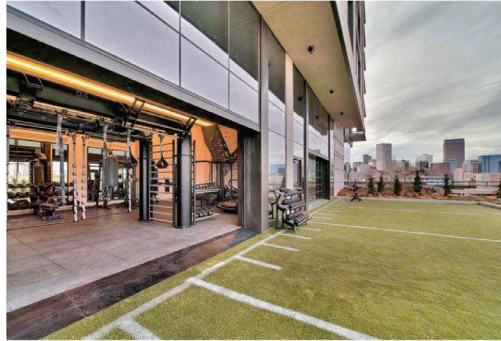
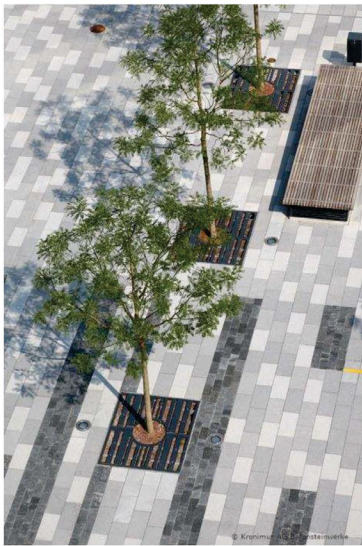


REFERENCE IMAGERY

Knudson Development - Council Bluffs Multi-Family + Commercial
Council Bluffs, IA

S3

rosemann & ASSOCIATES P.C.



REFERENCE IMAGERY

10/23/2024

Knudson Development - Council Bluffs Multi-Family + Commercial
Council Bluffs, IA 51503

S4

rosemann
& ASSOCIATES P.C.

4. DEVELOPER EXPERIENCE

TREEHOUSE APARTMENTS



DEVELOPER TEAM EXPERIENCE

KNUDSON PROJECT EXPERIENCE - CURRENT AND PRIOR MANAGEMENT PORTFOLIO

Project	Owner	Location	No. of Units	Subsidized Units
1228 South Main	Knudson Investment Co., Inc.	Council Bluffs, IA	1	0
29 South Main	JD Knudson Investments	Council Bluffs, IA	2	0
Autumnwood	Autumnwood, Ltd.	Seward, NE	18	18
Autumnwood	K W Affordable Housing Ltd., IX	Longview, TX	160	30
Avoca Housing Corp.	Avoca Hsg Corp Inc.	Avoca, IA	8	8
Bedford Comm. Housing	Bedford Comm. Housing	Bedford, IA	24	24
Bluffs Tower	Bluffs Towers L P	Council Bluffs, IA	70	70
Buckner Village	Knudson Housing Partners XXII	Dallas, TX	172	66
Capital Park	Knudson Housing Partners XXVI	Oklahoma City, OK	184	184
Carrollton	Carrollton, Ltd.	Carroll, IA	23	23
Centennial	Centennial, Ltd.	Kearney, NE	50	50
Cheyenne	Cheyenne, Ltd.	Sidney, NE	56	56
Clearfield Manor	Clearfield Manor Corp	Diagonal, IA	8	8
Clearview	Clearview, Ltd.	Creston, IA	17	17
Colonnades	K W Affordable Housing Ltd. VIII	Tucson, AZ	224	152
Colony of Humble	K W Affordable Housing Ltd.	Humble, TX	200	175
Country Estates	K W Affordable Housing Ltd. XI	Corpus Christi, TX	110	42
Country Estates	Knudson Investment Co., Inc.	Blair, NE	116	0
Countryside Village	K W Affordable Housing Ltd. II	Humble, TX	182	182
Courtview Apartments	Knudson Housing Partner Ltd. XXVIII	Carroll, IA	55	0
Duplex	Knudson Investment Co., Inc.	Council Bluffs, IA	2	0
Eagle Apartments	Arlington Centennial Corp.	Arlington, NE	12	12
Emerson	Emerson Place, Ltd.	Kearney, NE	50	50
Fourth Street Garage	Fourth Street Parking Corp	Council Bluffs, IA	262	NA

Gateway Apartments	Knudson Housing Partners Ltd. XXVII	St. Louis, MO	104	104
Golden Crest	K W Affordable Housing Ltd. VI	Odessa, TX	116	21
Hamburg Apartments	HL Kline Associates	Hamburg, IA	16	16
Hawkeye	Hawkeye, Ltd.	Carson, IA	12	12
Heritage Manor	Heritage Manor, Ltd.	Hastings, NE	40	40
High Pointe	Knudson Housing Partners XXIV	Cedar Hill, TX	168	66
Hillside	Hillside, Ltd.	Denison, IA	24	24
Hillside Village	Hillside Village Ltd.	Glenwood, IA	36	36
Houses	Knudson Investment Co., Inc.	Council Bluffs, IA	9	5
Indian Falls	K W Affordable Housing Ltd. V	Wichita Falls, TX	172	63
Inway Village	Knudson Housing Partners XXI	Ft. Worth, TX	145	0
Kearney Plaza	Kearney Plaza, Ltd.	Kearney, NE	50	50
Lake Street Court Apts.	Tekamah Investors	Tekamah, NE	8	8
Lakeview II Apartments	Knudson Housing Partners XXXIII, Ltd.	Kansas City, MO	48	0
Lee Townhomes	Lee Townhomes, Ltd.	Hastings, NE	54	54
Lexington Square	K W Affordable Housing Ltd. III	Angleton, TX	80	80
Lincoln Heights	Lincoln Heights, Ltd.	Hastings, NE	48	48
Longview Terrace	KW Affordable Housing Ltd. V	Kansas City, MO	48	48
Mainview	Mainview, Ltd.	Bloomfield, NE	26	26
Manchester Manor	Manchester Manor Corp	Emerson, IA	4	4
Maplewood	Knudson Housing Partners XXXIII	Rantoul, IL	128	50
Midtown Gardens	61 Investments, LLC	Burlington, IA	60	18
Midtown I	Midtown I, Ltd.	Atlantic, IA	23	0
Midtown II	Midtown II, Ltd.	Atlantic, IA	36	36
Minden Senior Housing	Minden Senior Housing	Minden, IA	12	12
Mink	Mink Apartments, L.C.	Council Bluffs, IA	16	0
New Market Housing	New Market Hsg	New Market, IA	8	8
North Meadows	John Zinnecker Trust	Waverly, NE	24	24
North Park	North Park Apts., Ltd.	Alliance, NE	50	50

North Park	North Park, Ltd.	Gretna, NE	16	16
Northland Waverly	Northland Waverly Apts. LP	Waverly, NE	25	25
Northview Apartments	NSV Ltd.	Wahoo, NE	8	8
Oak Ridge Place	Louisville Housing Authority	Louisville, NE	15	15
Oakcreek	Oakcreek, Ltd.	Red Oak, IA	36	36
Oakway	K W Affordable Housing Ltd. X	Dallas, TX	136	18
Overland	Knudson Investment Co., Inc.	Council Bluffs, IA	103	0
Parkbrook	Knudson Investment Co., Inc.	Griswold, IA	4	0
Parkview	Parkview, Ltd.	Albion, NE	24	24
Pisgah Comm. Housing	Pisgah Comm. Housing	Pisgah, IA	8	8
Plattsmouth Heights	Plattsmouth Heights Ltd.	Plattsmouth, NE	26	26
Progress Corp.	Progress Corp.	Oakland, NE	34	34
Regency Place	Knudson Housing Partners XXV	Cedar Hill, TX	100	21
Ridgefield	Ridgefield, Ltd.	Beatrice, NE	8	8
Riverfront Apartments	Riverfront Apartments, LLC	So. Sioux City, IA	83	0
Royal Ridge	Rock Valley Housing Auth.	Rock Valley, IA	32	32
Shelby Comm. Develop.	Shelby Comm. Develop.	Shelby, IA	12	12
Sherwood Court	Sherwood Court Ltd.	Harlan, IA	24	24
Six-Plex	Arlington Centennial Corp.	Arlington, NE	6	6
Somerset	Knudson Housing Partners XXXII	Columbus, OH	157	0
Somerset	Somerset, Ltd.	West Point, NE	24	24
Southview Apartments	NSV Ltd.	Wahoo, NE	6	6
St. Regis	Knudson Housing Partners XXIII	Kansas City, MO	85	85
St. James Manor	St. James Manor, LP	Omaha, NE	60	60
Summertree	KW Affordable Housing Ltd. IV	Tulsa, OK	160	38
Tabor Develop.	Tabor Develop. Corp.	Tabor, IA	9	9
Tanglewood	K W Affordable Housing Ltd. VII	Tucson, AZ	184	94
Timber Creek Apartments	Knudson Housing Partners XXXIX	Clarinda, IA	48	48

Treynor Senior Citizen Hsg.	Treynor Senior Citizen Hsg.	Treynor, IA	5	5
Underwood	W. Jeanne Knudson	Underwood, IA	8	0
West Park	Knudson Investment Co., Inc.	Council Bluffs, IA	8	0
Woodlake	K W Affordable Housing Ltd. XII	Corpus Christi, TX	96	33
Woodwinds	Woodwinds, Ltd.	Norfolk, NE	50	50

KNUDSON PROJECT EXPERIENCE - COMPLETED PROJECTS

Autumnwood Apartments	Seward, NE
Brady Village	Davenport, IA
Buckner Village Apartments	Dallas, TX
Capital Park Apartments	Oklahoma City, OK
Chalet Apartments	Grand Island, NE
CoHa Village	Council Bluffs, IA
Continental Gardens	Grand Island, NE
Coronado Condominiums	Omaha, NE
Emerson Plaza Apartments	Kearney, NE
Glenbrook Apartments I	Cedar Rapids, IA
Glenbrook Apartments II	Cedar Rapids, IA
High Pointe Apartments	Cedar Hill, TX
Holiday Gardens	Grand Island, NE
Holiday Gardens II	Grand Island, NE
Horizon Condominiums	Omaha, NE
Kearney Plaza Townhomes	Kearney, NE
Kellom Heights Redevelopment	Omaha, NE
Lakefield Apartments	Alliance, NE
Logan Apartments	Fairfield, IA
Mapleleaf Apartments	Mt. Pleasant, IA
Midtown Place II	Atlantic, IA
Mt. Carmel Apartments	Waterloo, IA
North Park Apartments	Alliance, NE

North Park, Ltd.	Gretna, NE
Oak Creek Apartments	Red Oak, IA
Oakway Apartments	Dallas, TX
Park III	Fremont, NE
Parkview Apartments	Albion, NE
Randolph Housing	Randolph, NE
Regency Place Apartments	Cedar Hill, TX
Regency Plaza Apartments	Broken Bow, NE
Seward Corp. Apartments	Council Bluffs, IA
Sheridan Village Apartments	Dubuque, IA
Somerset Apartments	West Point, NE
Somerset Development	Columbus, OH
Somerset Village, Ltd.	Sidney, NE
Southridge Village I	Des Moines, IA
Southridge Village II	Des Moines, IA
St. Regis Apartments	Kansas City, MO
Stanton Tower	Fremont, NE
Steller Woods Village II	Ottumwa, IA
Sunset Park	Council Bluffs, IA
Terra Centre	Denver, CO
The Chateaux	Breckenridge, CO
The Lodge	Breckenridge, CO
Turnberry Tower IV #3801	Las Vegas, NV
Valley Elderly Housing	Valley, NE
Walnut Hills Apartments	Atlantic, IA
West Park Apartments	Council Bluffs, IA
Woodwind Apartments	Norfolk, NE

5. PROJECT TIMELINE

**30th St. and 2nd Ave.
Council Bluffs, Iowa**

Development Schedule

10/25/2024

Description	Start Date	# Days	Completion Date
City Awards Project	12/1/2024		
Draft & Submit Development Agreement for Signature	2/1/2025	90	5/2/2025
Close on Property	5/15/2025		
Design & Engineering	5/2/2025	183	11/2/2025
Rezone Site thru City of CB	5/2/2025	90	7/31/2025
Bidding at 75% Completion of Construction Drawings	10/1/2025	45	11/15/2025
Appoint General Contractor (Negotiations)	11/15/2025	30	12/15/2025
Plan Review & Permitting	11/15/2026	90	2/13/2027
Finalize Contract Price	12/15/2025	15	12/30/2025
On & Off Site Work (Rough Grade Entire Site)	3/1/2026	30	3/31/2026
Foundations & Slabs	4/1/2026	45	5/16/2026
Vertical Construction	5/16/2026	549	11/16/2027
Lease Up	8/1/2027	365	7/31/2028

6. FINANCIAL SUMMARY

**30th St. & 2nd Ave.
Council Bluffs, Iowa**

Proforma Budget

Land Acreage	6.45	# of Units
Multifamily Square Footage	161,800	170
Retail Square Footage	27,500	15
Total Square Footage	<u>189,300</u>	

Sources and Uses of Funds:

Sources: Cost

Senior Loan	35,000,000
Proposed Brownfield Funds	1,150,000
Proposed TIF/City Funding	4,000,000
Equity	7,336,000
Land Equity	<u>1,000,000</u>
Total Sources	\$ 48,486,000

Uses:

Land Acquisition	1,000,000
Lending Costs	180,000
Architectural/Engineering	1,100,000
Soft Costs	6,118,500
Hard Costs	38,087,500
Contingency	<u>2,000,000</u>
Total Development Costs	\$ 48,486,000

**30th St. & 2nd Ave.
Council Bluffs, Iowa**

10 Year Cashflow

	<u>Year 1 Stabilized</u>	<u>Year 2 Stabilized</u>	<u>Year 3 Stabilized</u>	<u>Year 4 Stabilized</u>	<u>Year 5 Stabilized</u>	<u>Year 6 Stabilized</u>	<u>Year 7 Stabilized</u>	<u>Year 8 Stabilized</u>	<u>Year 9 Stabilized</u>	<u>Year 10 Stabilized</u>	<u>Totals</u>
<u>INCOME</u>											
Multifamily	\$ 3,370,800	\$ 3,438,216	\$ 3,506,980	\$ 3,577,120	\$ 3,648,662	\$ 3,721,636	\$ 3,796,068	\$ 3,871,990	\$ 3,949,429	\$ 4,028,418	\$ 36,909,320
Retail	383,640	391,313	399,139	407,122	415,264	423,570	432,041	440,682	449,495	458,485	4,200,751
Total Rental Income	\$ 3,754,440	\$ 3,829,529	\$ 3,906,119	\$ 3,984,242	\$ 4,063,927	\$ 4,145,205	\$ 4,228,109	\$ 4,312,671	\$ 4,398,925	\$ 4,486,903	\$ 41,110,071
Other Income											
Retail NNN	\$ 206,250	\$ 208,313	\$ 210,396	\$ 212,500	\$ 214,625	\$ 216,771	\$ 218,939	\$ 221,128	\$ 223,339	\$ 225,573	\$ 2,157,831
Other Income	190,000	190,000	190,000	190,000	190,000	25,500	25,500	25,500	25,500	25,500	1,077,500
Total Other Income	\$ 396,250	\$ 398,313	\$ 400,396	\$ 402,500	\$ 404,625	\$ 242,271	\$ 244,439	\$ 246,628	\$ 248,839	\$ 251,073	\$ 3,235,331
Total Income	\$ 4,150,690	\$ 4,227,841	\$ 4,306,515	\$ 4,386,741	\$ 4,468,551	\$ 4,387,476	\$ 4,472,548	\$ 4,559,299	\$ 4,647,764	\$ 4,737,976	\$ 44,345,402
Less Vacancy Factor	5.00%										
	\$ (198,035)	\$ (201,892)	\$ (205,826)	\$ (209,837)	\$ (213,928)	\$ (218,099)	\$ (222,352)	\$ (226,690)	\$ (231,113)	\$ (235,624)	(2,163,395)
Total Adjusted Income	\$ 3,952,656	\$ 4,025,949	\$ 4,100,689	\$ 4,176,904	\$ 4,254,624	\$ 4,169,377	\$ 4,250,195	\$ 4,332,609	\$ 4,416,651	\$ 4,502,352	\$ 42,182,007
<u>EXPENSES</u>											
Multifamily Operating Expenses	\$ (1,000,000)	\$ (1,020,000)	\$ (1,040,400)	\$ (1,061,208)	\$ (1,082,432)	\$ (1,104,081)	\$ (1,126,162)	\$ (1,148,686)	\$ (1,171,659)	\$ (1,195,093)	\$ (10,949,721)
Replacement Reserves	(37,000)	(37,000)	(37,000)	(37,000)	(37,000)	(70,000)	(70,000)	(70,000)	(70,000)	(70,000)	(535,000)
Retail Operating Expenses	(206,250)	(210,375)	(214,583)	(218,874)	(223,252)	(227,717)	(232,271)	(236,916)	(241,655)	(246,488)	(2,258,380)
Total Expenses	\$ (1,243,250)	\$ (1,267,375)	\$ (1,291,983)	\$ (1,317,082)	\$ (1,342,684)	\$ (1,401,797)	\$ (1,428,433)	\$ (1,455,602)	\$ (1,483,314)	\$ (1,511,580)	\$ (13,743,101)
NET OPERATING INCOME	\$ 2,709,406	\$ 2,758,574	\$ 2,808,707	\$ 2,859,822	\$ 2,911,940	\$ 2,767,580	\$ 2,821,762	\$ 2,877,007	\$ 2,933,337	\$ 2,990,772	\$ 28,438,906
Less Debt Service	(2,384,714)	(2,384,714)	(2,384,714)	(2,384,714)	(2,384,714)	(2,384,714)	(2,384,714)	(2,384,714)	(2,384,714)	(2,384,714)	(23,847,138)
NET CASHFLOW	\$ 324,692	\$ 373,860	\$ 423,993	\$ 475,108	\$ 527,226	\$ 382,866	\$ 437,048	\$ 492,293	\$ 548,623	\$ 606,058	\$ 4,591,768

7. PROJECT CONTINGENCIES

PROJECT CONTINGENCIES

- **Various sources of additional funding and assistance will be pursued to implement the project. These will include, but may not be limited to, the following:**
- **Brownfield/Grayfield tax credits through the Iowa Economic Development Authority.**
- **TIF, City, and State funding as noted in the Financial Summary.**
- **Energy incentives from local utility companies.**

RESOLUTION 24-326

ITEMS TO INCLUDE ON AGENDA

CITY OF COUNCIL BLUFFS, IOWA

November 18, 2024

7:00 P.M.

West Broadway Urban Renewal Plan

- Resolution declaring the intent of the City to accept a proposal received in accordance with the requests for proposals and to enter into a purchase, sale, and development agreement based on the selected proposal

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

November 18, 2024

The City Council of the City of Council Bluffs in the State of Iowa, met in regular session, in City Hall, City Council Chambers, 209 Pearl Street, Council Bluffs, Iowa, at 7:00 P.M., on the above date. There were present Mayor Walsh in the chair, and the following named Council Members:

Absent: _____

Council Member _____ introduced the following proposed Resolution entitled “RESOLUTION DECLARING THE INTENT OF THE CITY TO ACCEPT A PROPOSAL RECEIVED IN ACCORDANCE WITH THE REQUESTS FOR PROPOSALS AND TO ENTER INTO A PURCHASE, SALE, AND DEVELOPMENT AGREEMENT BASED ON THE SELECTED PROPOSAL” and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was:

AYES: _____

NAYS: _____

WHEREUPON, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 24-326

RESOLUTION DECLARING THE INTENT OF THE CITY TO ACCEPT
A PROPOSAL RECEIVED IN ACCORDANCE WITH THE REQUESTS
FOR PROPOSALS AND TO ENTER INTO A PURCHASE, SALE, AND
DEVELOPMENT AGREEMENT BASED ON THE SELECTED
PROPOSAL

WHEREAS, this Council has previously found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and, by Resolution No. 87-570 in 1987, approved and adopted the West Broadway Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the West Broadway Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Pottawattamie County; and

WHEREAS, the Plan has been amended five times by amendments adopted in 1988, 2001, 2002, 2014, and 2015; and

WHEREAS, the City owns certain real property located within the Urban Renewal Area consisting of a north portion located at the 2800 block between 1st and 2nd Avenues, approximately 2.5 acres in size, (the "Development Property"); and

WHEREAS, the Plan provides for, among other things, the disposition of properties for development or redevelopment as an urban renewal project; and

WHEREAS, by Resolutions No. 24-241 and 24-242, both adopted September 9, 2024, this Council approved a Request for Proposals to purchase and develop the Development Property into multi-family or mixed-use housing, which Request for Proposals set forth minimum requirements for proposals to develop the Development Property and evaluation criteria for such proposals; Council determined that the minimum development requirements, competitive criteria, and procedures set forth in the Request for Proposals were "reasonable competitive bidding procedures" in substantial conformance with the provisions of Iowa Code Section 403.8; and directed that notice of the City's intention to accept proposals for the sale and redevelopment of the Development Property in accordance with the procedures set forth in the Request for Proposals be published; and

WHEREAS, notice of the City's intention to accept proposals for the sale and redevelopment of the Development Property in accordance with the procedures set forth in the Request for Proposals was duly published in the NonPareil, a legal newspaper published at least once weekly and having general circulation in said City, in conformance with Iowa Code Section 362.3; and

WHEREAS, following evaluation of the submitted proposals, this Council has selected one proposal that it intends to accept; and

WHEREAS, this Council desires to declare its intent to accept a proposal, subject to the approval of a purchase, sale, and development agreement to be drafted by the City's legal counsel.

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

1. The Development Property offered for sale and redevelopment in accordance with the terms and conditions contained in the Request for Proposals, subject to the approval of a purchase, sale, and development agreement, is legally described as follows:

Lots 7 and 8, Block 2; Lots 1 through 8, Block 3; Lots 1 through 16, Block 10; and Lots 5 through 12, Block 11 Bryant and Clark Addition and all adjacent vacant alleyways

2. It is hereby determined that the proposal submitted by Lockwood Development (the "Proposal") satisfies the requirements of the Request for Proposals and, subject to the drafting and execution of a purchase, sale, and development agreement drafted by the City's legal counsel for the sale and redevelopment of the Development Property under the terms of the Proposal, with such modifications as determined appropriate by the City Council, the City intends to accept the Proposal no sooner than thirty (30) days from the date of this resolution and following completion of a public hearing.
3. City staff is hereby authorized and directed to work with the City's legal counsel to draft and negotiate a purchase, sale, and development agreement consistent with the terms of the Proposal, subject to modifications as determined appropriate by the City Council; to set a public hearing to consider the purchase, sale and redevelopment agreement no sooner than thirty (30) days from the date of this resolution; and to publish notice of such public hearing in a manner consistent with Iowa law.

PASSED AND APPROVED this 18th day of November 2024.

Mayor

ATTEST:

City Clerk

Council Communication

Department: Community Development
Case/Project No.:
Submitted by: Courtney Harter, Director,
Community Development Department

Resolution 24-327
ITEM 5.C.

Council Action: 11/18/2024

Description

Resolution declaring the intent of the City to accept a proposal received in accordance with the Request for Proposals and to enter into a purchase, sale, and development agreement based on the selected proposal. Location: approximately 2.5 acres of City-owned land at South 28th Street and 1st Avenue.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	11/8/2024
Hoppe Submittal	Other	11/8/2024
Resolution 24-327	Resolution	11/13/2024

Council Communication

Department: Community Development	Resolution No.: 24 -	City Council: 11-18-2024
Subject/Title		
Resolution selecting Hoppe Development as the preferred developer for approximately 2.5 acres of City-owned land at South 28 th Street and 1 st Avenue and to enter into a purchase, sale, and development agreement.		
Background/ Discussion		
<p><u>Background</u></p> <p>On September 9, 2024, the Council Bluffs City Council approved Resolution No. 24-239 which authorized the Community Development Department to release a Request for Proposals (RFP) for City-owned property legally described as Lots 1 through 16, Block 12 and all of the vacated alley, Bryant and Clark Addition.</p> <p>Additionally, City Council approved Resolution No. 24-240 on September 9, 2024, which established the minimum development requirements, competitive criteria, and procedures for disposition of said property. Since the property is located within the Playland Park Urban Renewal Area, the disposition of the land must comply with Iowa urban renewal laws. As part of the disposition, Iowa urban renewal statutes require the City ensure a reasonable competitive bidding procedure and 30 days to respond. This also includes providing notice by publication in a newspaper having a general circulation to the community 30 days prior to the execution of a contract involving the transfer of property.</p> <p>On September 10, 2024, the City released a Request for Proposals (RFP) through their IonWave online bidding portal, which included an email notification to approximately 70 real estate developers/brokers throughout the Council Bluffs-Omaha Metropolitan Area and Midwest region. All proposals were due October 25, 2024 and interested developers were required to submit proposals that demonstrate their capacity to satisfy the requirements of the RFP including:</p> <ol style="list-style-type: none"> 1. Application 2. Project Summary – A brief written description of the project. 3. Project Plans – A scaled plot plan of the proposed development. The plot plan should illustrate the location of structures, parking areas, ingress and egress, open or landscape areas, etc. The developer must also submit additional information such as elevation drawings, photos of similar projects, typical floor plans, etc. 4. Developer Experience – Provide a listing of previous projects completed, especially with regard to projects that are relevant to the proposed development. 5. Project Timeline – A timeline for the project design, bidding, construction and occupancy. 6. Financial Summary – Developer must provide a proposed cost and source of funding for the project, including a 10-year project proforma. Developer must also outline expected funding sources and projected date all financing will be secured. 7. Project Contingencies – Indicate any special assistance needed to implement the project, such as financial assistance, state or federal applications, or other public participation. <p>Each proposal was reviewed by staff of the Community Development Department and was scored using the following criteria, which was detailed in the RFP ensuring developers knew how they would be evaluated.</p> <ol style="list-style-type: none"> a. <u>Design, Aesthetics and Quality of Construction Materials and Landscaping (40%)</u>: As the first affordable redevelopment project along the corridor, the quality of design and materials is essential. A combination of durable materials and transparency with an urban appearance must be utilized. Preference will be given to developers that: <ol style="list-style-type: none"> i. Create an urban environment with a higher density style building on the northern half of the block and a lower density style building on the southern half, providing a transition to the single-family neighborhood. 		

Council Communication

- ii. Utilize architectural details such as color changes, material changes, minor wall offsets, height variations, wall setbacks, accent lines and upper floor step back to articulate building elevations. A list of acceptable building materials is outlined in the “architectural standards” of the corridor design overlay. A list of materials and visual renderings of the site layout, units and exterior design must be provided as a part of this submittal.
- iii. Maximize the “exterior construction (durability)” points in the IFA 2024-2025 QAP.
- b. Developer’s Experience and Capacity (30%): The makeup/description of the developer’s project team. The preferred developer will have significant experience in the construction of urban-style, multi-family complexes. The names of individuals involved and the roles they will perform must be listed. Provide a description of the qualifications and experience of the specific individuals who will be involved in the work described in this RFP, including staff and other professionals.
- c. Number of Units Proposed, Unit Sizes and Timeline (15%):
 - i. Preference will be given to developers who maximize the number of units as well as the number of market rate units. A maximum of 80 affordable units will be allowed. Affordable is defined as at or below 80% of the median family income. Provide a target resident type (senior, family, etc.) if applicable. Maximize the “market rate incentive” points in the IFA 2024-2025 QAP.
 - ii. Proposals will also be scored on the length of time it will take to construct and occupy the project.
- d. Funding Sources (15%): Preference will be given to Developers not utilizing either 4% or 9% Low Income Housing Tax Credits (LIHTC). Provide a list of proposed funding sources and when the funds are expected to be awarded/confirmed.

Discussion

One developer responded to the RFP. Hoppe Development submitted proposed a 89-unit mixed-income multi-family rental housing project that will serve households at 50% MFI, 60% MFI and market rate to meet the required 51% affordable units as required for the Community Development Block Grant (CDBG) funds previously used on the site. The developer does not anticipate applying for LIHTC.

Staff reviewed the proposals and believes the Hoppe Development project fully complies with the requirements of the RFP and the development proposal achieves the City’s long-range vision for 1st Avenue and the West Broadway corridors. Staff will have discussions with the selected firm regarding additional goals and design ideas. Once this is complete, contracts for the project with the firm will be brought back to City Council for approval including a purchase agreement and development agreement (including incentives) with the selected developer.

Recommendation

Staff recommends selecting Hoppe Development as the preferred developer for approximately 2.5 acres of City-owned land at South 28th Street and 2nd Avenue and to enter into a purchase, sale, and development agreement.

Attachments

1. Hoppe Submittal
2. Resolution

Proposal Cover Page

Project Information

Project Name _____

Organization Information

Name of Developer _____

Mailing Address _____

Contact Person _____

Telephone _____ Fax _____

Email Address _____

Employer Identification Number _____ MBE/WBE Owned? _____

DUNS Number _____

Partners

Type	Name and Address	Contact Person
Project Development	Hoppe Development 5631 S 48th St. Suite 220 Lincoln, NE 68516	Ben Kunz ben@hoppeddevelopment.com 402-429-3946
Architectural Firm	DeOld Anderson Architecture 1717 Vinton St. Omaha, NE 68108	Emily Anderson emily@d-aarch.com 402-345-7694
Engineering Firm	Lamp Rynearson 14710 W Dodge Rd. Suite 100 Omaha, NE 68154	Manne Cook manne.cook@lamprynearson.com 402-686-3147
Lender	TBD Address City	TBD
Other (specify)	THOR Trails (Natural Surface Trails Consultant) PO Box 22110 Lincoln, NE 68542	Jason Brummels jason@thortrails.org 402-225-6564
Other (specify)	PrimeSites Real Estate Management 5631 S 48th Street Suite 290 Lincoln, NE 68516	Josh Neill josh@primesitesrealestate.com 402-489-1600

PROJECT SUMMARY

PROJECT NARRATIVE

Hoppe Development proposes the *West End Roost*, a mixed-income multifamily housing development at South 28th Street and 2nd Avenue in Council Bluffs, IA. The vision for *West End Roost* is to provide 1st Avenue Trail users a unique experience, activate the trail corridor with a concentration of new homes, and transition scale and form towards a low-density single family neighborhood to the South. This is done through forward thinking missing-middle building forms that allow structures to vary in scale and form providing both density and compatibility with its surroundings while also allowing for a porous pedestrian site plan enabling a unique sculpting of outdoor spaces intended to elevate the experience of residents and trail users alike. Finally, the development includes trail experience enhancements through the incorporation of “Trails Have Our Respect” (THOR), a nonprofit dedicated to enhancing trail experiences.

This proposal anticipates the acquisition of the site and development of approximately 89 residential units targeting rent levels below 50% FMI, 60% FMI and at market rate. This project achieves high levels of affordability utilizing tax abatement, the Iowa Workforce Housing Program, deferred land acquisition cost, and a contribution from the Housing Development Program. It does not anticipate the use of the Low Income Housing Tax Credit program. *West End Roost* aspires to create an inclusive, accessible community that aligns with the broader aspirations for Council Bluff’s development as delineated in the 2021 Housing Affordability in the Omaha and Council Bluffs Area Assessment of Housing Affordability, Needs, & Priorities, more specifically the needed 5,500 affordable (60% AMI and lower) rental units to meet the current demand and the 18,000 units over the next 20 years.

Note: Hoppe Development is responding to the RFP for the South 28th Street and 2nd Avenue site due to our unique experience managing federal funding and affordability requirements. We would welcome a discussion about the additional 30th Street and 2nd Avenue RFP to extend the project’s impact on trail enhancement and neighborhood activation, if we could execute in a phased manner. The assembly of these lots could increase the development significantly and include more robust enhancements to the amenities offered to residents and trail users across both project sites.

AFFORDABILITY

Hoppe Development has extensive experience working with federal funding and diverse income qualification requirements. We are open to continued discussion with Council Bluffs about the best use of HOME and additional CDBG funds to meet the affordability objectives and development objectives. This RFP response represents our best understanding of how these programs would be available to the project, as well as the impact of these programs on the project pro-forma. Note that the Low Income Housing Tax Credit (LIHTC) program is not anticipated in this response.

This project will provide a mix of unit types including HOME, Community Development Block Grant (CDBG), and market rate units meeting the requirement that 51% of the units must be rented to income qualified households at or below 80% of MFI, inclusive of 4 units developed through the HOME program offered at Council Bluff’s Fair Market Rent and restricted to families at 50% MFI. Units modeled to meet the CDBG requirements have been modeled at 60% of FMI targeted rents, with the anticipation that households will have to be underwritten to 80% FMI income.

PROJECT PLANS

SITE DESIGN

The architectural and site plan concept were developed with the vision to provide a distinct moment on the trail for both non-resident trail users and residents alike. Further, it is intended to meet the goals of transitioning scale while achieving density. The design concept was created through consultation with DeOld Andersen Architecture, Lamp Rynearson, and Trails Have Our Respect (THOR), all firms with strong experience in transit and trail oriented design.

The concept achieves the goal of transitioning scale by deploying 8 forward thinking missing-middle building forms, the largest of which are arranged to activate and densify the First Avenue Trail frontage and shifting to smaller residential forms along 2nd Avenue, compatible with the smaller scale single-family neighborhood across the street. This scale shift is achieved by adjusting height, width and volume of structures from North to South on the site. Scale is further diminished through the use of gable ends breaking building volumes into smaller proportions through the use of a familiar residential form. Additionally, the visual impact of parked cars is minimized by orienting parking lots perpendicular to the public streets and is further obscured through the use of generous plantings. The deployment of multiple missing-middle buildings results in a porous pedestrian site plan enabling a unique sculpting of outdoor spaces intended to elevate the pedestrian experience.

Several strategies are deployed along the First Avenue Trail frontage to elevate the trail experience. The frontage along the trail tapers its setback to give way to a pedestrian plaza intended to serve both residents and trail users. This space can host a public bike repair and water bottle filling station, and can be further activated with lounge seating, outdoor kitchen and hosting area, fire-pit, bag toss court, bocce ball lawn and anchored to the South by an indoor community room and leasing office. The plaza and trail will be further activated with the frontage of 3 live/work units providing a platform for small businesses to add their flair to the trail experience and furthering the objectives of the multi-modal corridor. The nature of small businesses may include low-impact food service such as ice-cream shop or cookie parlor, experience based services such as art or craft lessons and trail oriented businesses providing bespoke bike repair and sales or other retail boutiques. The live/work format of these retail spaces eliminates the risk of vacancy and ensures immediate occupancy as apartments while maintaining the flexibility for the spaces to flip to more public facing uses as the vibrancy of the corridor enhances over time.

Within the trail corridor, this project proposes further activation through a temporary mountain biking pump track feature in the future rail corridor. We propose creating a removeable experience utilizing this space that can give way to the future streetcar. THOR Trails has been engaged to support the development of such a temporary pump track and coordinate with Council Bluffs on the degree to which track improvements are removable. Lastly, this project proposes the commissioning of public art along the Southern façade of the retail building(s) North of the trail.

BUILDING DESIGN

Hoppe Development anticipates using its missing-middle typology to create a desirable, multi-scale apartment project attracting both families and other demographics. We anticipate based on prior affordable housing experience that affordable 2-bedroom units will attract families while 1-bedroom units will attract young community servants such as new teachers or retirees on fixed incomes. We

would anticipate that the market rate units will attract a variety of young professionals. The project design incorporates ground floor unit typologies to accommodate individuals with mobility challenges in accordance with HUD's 504 requirements. By integrating these thoughtful design features, the project aspires to create an inclusive, accessible community. We believe this mix of units will result in a compelling mixed-income, multi-generational project serving a broad set of needs for Council Bluffs.

Exterior design will be consistent with Hoppe Development's commitment to quality. This proposal commits to the use of high quality, long lasting materials including 30% of the exterior façade in brick masonry and the remaining 70% constructed of fiber cement board. The buildings will have vented pre-finished aluminum soffits and fiber cement fascia. Unit interiors will be well equipped and meet Hoppe Development's high standards for livability. Each unit will include a washer/dryer, ceiling fans, LVP flooring, pantry, walk-in closets, and coat closets. The project will include a leasing and maintenance office on site to ensure daily management and upkeep.

CONCEPT PLOT PLAN

A conceptual site plan has been developed by DeOld Andersen Architecture, Lamp Rynearson and THOR Trails based on known features of the site. Detailed design as well as storm water improvement requirements will be incorporated into the project if awarded.





LEGEND

- 1 PROPOSED MURAL WALL
- 2 PROPOSED PUMP TRACK
- 3 PLANTING BEDS
- 4 ENHANCED PEDESTRIAN PLAZA
- 5 POCKET LAWN
- 6 SHADE STRUCTURE, SEATING, AND OUTDOOR KITCHEN
- 7 INTERNAL PARKING
- 8 ON-STREET PARKING

SITE PLAN CALCULATIONS

BUILDING TYPE	UNITS
RESIDENTIAL	89
PARKING REQUIRED	STALLS
RESIDENTIAL (1 STALLS / DU)	89
TOTAL PARKING REQUIRED	89
TOTAL PARKING PROVIDED	107
<i>(INCLUDES 18 ON-STREET STALLS)</i>	

Lounge Areas



Outdoor Games



Front Porches



Live/Work Units



Public Art



Bike Infrastructure



Temporary Pump Track









NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

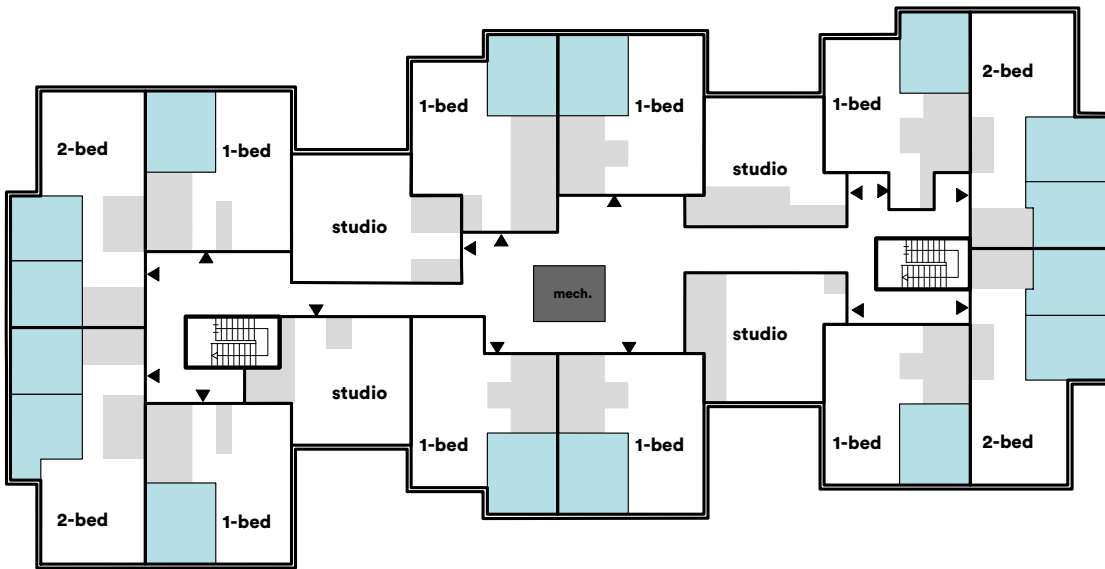


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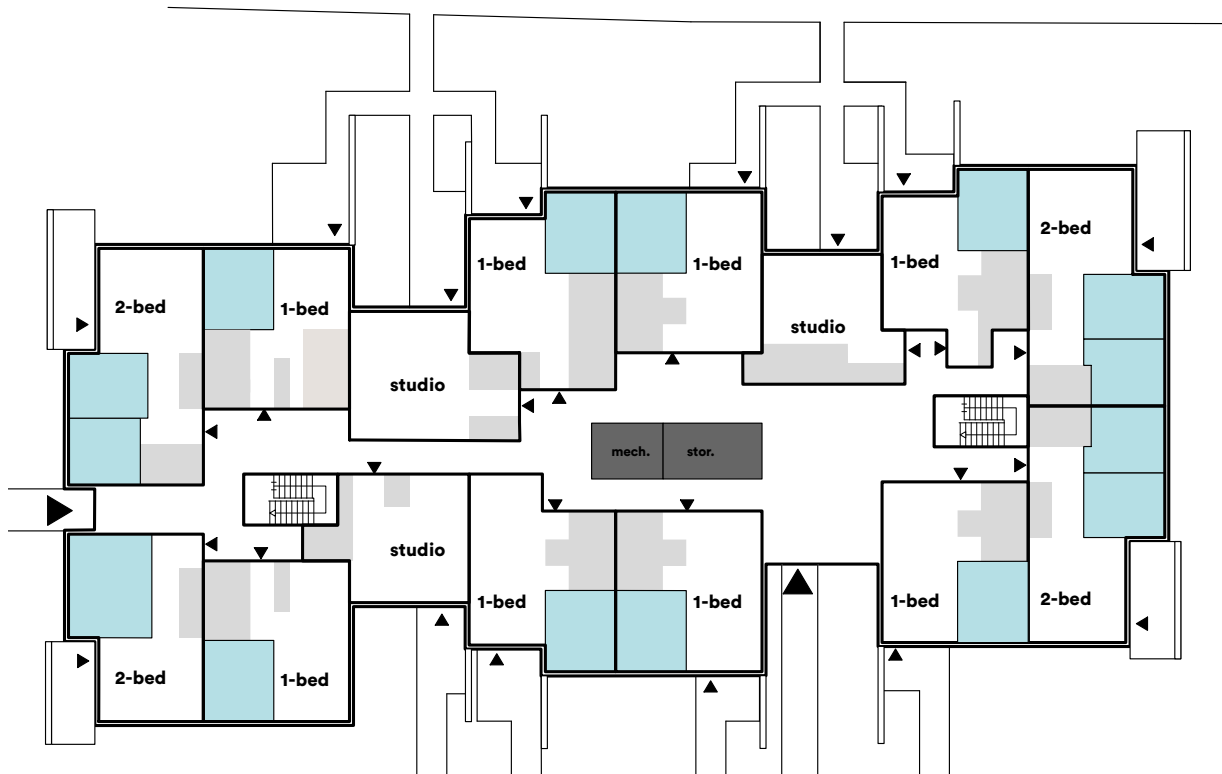
RFP - S. 28th St. & 2nd Ave.

Elevations

47-Unit Multifamily
Unit Count: 47 Units
Studios: 11
1-Bed: 24
2-Bed: 12

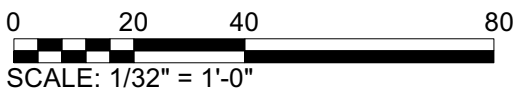


2ND & 3RD FLOOR



FIRST FLOOR

- Legend**
- Bedroom
 - Bathrooms, Mech., Closets
 - Unit Entry
 - Main Entry

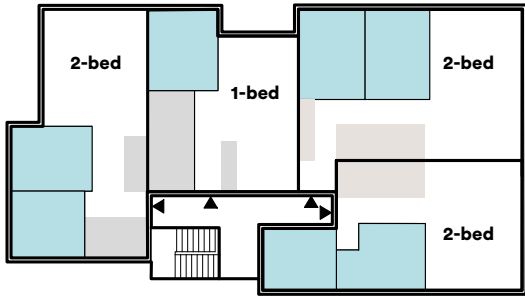


12-Plex with LIVE/WORK units

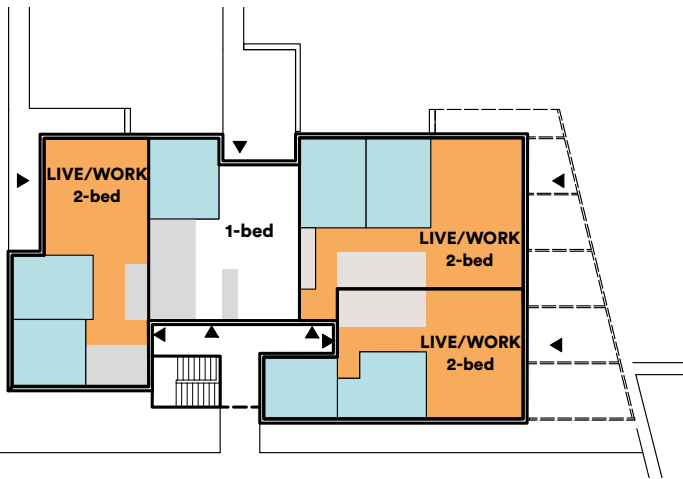
Unit Count: 12 Units

1-Bed: 3

2-Bed: 9 (3 with Flex Space)



2ND & 3RD FLOOR



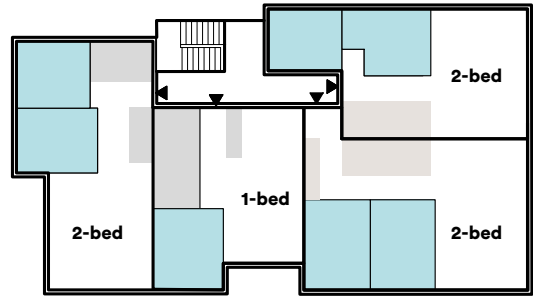
FIRST FLOOR

8-Plex

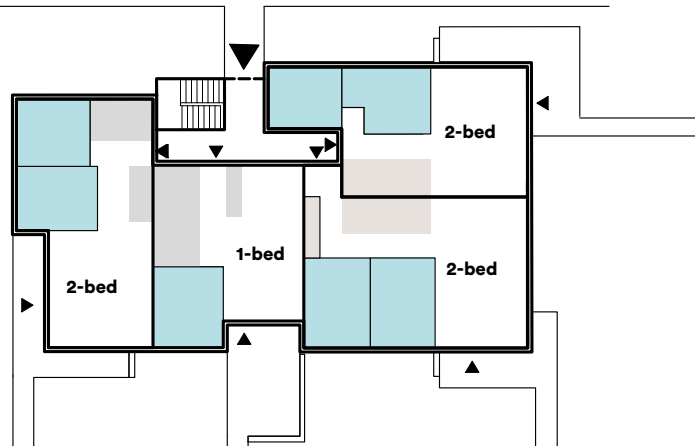
Unit Count: 8 Units

1-Bed: 2

2-Bed: 6



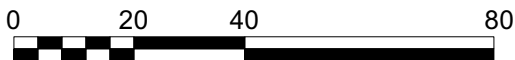
2ND FLOOR



FIRST FLOOR

Legend

- Bedroom
- Bathrooms, Mech., Closets
- Unit Entry
- Main Entry



SCALE: 1/32" = 1'-0"

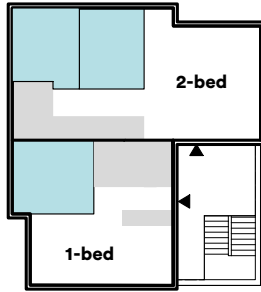


4-Plex (typical)

Unit Count (3 buildings): 12 Units

1-Bed: 6

2-Bed: 6

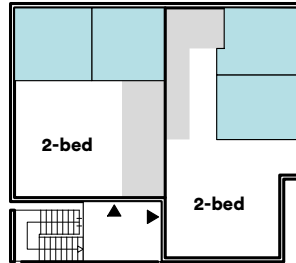


2ND & 3RD FLOOR

6-Plex

Unit Count: 6 Units

2-Bed: 6

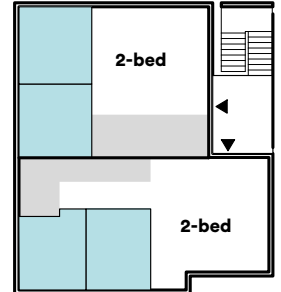


2ND & 3RD FLOOR

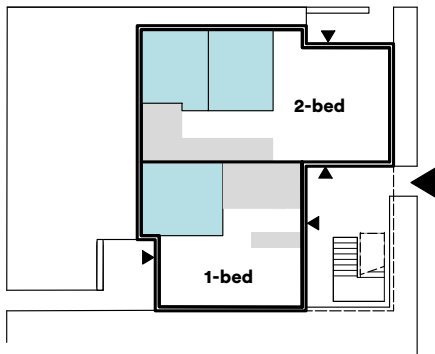
Community Room/Leasing with 4 Units

Unit Count: 4

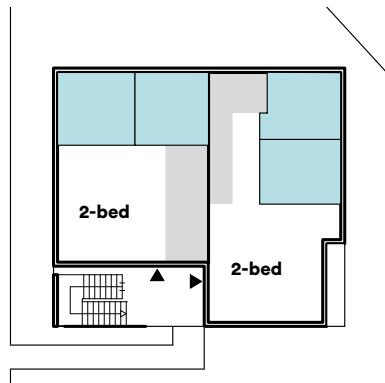
2-Bed: 4



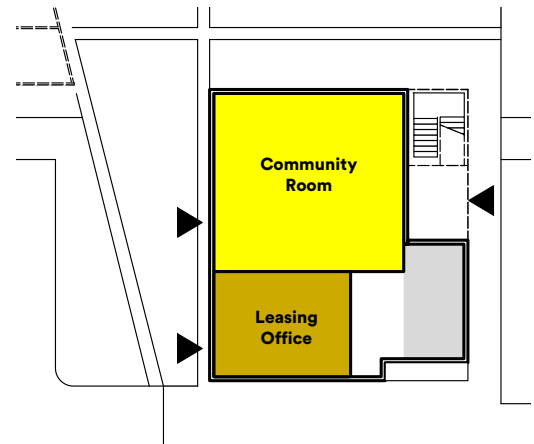
2ND & 3RD FLOOR



FIRST FLOOR



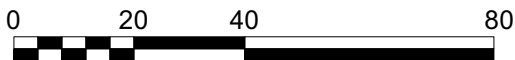
FIRST FLOOR



FIRST FLOOR

Legend

- Bedroom
- Bathrooms, Mech., Closets
- Unit Entry
- Main Entry



SCALE: 1/32" = 1'-0"



DEVELOPER EXPERIENCE

FIRM OVERVIEW

Hoppe Development is a vertically integrated real estate development company focused on delivering affordable housing solutions to the communities we serve across the Midwest. Our team provides comprehensive capabilities in land acquisition and community planning, entitlements and land use, project planning and finance, construction, and long-term management and compliance. Annually, the development team closes financing on 300-400 units across 3-5 projects utilizing a range of local, state, and federal funding programs to meet community affordable housing goals, with a particular focus on mixing incomes in development projects. This represents an approximate development value of \$60M to \$80M annually. Our portfolio spans a range of housing typologies and affordability including townhomes, multifamily units, and mixed-use developments with rental and for sale options.

Since 2019, Hoppe Development has utilized various financing tools to develop over 800 units of affordable rental and ownership opportunities. Our team has extensive experience bringing together complex capital stacks including state and federal resources such as Nebraska Economic Development Funds (NDED), Low Income Housing Tax Credits, Federal and Local Historic Tax Credits, National Housing Trust Funds, HOME Program Funds, American Rescue Plan Act (ARPA) Funds, Conventional Debt and Equity and Local Community Funding.

Hoppe Development regularly collaborates with municipalities and nonprofits to provide affordable housing services. As an owner and operator of affordable housing projects, these collaborations and partnerships have created long-term relationships within the community and displayed a commitment to the communities. These relationships often have enabled additional partnerships and opportunities for more housing projects.

DEVELOPMENT TEAM

The Hoppe team is a vertically integrated organization with over 50 professionals spanning development, construction, and management, and brings significant experience in utilizing federal and state programs to achieve unique development goals. The team is supported by a unique set of consultants with expertise in missing middle, transit and trail oriented design.

The Hoppe team consists of:

- **Jake Hoppe**, Managing Principal, has led development of over 1,000 units of housing utilizing a variety of programs and financing tools for both urban and rural communities. He has led Hoppe Development since 2019, building on his previous experience leading high-growth, venture-backed renewable energy development and technology companies.
- **Ben Kunz**, Development Associate, will serve as the project manager of this project. Ben is an architect and serves as in-house design oversight and project management from design through construction. He has 7+ years of experience in the multifamily and urban design space and has recent experience navigating a complicated set of projects through the NEPA process with the Nebraska Department of Economic Development.
- **Evan Clark**, Development Associate, has spent 3+ years at Hoppe Development cultivating relationships with rural communities to lead new developments through a comprehensive

understanding of state and federal housing finance programs, application processes, and program compliance.

- **Lasha Goodwin**, Development Analyst and Sales Associate, has 6 years of experience in neighborhood revitalization and real estate sales. She provides comprehensive technical support for various development projects. With a keen understanding of the real estate market, Lasha facilitates sales and leasing transactions for residential and commercial properties.
- **Jody Schmidt**, Development Program Manager, has over 20 years experience as a Real Estate and Corporate Paralegal with title experience.

In addition to the Development Team, Hoppe Development is supported by an in-house construction team, Hoppe Homes, which provides unique capacity to oversee our projects, manage costs and meet critical timelines. Our Property Management Team, PrimeSites Real Estate, is led by **Josh Neill**, who has over 15 years of experience in residential and commercial property management and **Teresa Kile**, Director of Compliance, who spent 14 years at Nebraska Investment Finance Authority (NIFA) and is an expert at affordable housing compliance. Hoppe Development, Hoppe Homes, and PrimeSites are all supported by a central Corporate Team, which provides shared accounting, legal, and general management services. Between management, development, and construction, there are 50 people on our team.

Additional design and thought partnerships including:

- DeOld Andersen Architects (architecture)- Principals Geoff DeOld and Emily Andersen have collaborated on many missing middle concepts with Hoppe Development, achieving density while preserving a human scale and relationships to open space.
- Lamp Rynearson (civil design) – Project lead Manne Cook has led trail oriented design in North Omaha will lead the civil design team.
- Trails Have Our Respect (trail activation) - Jason Brummels and team will provide additional expertise regarding trail infrastructure through their regional trail advocacy and consulting organization.

PROJECT EXPERIENCE

Please reference the following Developer Experience slides for a detailed list of Hoppe Development's relevant projects. Questions may be directed to Ben Kunz, Development Associate via email, ben@hoppedevlopment.com or (402) 429-3946.

The following represents the Hoppe Development resume of housing development projects since 2019. In all predevelopment cases noted, funds have been awarded and the projects described are moving toward financial close and construction start. Not included are predevelopment projects for which critical funding sources have not been awarded. Please see notes for funding source acronyms. Affiliated projects prior to 2019 include over 450 units of market rate and affordable housing.



**PADDOCK
KENSINGTON**

Beatrice, NE

**PREDEVELOPMENT,
CONSTRUCTION
START Q1, 2025**

Historic Renovation of former hotel and senior care facility of up to 41 workforce units with dedicated first floor space for incubator and coworking space.

- RWHF- Land development- \$1,000,000
- State Historic Tax Credits
- Federal Historic Tax Credits
- TIF
- RWHF- \$1,050,000
- USDA-Rural Development Business



**STODDARD
PLACE**

Beatrice, NE

**PREDEVELOPMENT
, CONSTRUCTION
STARTS Q1 2025**

Conversion of former school into 25 units of LIHTC housing

- LIHTC & AHTC: \$340,294
- TIF: \$275,469



PROSPECT RIDGE

West Point, NE

**DELIVERED
2023**

22 unit conversion of nursing home to affordable housing

- LIHTC: \$186,249
- AHTC: \$186,249
- HOME Funds: \$478,000
- TIF: \$152,786
- Solar Credit: \$37,400



ANTELOPE TOWER

Lincoln, NE

**DELIVERED
2022**

93 units of market rate housing

- TIF: \$1,479,455

The following is a representation of projects and awards of Hoppe & Son, LLC since 2019



**TALLGRASS
BOND**

Papillion, NE

PREDEVELOPMENT,
CONSTRUCTION
START Q4, 2024

130 Unit Multifamily
affordable housing project
integrated into a larger 600
unit mixed-product, mixed
income development

- LIHTC & AHTC - \$1,696,472
- Tax Exempt Bond Financing - \$18 M
- CDBG-DR - \$2 M
- Solar Credit - \$113,295



**TALLGRASS
FAMILY**

Papillion, NE

PREDEVELOPMENT,
CONSTRUCTION
START Q4, 2024

34 unit affordable
housing project integrated
into 600 unit mixed use,
mixed product, and mixed
income development

- LIHTC & AHTC - \$629,761
- CDBG-DR: \$2,000,000



**TALLGRASS
SENIOR**

Papillion, NE

PREDEVELOPMENT,
CONSTRUCTION
START Q4, 2024

34 unit affordable
housing project integrated
into a larger 600 unit
mixed-product, mixed
income development

- LIHTC - \$429,899
- AHTC - \$429,899
- CDBG-DR - \$2 M



**WATERBROOK
APARTMENTS**

Lincoln, NE

PREDEVELOPMENT,
CONSTRUCTION
START Q1, 2025

246 Unit Multifamily
affordable housing
acquisition rehabilitation
project

- LIHTC - \$1,016,329
- Tax Exempt Bond Financing - \$24 M

The following is a representation of projects and awards of Hoppe & Son, LLC since 2019



23RD ST NET-ZERO
LIVE/WORK
Lincoln, NE

IN PROGRESS

9 unit affordable housing project pairing affordable housing with entrepreneurship opportunities within the same building.

- ARPA QCT Affordable Housing- \$600,000



FOXTAIL CENTRAL
Lincoln, NE

UNDER
CONSTRUCTION

35 unit affordable housing project

- LIHTC: \$426,564
- AHTC: \$426,564
- TIF: \$408,911
- NHTF: \$500,000
- Solar Credit: \$16,380
- City HOME Funds: \$450,000
- City of Lincoln Contribution: \$383,933



FOXTAIL SOUTH
Lincoln, NE

LEASE-UP

131 unit multifamily affordable housing project

- LIHTC: \$1,020,507
- AHTC: \$1,020,507
- Tax Exempt Bond Financing: \$12,156,500
- TIF: \$1,492,527
- Solar Credit: \$55,361
- City of Lincoln Contribution: \$1,511,419



CENTER TERRACE
Lincoln, NE

IN PROGRESS

125 unit affordable housing project

- ARPA QCT Affordable Housing: \$4,000,000
- TIF: \$1,847,007
- Tax Exempt Bond Financing: \$10,236,616
- LIHTC: \$1,786,970
- HTF: \$2,000,000

The following is a representation of projects and awards of Hoppe & Son, LLC since 2019



BRIDGEPORT APARTMENTS
Lincoln, NE

PREDEVELOPMENT,
CONSTRUCTION
START Q1 2025

182 unit multifamily
affordable housing
acquisition rehabilitation
project

- LIHTC: \$1,034,968
- Tax Exempt Bond Financing: \$18,000,000



BLUESTEM APARTMENTS
Fremont, NE

LEASE UP

134 multifamily units

- RWHF: \$500,000
- LB840: \$400,000



FREMONT OMEGA APARTMENTS
Fremont, NE

DELIVERED
2023

49 unit conversion of nursing
home to affordable housing

- LIHTC: \$324,587
- AHTC: \$324,587



THE ROW FREMONT
Fremont, NE

DELIVERED
2021

25 affordable housing units

- LIHTC: \$333,748
- AHTC: \$333,748
- HTF Funds: \$861,000

The following is a representation of projects and awards of Hoppe & Son, LLC since 2019



GATEHOUSE ROWS

Lincoln, NE

**DELIVERED
2023**

98 unit affordable housing project

- LIHTC: \$711,479
- AHTC: \$711,479
- Tax Exempt Bond Financing: \$7,971,025
- TIF: \$1,520,090



SANDHILLS TOWNHOMES

Valentine, NE

**DELIVERED
2023**

15 affordable infill housing units

- LIHTC: \$262,270
- AHTC: \$262,270



FIRST STREET FLATS

Milford, NE

**DELIVERED
2023**

21 unit conversion of nursing home to affordable housing with RWHF & TIF

- RWHF: \$418,457
- TIF: \$166,000



CEDAR PARK

Hastings, NE

**PREDEVELOPMENT,
CONSTRUCTION
START Q2, 2025**

54 unit mixed income development with 34 units of LIHTC housing and 24 units of market rate housing

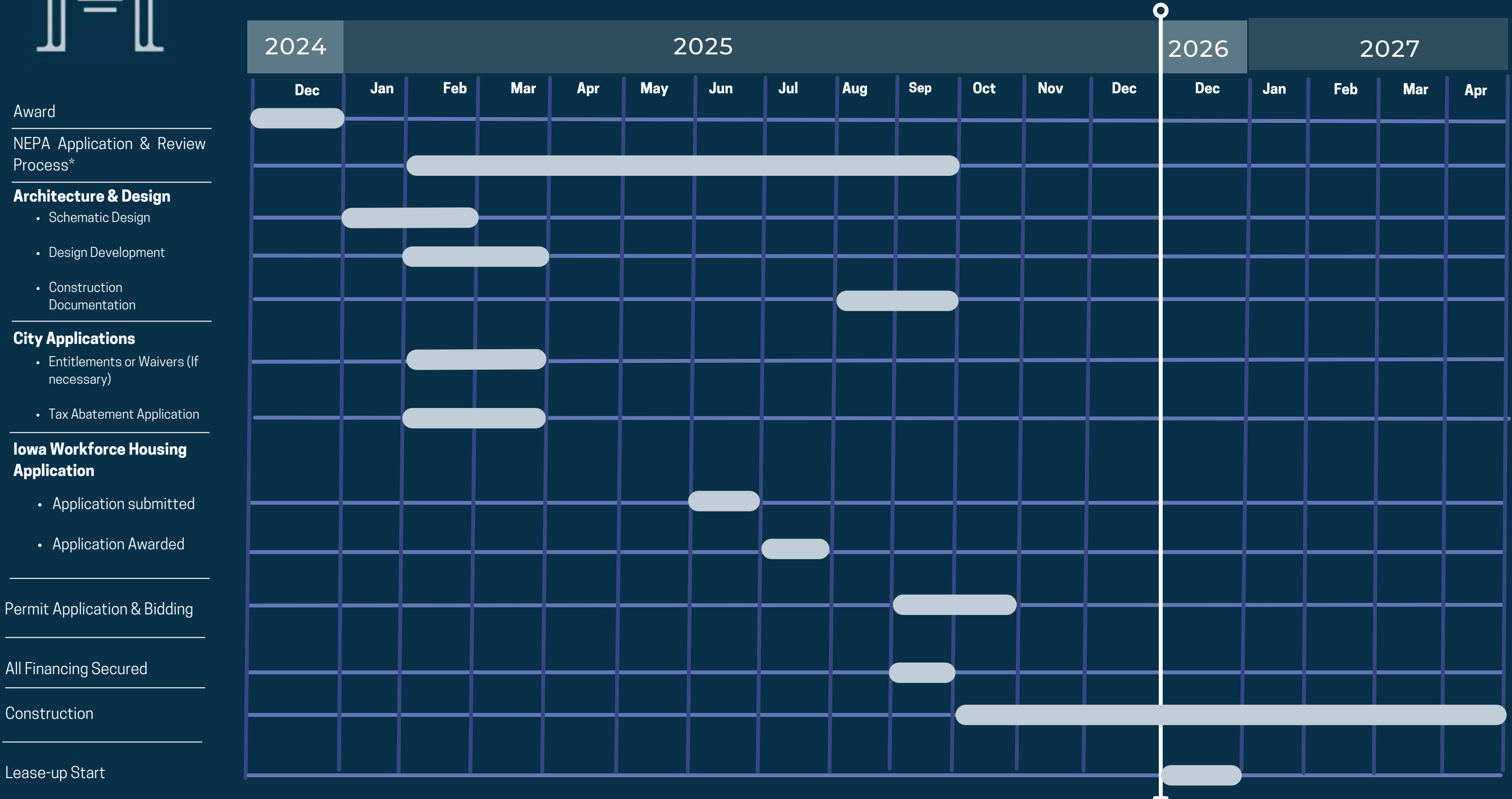
- LIHTC & AHTC: \$540,433
- TIF: \$420,602

Abbreviation Key

- Low Income Housing Tax Credits (LIHTC)
- State Affordable Housing Credits (AHTC)
- Tax Increment Financing (TIF)
- National Housing Trust Funds (NHTF)
- Nebraska Affordable Housing Trust Fund (NAHTF) Rural Workforce Housing Fund (RWHF)



West End Roost



***Note:** NEPA process timeline can vary significantly depending on reviewer agency. Timeline above derived from our most recent NEPA experience in Nebraska.

FINANCIAL SUMMARY

DEVELOPMENT BUDGET OUTLINE

The table below is a preliminary budget for *West End Roost* with an estimated development cost of \$18.57M. This project achieves affordability levels without the use of the Low Income Housing Tax Credit program. As such, it requires additional sources from a variety of state and local programs, as the affordability requirements result in lower cash flows available to service a principal mortgage, and therefore reduce the debt available to the project. For the sources that come from Council Bluffs, we anticipate further discussion and alignment to ensure project feasibility and alignment with objectives.

Permanent Loan: This is the level of permanent debt the project can sustain based on the affordability and interest rate discussed.

Tax Abatement: This projects anticipates receiving 10 year, 100% tax abatement.

Land Acquisition as Subordinated Project Loan: We anticipate acquiring the site for market rate. However, we request that the City defer the acquisition payment from the project, and instead classify it as a loan subordinate to the principal mortgage due at the end of a 10 year term at 0% interest.

Iowa Workforce Housing Program: We anticipate applying for the Iowa Workforce Housing Program. In our program underwriting, this project will be competitive based on past year's applications.

Housing Development Program Grant: We anticipate applying for the Housing Development Program, and have modeled the funds coming into the project as a forgivable loan. This enables the project to utilize the full balance of funds for project costs, without tax adjusting the award amount.

HOME Program: We anticipated pursuing a 2-year allocation of city HOME funds and allocating 4 units to the HOME program. We anticipate working with the city to right-size the allocation between additional HOME or CDBG funds.

Contributed Equity: Hoppe Development anticipates contributing its developer fee as an equity contribution into the project, and additionally investing or raising additional equity to facilitate the project.

LAND PURCHASE PRICE

Hoppe Development proposes site acquisition of the below describe real estate for \$415,000 from the City of Council Bluffs.

- Lots 1-16, Block 12, Bryant and Clarks Subdivision

Development Underwriting Summary | Council Bluffs - West End Roost

SOURCES	\$ Amount	\$ / Unit	% Total	USES	\$ Amount	\$ / Unit	% Total
Debt Financing				Acquisition Costs			
Permanent Loan (1)	\$11,508,662	\$129,311	62.0%	Total Hard Costs (2)	\$15,874,200	\$178,362	85.5%
Land Acquisition as Subordinated Project Loan	\$415,000	\$4,663	2.2%	Total Soft Costs (3)	\$677,950	\$7,617	3.7%
Equity Capital & Other Sources				Total Contingency	\$372,579	\$4,186	2.0%
Contributed Equity	\$3,329,639	\$37,412	17.9%	Developer Fee	\$881,895	\$9,909	4.7%
Iowa Workforce Housing Tax Incentive Program	\$913,295	\$10,262	4.9%	Site Acquisition	\$415,000	\$4,663	2.2%
Housing Development Program Grant	\$2,000,000	\$22,472	10.8%	Total Reserves (4)	\$344,971	\$3,876	1.9%
HOME Program (2 year commitment)	\$400,000	\$4,494	2.2%				
TOTAL SOURCES	\$18,566,595	\$208,613	100%	TOTAL USES	\$18,566,595	\$208,613	100%

(1) Underwritten at 7.00%/24 month I/O construction and stabilization period; 30 year amortization following conversion to mini-perm

(2) Excluding 2.00% hard cost contingency

(3) Excluding developer fee, Hoppe fees, loan guaranty fee and 3.00% soft cost contingency

(4) Includes real estate taxes and construction interest carry, less net operating cash flow thru the construction period

Property Cash Flow	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Net Operating Income	-\$9,874	\$657,453	\$1,112,930	\$1,144,079	\$1,177,751	\$1,205,027	\$1,243,365	\$1,282,907	\$1,323,692	\$1,057,130
Non Operating Expenses										
Interest Expense	-\$58,729	-\$741,564	-\$801,903	-\$747,252	-\$738,441	-\$729,048	-\$719,037	-\$708,366	-\$696,991	-\$684,867
Principal Payments	\$0	\$0	-\$116,906	-\$133,689	-\$142,501	-\$151,893	-\$161,905	-\$172,576	-\$183,951	-\$196,075
Capital Reserves	\$0	-\$11,125	-\$22,250	-\$22,250	-\$22,250	-\$22,250	-\$22,250	-\$22,250	-\$22,250	-\$22,250
Total Non Operating Expenses	-\$58,729	-\$752,689	-\$941,059	-\$903,192	-\$903,192	-\$903,192	-\$903,192	-\$903,192	-\$903,192	-\$903,192
Draws from Reserve Accounts	\$76,187	\$211,289	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Cash Flow	\$7,584	\$116,053	\$171,871	\$240,888	\$274,559	\$301,835	\$340,173	\$379,715	\$420,500	\$153,938
Project Cash Flow										
Property Cash Flow	\$7,584	\$116,053	\$171,871	\$240,888	\$274,559	\$301,835	\$340,173	\$379,715	\$420,500	\$153,938
Contributed Equity	-\$3,329,639	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refinance Proceeds	\$0	\$0	\$51,222	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Project Cash Flow	-\$3,322,055	\$116,053	\$223,093	\$240,888	\$274,559	\$301,835	\$340,173	\$379,715	\$420,500	\$153,938
Key Metrics										
Debt Service Coverage Ratio		0.89x	1.21x	1.30x	1.34x	1.37x	1.41x	1.46x	1.50x	1.20x

Project Pro Forma	Stabilized Per Door	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenue											
Gross Potential Rent	\$16,600	\$1,501,625	\$1,547,298	\$1,594,361	\$1,642,855	\$1,692,824	\$1,743,608	\$1,795,917	\$1,849,794	\$1,905,288	\$1,962,447
Parking Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Income	\$444	\$40,041	\$41,032	\$42,053	\$43,104	\$44,188	\$45,514	\$46,879	\$48,285	\$49,734	\$51,226
Vacancy	-\$852	-\$1,541,666	-\$458,248	-\$81,821	-\$84,298	-\$86,851	-\$89,456	-\$92,140	-\$94,904	-\$97,751	-\$100,684
Application/Admin/Pet Fees	\$25	\$0	\$28,534	\$12,798	\$6,414	\$2,201	\$2,268	\$2,336	\$2,406	\$2,478	\$2,552
Concessions	\$0	\$0	-\$117,583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Real Estate Abatement	\$2,835	\$7,584	\$7,776	\$225,866	\$275,703	\$282,675	\$289,742	\$296,985	\$304,410	\$312,020	\$0
Total Revenue	\$19,052	\$7,584	\$1,048,809	\$1,793,256	\$1,883,778	\$1,935,037	\$1,991,675	\$2,049,977	\$2,109,991	\$2,171,769	\$1,915,541
Operating Expenses											
Payroll	-\$1,167	-\$8,874	-\$107,942	-\$110,671	-\$113,470	-\$116,340	-\$119,248	-\$122,229	-\$125,285	-\$128,417	-\$131,628
Administrative	-\$637	\$0	-\$51,849	-\$64,066	-\$63,693	-\$64,058	-\$65,659	-\$67,301	-\$68,983	-\$70,708	-\$72,476
Repair and Maintenance	-\$928	\$0	-\$63,217	-\$88,034	-\$90,260	-\$92,543	-\$94,856	-\$97,228	-\$99,659	-\$102,150	-\$104,704
Management Fees	-\$667	-\$1,000	-\$38,112	-\$54,859	-\$56,283	-\$57,833	-\$69,709	-\$71,749	-\$73,850	-\$76,012	-\$67,044
Insurance	-\$774	\$0	-\$65,733	-\$73,446	-\$75,303	-\$77,207	-\$79,137	-\$81,116	-\$83,144	-\$85,222	-\$87,353
Real Estate Taxes	-\$2,835	-\$7,584	-\$7,776	-\$225,866	-\$275,703	-\$282,675	-\$289,742	-\$296,985	-\$304,410	-\$312,020	-\$319,821
Utilities	-\$668	\$0	-\$56,728	-\$63,385	-\$64,987	-\$66,631	-\$68,297	-\$70,004	-\$71,754	-\$73,548	-\$75,387
Total Operating Expenses	-\$7,677	-\$17,458	-\$391,356	-\$680,326	-\$739,699	-\$757,286	-\$786,648	-\$806,612	-\$827,084	-\$848,077	-\$858,411
Net Operating Income	\$11,375	-\$9,874	\$657,453	\$1,112,930	\$1,144,079	\$1,177,751	\$1,205,027	\$1,243,365	\$1,282,907	\$1,323,692	\$1,057,130

PROJECT CONTINGENCIES

This project has anticipated a number of concessions focused on ensuring that it can deliver the affordability requirements as specified in the RFP and utilize the programs as necessary.

This project anticipates an application for the Iowa Workforce Housing Tax Incentive program. Hoppe Development has reviewed the scoring criteria as well as the scores received for all 37 applications in 2024. This project will likely score between 40 and 45 points. The minimum score in 2024 required to be funded was 37 points, making this project highly likely to receive an award.

This project also anticipates achieving 10 year 100% tax abatement from the City of Council Bluffs as well as a \$2M grant from the Housing Development Program. This project is structured to score well within the Housing Development Program metrics. Further, it achieves affordability requirements without Low Income Housing Tax Credits, delivers a missing middle typology and uniquely seeks to activate the trail, and is within the priority area for development. For these reasons, we believe it presents a compelling opportunity for both the City's investment through abatement and the Housing Development Program.

This project anticipates receiving a subordinate, 0% interest, 10 year loan from the City of Council Bluffs in the amount of the land acquisition price, \$415,000.

This project anticipates receiving a 2 year commitment of HOME funds as \$400,000 or equivalent from the City of Council Bluffs in exchange for maintaining HOME units available at Fair Market Value Rents.

This project is well positioned to receive a variety of funding sources, but should these incentives not be secured, Hoppe Development is well situated to ensure any gaps or additional financing can be sufficiently filled. Additional or contingency sources may include:

- Increase conventional equity & debt
- Alternative designs
- Community support such as employer subsidized housing or local investment club

RESOLUTION 24-327

ITEMS TO INCLUDE ON AGENDA

CITY OF COUNCIL BLUFFS, IOWA

November 18, 2024

7:00 P.M.

West Broadway Urban Renewal Plan

- Resolution declaring the intent of the City to accept a proposal received in accordance with the requests for proposals and to enter into a purchase, sale, and development agreement based on the selected proposal

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

November 18, 2024

The City Council of the City of Council Bluffs in the State of Iowa, met in regular session, in City Hall, City Council Chambers, 209 Pearl Street, Council Bluffs, Iowa, at 7:00 P.M., on the above date. There were present Mayor Walsh, in the chair, and the following named Council Members:

Absent: _____

Council Member _____ introduced the following proposed Resolution entitled “RESOLUTION DECLARING THE INTENT OF THE CITY TO ACCEPT A PROPOSAL RECEIVED IN ACCORDANCE WITH THE REQUESTS FOR PROPOSALS AND TO ENTER INTO A PURCHASE, SALE, AND DEVELOPMENT AGREEMENT BASED ON THE SELECTED PROPOSAL” and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was:

AYES: _____

NAYS: _____

WHEREUPON, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 24-327

RESOLUTION DECLARING THE INTENT OF THE CITY TO ACCEPT
A PROPOSAL RECEIVED IN ACCORDANCE WITH THE REQUESTS
FOR PROPOSALS AND TO ENTER INTO A PURCHASE, SALE, AND
DEVELOPMENT AGREEMENT BASED ON THE SELECTED
PROPOSAL

WHEREAS, this Council has previously found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and, by Resolution No. 87-570 in 1987, approved and adopted the West Broadway Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the West Broadway Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Pottawattamie County; and

WHEREAS, the Plan has been amended five times by amendments adopted in 1988, 2001, 2002, 2014, and 2015; and

WHEREAS, the City owns certain real property located within the Urban Renewal Area consisting of a north portion located at the 2800 block between 1st and 2nd Avenues, approximately 2.5 acres in size, (the "Development Property"); and

WHEREAS, the Plan provides for, among other things, the disposition of properties for development or redevelopment as an urban renewal project; and

WHEREAS, by Resolutions No. 24-239 and 24-240, both adopted September 9, 2024, this Council approved a Request for Proposals to purchase and develop the Development Property into multi-family or mixed-use housing, which Request for Proposals set forth minimum requirements for proposals to develop the Development Property and evaluation criteria for such proposals; Council determined that the minimum development requirements, competitive criteria, and procedures set forth in the Request for Proposals were "reasonable competitive bidding procedures" in substantial conformance with the provisions of Iowa Code Section 403.8; and directed that notice of the City's intention to accept proposals for the sale and redevelopment of the Development Property in accordance with the procedures set forth in the Request for Proposals be published; and

WHEREAS, notice of the City's intention to accept proposals for the sale and redevelopment of the Development Property in accordance with the procedures set forth in the Request for Proposals was duly published in the NonPareil, a legal newspaper published at least once weekly and having general circulation in said City, in conformance with Iowa Code Section 362.3; and

WHEREAS, following evaluation of the submitted proposals, this Council has selected one proposal that it intends to accept; and

WHEREAS, this Council desires to declare its intent to accept a proposal, subject to the approval of a purchase, sale, and development agreement to be drafted by the City's legal counsel.

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

1. The Development Property offered for sale and redevelopment in accordance with the terms and conditions contained in the Request for Proposals, subject to the approval of a purchase, sale, and development agreement, is legally described as follows:

Lots 1 through 16, Block 12 and all of the vacated alley, Bryant and Clark Addition

2. It is hereby determined that the proposal submitted by Hoppe Development (the "Proposal") satisfies the requirements of the Request for Proposals and, subject to the drafting and execution of a purchase, sale, and development agreement drafted by the City's legal counsel for the sale and redevelopment of the Development Property under the terms of the Proposal, with such modifications as determined appropriate by the City Council, the City intends to accept the Proposal no sooner than thirty (30) days from the date of this resolution and following completion of a public hearing.
3. City staff is hereby authorized and directed to work with the City's legal counsel to draft and negotiate a purchase, sale, and development agreement consistent with the terms of the Proposal, subject to modifications as determined appropriate by the City Council; to set a public hearing to consider the purchase, sale and redevelopment agreement no sooner than thirty (30) days from the date of this resolution; and to publish notice of such public hearing in a manner consistent with Iowa law.

PASSED AND APPROVED this 18th day of November 2024.

Mayor

ATTEST:

City Clerk

Council Communication

Department: Community Development
Case/Project No.:
Submitted by: Christopher N. Gibbons, AICP,
Planning Manager

Resolution 24-328
ITEM 5.D.

Council Action: 11/18/2024

Description

Resolution declaring the intent of the City to accept a proposal received in accordance with the Request for Proposals and to enter into a purchase, sale, and development agreement based on the selected proposal. Location: City-owned property legally described as Block 1, River's Edge Subdivision.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	11/8/2024
Attachment A: River's Edge RFP	Other	11/8/2024
Attachment B: Broadmoor's proposal	Other	11/8/2024
Resolution 24-328	Resolution	11/13/2024

City Council Communication

Department: Community Development	Resolution No.: 24 -	City Council: November 18, 2024
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Subject

Resolution selecting Broadmoor as the preferred developer for City-owned property legally described as Block 1, River's Edge Subdivision and to enter into a purchase, sale, and development agreement with said developers.

Background/Discussion

On September 9, 2024, the Council Bluffs City Council approved Resolution No. 24-237 which authorized the Community Development Department to release a Request for Proposals (RFP) for City-owned property legally described as Block 1, River's Edge Subdivision (see Attachment A).

Additionally, City Council approved Resolution No. 24-238 on September 9, 2024, which established the minimum development requirements, competitive criteria, and procedures for disposition of said property. Since the property is located within the Playland Park Urban Renewal Area, the disposition of the land must comply with Iowa urban renewal laws. As part of the disposition, Iowa urban renewal statutes require the City ensure a reasonable competitive bidding procedure and 30 days to respond. This also includes providing notice by publication in a newspaper having a general circulation to the community 30 days prior to the execution of a contract involving the transfer of property.

On September 10, 2024, the City released a Request for Proposals (RFP) through their IonWave online bidding portal, which included an email notification to approximately 70 real estate developers/brokers throughout the Council Bluffs-Omaha Metropolitan Area and Midwest region. All proposals were due October 25, 2024 and interested developers were required to submit proposals that demonstrate their capacity to satisfy the requirements of the RFP including:

1. Application
2. Project Summary – A brief written description of the project.
3. Project Plans – A scaled plot plan of the proposed development. The plot plan should illustrate the location of structures, parking areas, ingress and egress, open or landscape areas, etc. The developer must also submit additional information such as elevation drawings, photos of similar projects, typical floor plans, etc.
4. Developer Experience – Provide a listing of previous projects completed, especially with regard to projects that are relevant to the proposed development.
5. Project Timeline – A timeline for the project design, bidding, construction and occupancy.
6. Financial Summary – Developer must provide a proposed cost and source of funding for the project, including a 10-year project proforma. Developer must also outline expected funding sources and projected date all financing will be secured.
7. Project Contingencies – Indicate any special assistance needed to implement the project, such as financial assistance, state or federal applications, or other public participation.

Each proposal was reviewed by staff of the Community Development Department and was scored using the following criteria, which was detailed in the RFP ensuring developers knew how they would be evaluated.

- a. Design, Aesthetics and Quality of Construction Materials and Landscaping (40%): River's Edge is a master planned, mixed-use development. The City has an adopted master plan that functions

City Council Communication

as the primary regulatory document relative to: building setbacks and heights, architectural designs, block designs and mix of land uses, public art, on and off-street parking, street connectivity and design, pedestrians and cyclists, and other special design requirements within the neighborhood. All buildings and their associated architectural appearance/site layouts shall be designed in manner that is deemed compatible with this master development plan and existing development within the neighborhood. A list of materials and visual renderings of the site layout, units and exterior design must be provided as a part of this submittal.

- b. Developer’s Experience and Capacity (25%): The makeup/description of the developer’s project team. The preferred developer will have significant experience in the construction of urban-style, mixed-use commercial and residential development. The names of individuals involved and the roles they will perform must be listed. Provide a description of the qualifications and experience of the specific individuals who will be involved in the work described in this RFP, including staff and other professionals.
- c. Number of Units Proposed and Unit Sizes, Building Square Footage, and Minimum Assessed Value (20%): Preference will be given to developers who maximize the number of units, building square footage, and minimum assessed values on the identified property. Proposals will also be scored on the length of time it will take to construct and occupy the project.
- d. Funding Sources (15%): Preference will be given to Developers not utilizing either 4% or 9% Low Income Housing Tax Credits (LIHTC). No income restrictions are applicable to the property. Preference will be given to developers who propose projects with 80% or more market rate housing. Provide a list of proposed funding sources and when the funds are expected to be awarded/confirmed.

Discussion

The City received one response to the RFP from Broadmoor (Attachment B), who has completed many multi-family and mixed use developments throughout the Council Bluffs-Omaha metropolitan area, including River’s Edge. Their proposal included the following:

- Five-story apartment building that is comprised of 90 market-rate units;
- A fitness room on the lower level and a deck/lounge amenity on the top level;
- 135 parking spaces (46 surface spaces and 89 internal garage spaces);
- \$24.5 million project valuation; and
- Construction is tentatively scheduled to begin Fall 2025 and will be completed by Spring 2028
- \$3.7 million tax increment financing (TIF) request

The proposed building is designed in a ‘L’ shape and will be constructed with a mixture of durable materials (brick and glass) and complimentary material (architectural metal panels, corrugated metal, and fiber cement trim). The adopted Playland Park Master Plan (October 2014) envisioned the subject property being developed with a mid-rise pedestal apartment/condo tower(s) with internal structured parking and commercial space and/or townhomes along Avenue ‘B’ and River’s Edge Parkway. Overall, the proposed building design and layout are compatible with existing development in River’s Edge and are generally consistent with the adopted River’s Edge Master Development Plan.

Recommendation

Staff recommends selecting Broadmoor as the preferred developer for City-owned property legally described as Block 1, River’s Edge Subdivision and to enter into a purchase, sale, and development agreement with said developer.

City Council Communication

Attachments

Attachment A: River's Edge RFP

Attachment B: Broadmoor's proposal

Submitted by: Christopher Gibbons, Planning Manager, Community Development Department

Approved by: Courtney Harter, Director, Community Development Department

Attachment A

City of Council Bluffs, Iowa
Request for Proposals
Block 1, River's Edge Subdivision
Proposal Due Date: October 25, 2024

The City of Council Bluffs, through its Community Development Department, is inviting proposals from interested firms to purchase and develop a 1.72-acre parcel within the Playland Park (River's Edge) Neighborhood. Located strategically on the west end of Council Bluffs, Iowa, River's Edge is bordered by Interstates 29 & 480 and the Missouri River. It lies directly east of downtown Omaha, Nebraska, and is part of the rapidly growing Council Bluffs, Iowa-Omaha, Nebraska Metropolitan Area, which currently has a population of around 967,000 and is projected to exceed one million within a decade. Additionally, River's Edge is situated within the urban core of the Council Bluffs-Omaha metro area, which is an area experiencing significant revitalization efforts relative to business and job creation, construction of a modern-day streetcar, arts/cultural entertainment, public space enhancements, and riverfront revitalization.

River's Edge has seen substantial development over the past seven years, including the construction of a new office building, a 728-stall parking garage, over 250 multi-family apartment units, and several mixed-use commercial/residential structures and townhomes. The City is now seeking proposals from qualified firms to develop multi-family residential and/or mixed commercial/residential buildings on this 1.72-acre parcel. The proposed development should be iconic and complement the ongoing riverfront revitalization efforts in Council Bluffs.

Site Description

River's Edge is a 26-acre master-planned, mixed-use redevelopment project situated along the Missouri River in the west end of Council Bluffs, Iowa. The development borders Tom Hanafan River's Edge Park, which offers unobstructed views of downtown Omaha and provides a vibrant, scenic pedestrian environment. The project site is also conveniently located within a half-mile walking distance of existing and planned regional amenities, such as:

- MidAmerican Energy Adventure Tower (Opening 2025)
- Belle's Play Garden
- FIRST AVE Trail
- Kewitt Luminarium
- Bob Kerry Pedestrian Bridge
- Heartland of America Park and Waterfront Pier
- Charles Schwab Stadium (Home of the NCAA Men's College Baseball World Series)
- CHI Health Center Area and Convention Center

A map depicting the location of these amenities is included with this RFP as Attachment 'A'.

River's Edge was designed to incorporate current best urban planning practices such as: mixture of land uses and housing typologies; buildings constructed with minimal setback distances from the adjacent public realm, pedestrian mobility and walkability via sidewalks, raised bike lanes, and sidewalk separations from the on-street parking and roadways; landscaped street rights-of-way, public gathering/meeting spaces, and high quality building architecture and designs. A map illustrating existing development within River's Edge is included with this RFP as Attachment 'B'.

Access

The primary vehicular access point into River's Edge is North 40th Street, which connects directly to the Interstate 480 east/westbound on-ramps and West Broadway (U.S. Highway 6). Additionally, River's Edge has direct access to Avenue 'B', which links to a southbound frontage road for Interstate 29. Furthermore, River's Edge is directly connected to the Council Bluffs and Omaha, Nebraska trail system, which extends throughout the metro area. An aerial map that shows vehicular and trail access points is included with this RFP as Attachment 'C'.

Existing Zoning and Preferred Development

The subject 1.72-acre site is zoned R-4/High Density Multi-Family Residential District, with an adopted PR/Planned Residential Overlay development plan. According to Section 15.11 of the Council Bluffs Municipal Code (Zoning Ordinance), the R-4 District is designed "to provide for the development of high-density multi-family housing. This district permits a mix of compatible uses within high-density urban neighborhoods and is most appropriate in central areas of the community or in areas with full services." A copy of the complete R-4 District zoning regulations is included with this RFP as Attachment 'D'.

Additionally, the River's Edge area is governed by a master development plan, last amended and approved by the Council Bluffs City Council in 2014 (see Attachment 'E'). This plan serves as the primary regulatory document for development review such as: building setbacks and heights, architectural designs, block designs and land use mix, public art, parking (both on and off-street), street connectivity and design, as well as provisions for pedestrians and cyclists, among other special design requirements within the neighborhood. The River's Edge master plan identifies the 1.72-acre site as an ideal location for a mid-rise (10-12 story) residential tower on a pedestal building with structured parking. The City is open to alternative development concepts for this site, provided they are generally consistent with the spirit and intent of the adopted development plan and compatible with the existing development within River's Edge.

River's Edge is also governed by a set of private covenants that establish specific standards for various elements, including but not limited to signage, landscaping, building architecture, and site development (e.g., maximum building heights, parking, trash enclosures, and exterior lighting). These covenants also address cross-access easements, utilities, and more. Updated in 2024, the covenants clarify the roles and responsibilities of the River's Edge Master Property Owners Association and the River's Edge Architectural Control Committee. A copy of these covenants is included with this RFP as Attachment 'F'. The City encourages all interested developers to review these covenants before designing and submitting their proposals. Any requested amendments to the covenants should be clearly stated in the submitted proposal for review by both the City and the Architectural Control Committee.

Utilities

The site has access to public sanitary and storm sewers, as well as electricity, gas, and telecommunications. Public water is available within River's Edge; however, a new main extension is required to ensure adequate water flow for fire protection for the subject property. The City has allocated funds for this main extension and will proceed with construction once a preferred developer for the site has been selected and all development plans and agreements have been formalized between the City and the developer.

Floodplain

River's Edge is located in flood zone X (protected by levee).

Value of the Property

Property evaluation in progress and the City will provide this as an addendum to the RFP, prior to the submittal deadline. The City intends to sell the property for no less than fair market value.

Inquiries, Questions and Deadlines

All inquiries/questions regarding this RFP must be directed via the electronic submission system at <https://cbiabids.ionwave.net/> . Any changes or additions to the RFP information will be sent to via Ion Wave. Any other contact in reference to this RFP prior to the time of an award decision will not be addressed.

RFP Issued: September 10, 2024

Q&A Ends: September 30, 2024 at 3:00 pm (CST)

Answers Posted: October 7, 2024 by 3:00 pm (CST)

RFP Due: October 25, 2024 by 5:00 p.m. (CST)

Proposals submitted by mail, facsimile transmission (fax) or electronic mail (email) will not be accepted. Proposals received after the submission deadline will not be accepted.

Proposal and Submittal Requirements

In a clear and concise manner, developers must submit proposals that demonstrate the developer's capacity to satisfy the requirements of this RFP. Proposals do not need to be elaborate or costly, but should be prepared in a professional manner. The following information to be submitted for consideration:

1. Application – must be completed and attached as proposal cover page (see Attachment G).
2. Project Summary – A brief written description of the project.
3. Project Plans – A scaled plot plan of the proposed development. The plot plan should illustrate the location of structures, parking areas, ingress and egress, open or landscape areas, etc. The developer must also submit additional information such as elevation drawings, photos of similar projects, typical floor plans, etc.
4. Developer Experience – Provide a listing of previous projects completed, especially with regard to projects that are relevant to the proposed development.
5. Project Timeline – A timeline for the project design, bidding, construction and occupancy.
6. Financial Summary – Developer must provide a proposed cost and source of funding for the project, including a minimum 10-year project proforma. Developer must also outline expected funding sources and projected date all financing will be secured.

7. Project Contingencies – Indicate any special assistance needed to implement the project, such as financial assistance, state or federal applications, or other public participation.

Proposal Evaluation

The project proposals will be reviewed based on the following evaluation criteria:

1. Design, Aesthetics and Quality of Construction Materials and Landscaping (40%): River’s Edge is a master planned, mixed-use development. The City has an adopted master plan that functions as the primary regulatory document relative to: building setbacks and heights, architectural designs, block designs and mix of land uses, public art, on and off-street parking, street connectivity and design, pedestrians and cyclists, and other special design requirements within the neighborhood. All buildings and their associated architectural appearance/site layouts shall be designed in manner that is deemed compatible with this master development plan and existing development within the neighborhood. A list of materials and visual renderings of the site layout, units and exterior design must be provided as a part of this submittal.
2. Developer’s Experience and Capacity (25%): The makeup/description of the developer’s project team. The preferred developer will have significant experience in the construction of urban-style, mixed-use commercial and residential development. The names of individuals involved and the roles they will perform must be listed. Provide a description of the qualifications and experience of the specific individuals who will be involved in the work described in this RFP, including staff and other professionals.
3. Number of Units Proposed and Unit Sizes, Building Square Footage, and Minimum Assessed Value (20%): Preference will be given to developers who maximize the number of units, building square footage, and minimum assessed values on the subject property. Proposals will also be scored on the length of time it will take to construct and occupy the project.
4. Funding Sources (15%): Preference will be given to Developers not utilizing either 4% or 9% Low Income Housing Tax Credits (LIHTC). No income restrictions are applicable to the property. Preference will be given to developers who propose projects with 80% or more market rate housing. Provide a list of proposed funding sources and when the funds are expected to be awarded/confirmed.

The above information will be used to select qualified developers. Upon developer selection, development agreements will be negotiated and executed.

Potential Development Incentives Available

- The property may be eligible for Tax Increment Financing and/or property tax exemption and these items will be negotiated by the city on a project specific basis.
- Possible energy incentives may be obtained from MidAmerican Energy and Black Hills Energy depending on project design. Consultation should be initiated with each company prior to final design.
- The property also may be eligible for grant(s) from the City’s Housing Development Program. Guidelines can be found on the City’s website at: <https://www.councilbluffs-ia.gov/2554/Housing-Development-Program>

General Provisions

- 1) Submittal Ownership/Costs: Upon submission, all information becomes the property of the City of Council Bluffs. The City has the right to use any or all ideas presented in any submission in the response to this RFP, whether or not the submittal results in a contract with the submitting Developer. All costs for development of the written submittal and any oral presentation are entirely the obligation of the Developer and shall not be reimbursed.
- 2) Non-Warranty of Request for Qualifications: The City shall not be responsible for any error or omission in this RFP, nor for the failure on the part of the Developers to ensure that they have all the information necessary to affect their submittals.
- 3) Request for Clarification: The City reserves the right to request clarification of information submitted and to request additional information of one or more Developers, either orally or in writing.
- 4) Acceptance/Rejection of Submittals: The City reserves the right to accept or reject any or all submittals in whole or in part, with or without cause, to waive technicalities, or to accept submittals or portions thereof, which, in the City's judgment, best serve the interest of the City of Council Bluffs.

The City reserves the right to allow alterations, modifications or revisions to individual elements of the Scope of Services any time during the period of contract, which results from this RFP.

- 5) Indemnification: The selected Developer shall: (1) faithfully perform said Contract on City's part and satisfy all claims and demands incurred for the same; (2) fully indemnify and save harmless the City from all costs and damages which said City may suffer by reason of failure to do so; and (3) fully reimburse and repay said City all outlay and expenses which said City may incur in making good any default.

The selected Developer shall protect, defend, indemnify and save harmless the City, its agents, boards and employees, collectively referred to as "Indemnitees", from and against costs and suits, actions, claims, losses, liability or damage of any character, and from and against costs and expenses, including in part attorney fees, incidental to the defense of such suits, actions, claims, sickness, including death, to any person, or damage to property, including in part the loss of use resulting there from, arising from any act or omission of the Developer, or his employees, servants, agents, subcontractors or suppliers, or anyone else under the Developer's direction and control, and arising out of, occurring in failure of performance of any work or services called for by the Contract, or from conditions created by the performance or non-performance of said work or services. The Developer's indemnification hereunder shall apply without regard to whether acts or omissions of one or more of the Indemnitees would otherwise have made them jointly or derivatively negligent or liable for such damage or injury, expecting only that the Developer shall not be obligated to so protect, defend, indemnify and save harmless if such damage or injury is due to the sole negligence of one or more of the Indemnitees.

- 6) Insurance: The selected Developer shall carry and maintain during the life of the contract insurance as deemed appropriate by the City of Council Bluffs. Specific amounts and types of insurance will be detailed in the negotiated development agreement.

- 7) Collusion: The Developer, by submitting a Proposal, declares that the submission is made without any previous understanding, agreement or connections with any persons, Developers or corporations making a competing submission on the same project, and that it is in all respects, fair and in good faith without any outside control, collusion or fraud.
- 8) Consideration of Submittals: Proposals will be considered from Developers normally engaged in providing and performing services as specified in this RFP. The Developer must have adequate organization, facilities, equipment and personnel to ensure prompt and efficient service to the City. The City reserves the right to inspect the facilities and organization or to take any other action necessary to determine the ability to perform in accordance with specifications, terms and conditions before recommending any award.
- 9) Discrimination Clause: According to the City of Council Bluffs Municipal Code 1.40, discrimination of race, color, religion, creed, sex, sexual orientation, gender identity, national origin, age or mental or physical disability is prohibited in any form. This extends to any and all partner agencies and contractual obligations.

RIVER'S EDGE

BLOCK 1

BROADMOOR

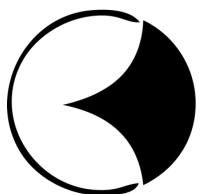


RIVER'S EDGE BLOCK 1 RFP

BROADMOOR TO THE CITY OF COUNCIL BLUFFS,

Broadmoor proposes 91 apartment homes over a parking garage of 1-level on the south wing along River's Edge Parkway and 2-levels on the west wing facing the river, with beautiful views of the Omaha skyline, the Bob Kerrey Bridge and Tom Hanafan River's Edge Park. A deck and lounge on the top level will be for resident gatherings and work space. A fitness center is also included.

Broadmoor at River's Edge welcomes the opportunity to continue our relationship with the City of Council Bluffs. We look forward to further discussion on how to best make this project a reality in the community.

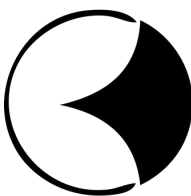




WHAT HAVE WE ALREADY DONE?

Broadmoor has developed, owns and manages 229 apartment homes with 6,300 sq feet of retail along with amenities consisting of pool, clubroom, fitness center, resident business lounge and leasing office at Broadmoor at River's Edge.

Currently under construction are 48 apartment homes and 3,150 sq feet of retail. Of the 48 apartment homes, there will be 10 3-story, townhome style apartment homes.



DEVELOPER EXPERIENCE



Council Bluffs

Broadmoor successfully developed 358 apartments at River Park Apartments in Council Bluffs between 1987-2008 and continues to own and operate those today.

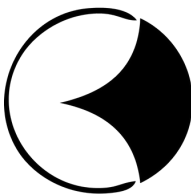
Omaha

We are an experienced, long term, local developer that has developed and currently manages over 4,800 apartments in the metro area. Our portfolio also includes 315,000 square feet of office and retail.

Beyond Omaha

Additionally, we have over 2,100 apartments between **Lincoln,** **Des Moines** and **Sioux City.**

Since 1978, Broadmoor brings a wealth of experience and dedication to projects with excellent on-site teams that are second to none. We work hard to provide our residents carefree, better living.

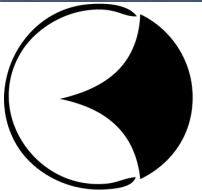


PROJECT TIMELINE

2025 Construction can begin in fall of 2025

2027 First occupancy in fall 2027

2028 This project will be complete by spring 2028



City of Council Bluffs, Iowa
Request for Proposals Cover Page

Project Information

Project Name River's Edge – Block 1

Organization Information

Name of Developer Broadmoor

Mailing Address 809 N 96th Street, Omaha, NE 68114

Contact Person(s) Bob Stratton

Telephone 402-392-1800

Fax _____

Email Address bstratton@broadmoor.cc

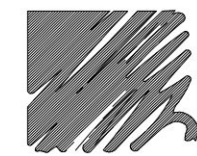
Partners

Type	Name and Address	Contact Person
Project Development	Broadmoor 809 N 96 th St, Omaha, NE 68114	Bob Stratton
Architectural Firm	Womack & Hampton Architects, LLC 4311 Oak Lawn Ave #50, Dallas, TX 75219	Craig Lewis
Engineering Firm	Schnackel Engineers, Inc 3035 S 72 nd St, Omaha, NE 68124	Greg Schnackel & Mel Small
Other (specify) Structural Engineers	Reznicek Engineering, Inc 14811 Berry Cir, Omaha, NE 68137	Mark Reznicek
Other (specify) Civil Engineers	Thompson, Dreesen & Dorner, Inc 10836 Old Mill Rd, Omaha, NE 68154	Joe Dethlefs
Other (specify) Landscaping	Purdy & Slack Architects, PC 11919 Grant St, Suite 201, Omaha, NE 68164	Mike Purdy



River's Edge - Block 1

Council Bluffs, Iowa



Womack + Hampton
ARCHITECTS, L.L.C.

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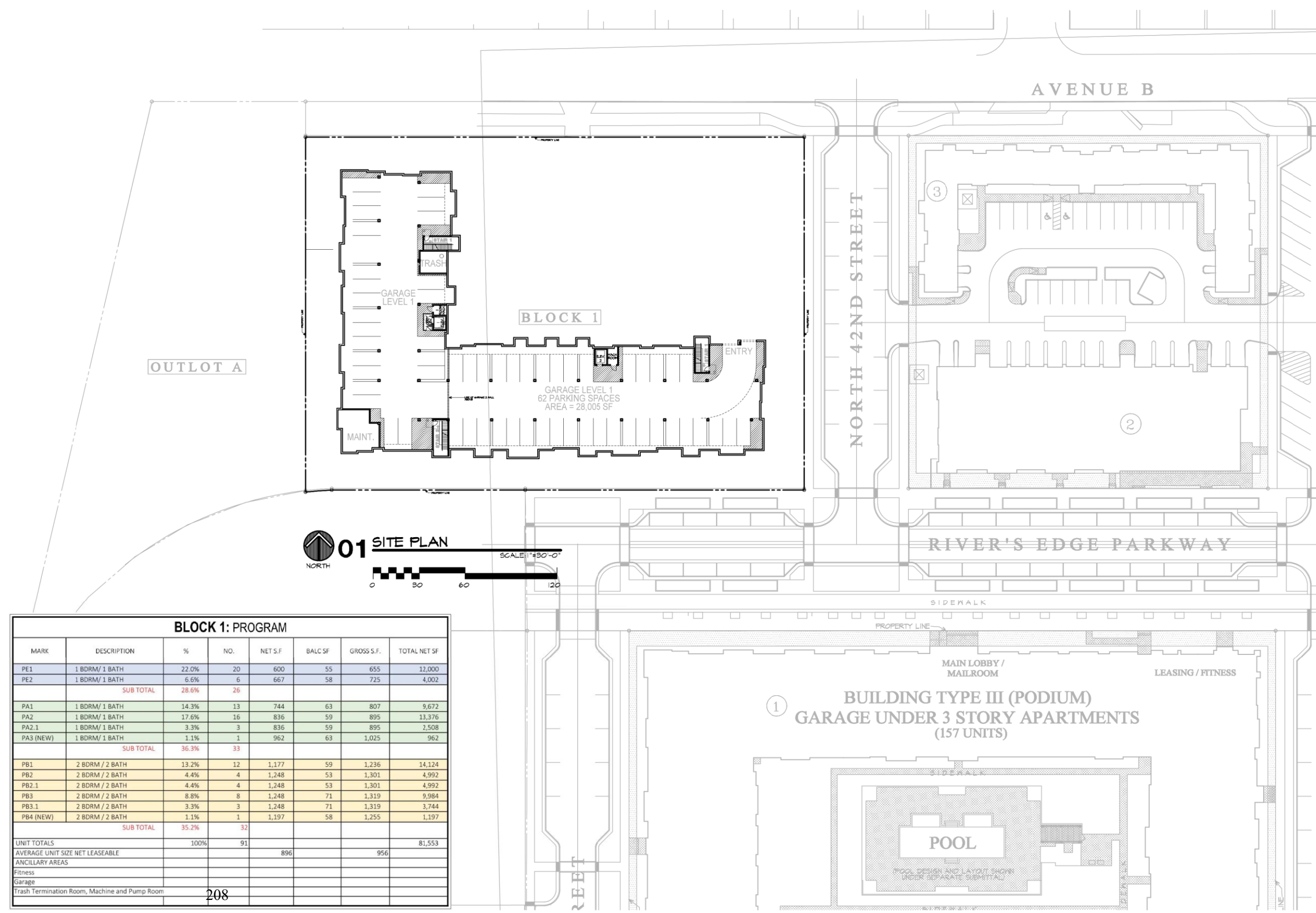
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 Drawn By:
 ISSUE FOR PERMIT:
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 Revisions:

RIVER'S EDGE IV
 Council Bluffs, Iowa
 Broadmoor Development

Womack+Hampton
 ARCHITECTS, L.L.C.
 851 Oak Lawn Ave., Suite 50
 Des Moines, Iowa 50319
 Phone: (515) 252-9600
 Fax: (515) 252-9650



Sheet Number:
A1.1
 SITE PLAN



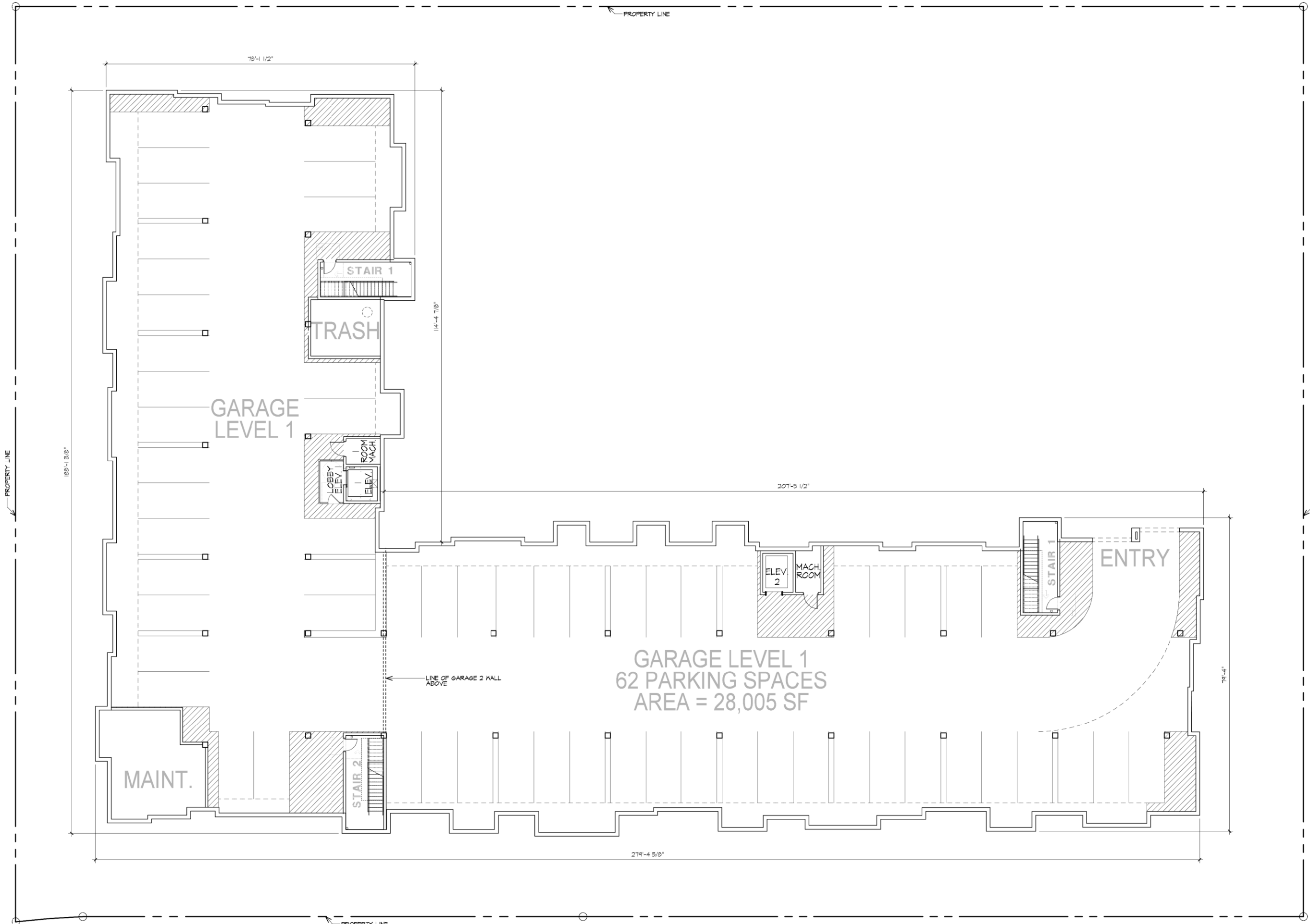
01 SITE PLAN
 SCALE: 1" = 30'-0"

BLOCK 1: PROGRAM

MARK	DESCRIPTION	%	NO.	NET S.F.	BALC SF	GROSS S.F.	TOTAL NET SF
PE1	1 BDRM/ 1 BATH	22.0%	20	600	55	655	12,000
PE2	1 BDRM/ 1 BATH	6.6%	6	667	58	725	4,002
	SUB TOTAL	28.6%	26				
PA1	1 BDRM/ 1 BATH	14.3%	13	744	63	807	9,672
PA2	1 BDRM/ 1 BATH	17.6%	16	836	59	895	13,376
PA2.1	1 BDRM/ 1 BATH	3.3%	3	836	59	895	2,508
PA3 (NEW)	1 BDRM/ 1 BATH	1.1%	1	962	63	1,025	962
	SUB TOTAL	36.3%	33				
PB1	2 BDRM / 2 BATH	13.2%	12	1,177	59	1,236	14,124
PB2	2 BDRM / 2 BATH	4.4%	4	1,248	53	1,301	4,992
PB2.1	2 BDRM / 2 BATH	4.4%	4	1,248	53	1,301	4,992
PB3	2 BDRM / 2 BATH	8.8%	8	1,248	71	1,319	9,984
PB3.1	2 BDRM / 2 BATH	3.3%	3	1,248	71	1,319	3,744
PB4 (NEW)	2 BDRM / 2 BATH	1.1%	1	1,197	58	1,255	1,197
	SUB TOTAL	35.2%	32				
UNIT TOTALS		100%	91				81,553
AVERAGE UNIT SIZE NET LEASEABLE				896		956	
ANCILLARY AREAS							
Fitness							
Garage							
Trash Termination Room, Machine and Pump Room							

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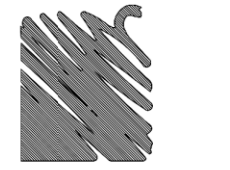
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 Council Bluffs, Iowa
 Broadmoor Development

Womack+Hampton
 ARCHITECTS, L.L.C.
 831 Oak Lawn Ave., Suite 510 Phone: (515) 252-8000
 Des Moines, Iowa 50319 Fax: (515) 252-9888



Sheet Number:

A4.1
 GARAGE LEVEL 1
 BUILDING PLAN

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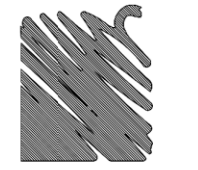
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Sheet Number:

A4.2
 GARAGE LEVEL 2
 BUILDING PLAN



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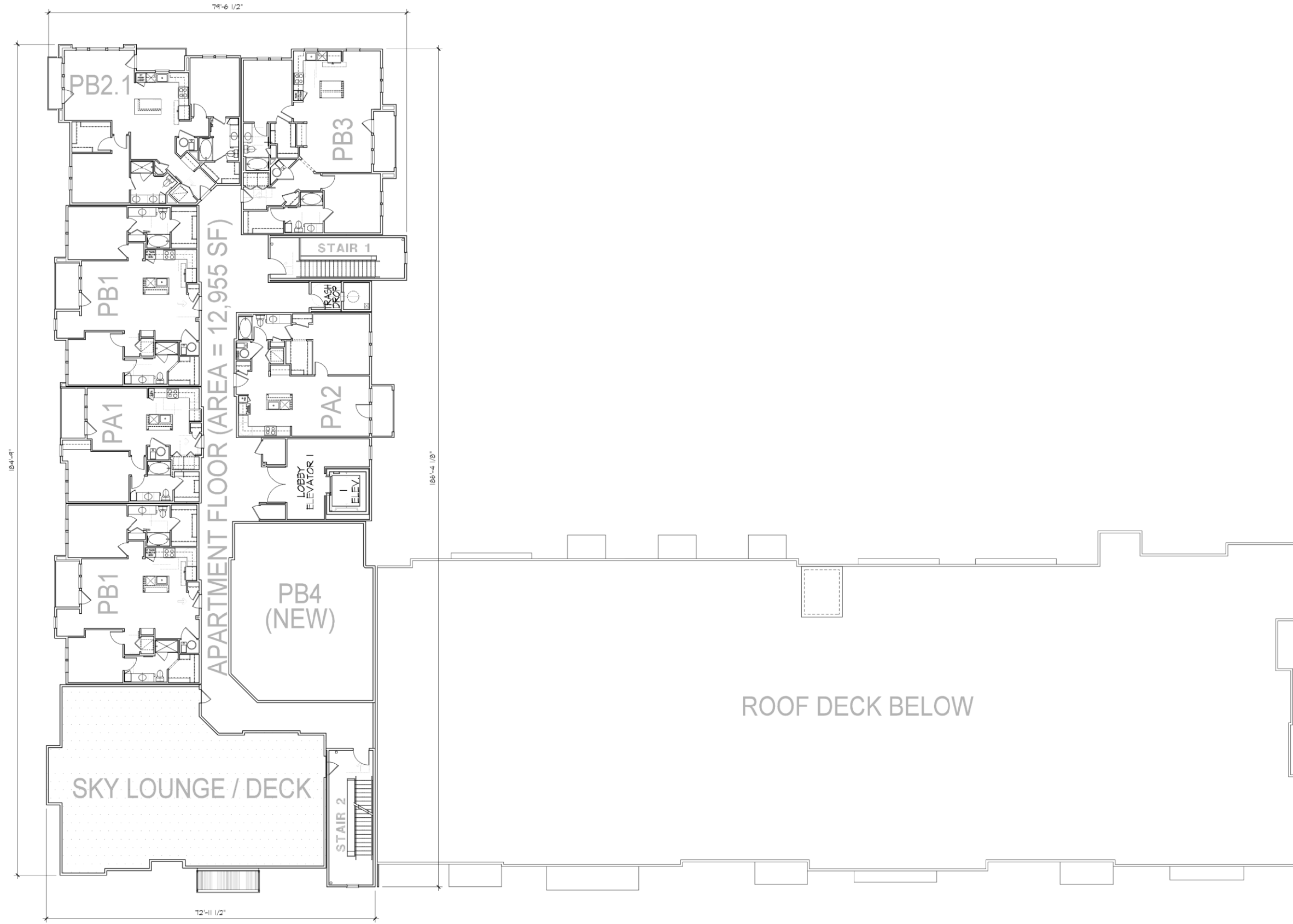
RIVER'S EDGE IV
Council Bluffs, Iowa
Broadmoor Development

Womack+Hampton
ARCHITECTS, L.L.C.
838 Oak Lawn Ave., Suite 50 Phone: (515) 252-8000
Des Moines, IA 50319 Fax: (515) 252-9585



Sheet Number:

A4.3
FIRST TO
THIRD FLOOR
BUILDING PLAN



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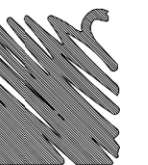
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 Broadmoor Development

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Sheet Number:

A4.4
 FOURTH FLOOR BUILDING PLAN

Block 1 | 1.72 Acres | 91 Apartments

Proforma at Satabilization

# Apts	Style	Name	Size SF	Total SF	Mo Rent	Total Annual rent	Mo RSF
20	Studio	PE1	600	12,000	1,200	288,000	2.00
6	1BR	PE2	682	4,092	1,364	98,208	2.00
15	1BR	PA1	744	11,160	1,488	267,840	2.00
18	1BR	PA2	836	15,048	1,672	361,152	2.00
1	1BR	PA3	967	967	1,934	23,208	2.00
12	2BR	PB1	1177	14,124	2,354	338,976	2.00
8	2BR	PB2	1248	9,984	2,496	239,616	2.00
10	2BR	PB3	1248	12,480	2,496	299,520	2.00
1	2BR	PB4	1188	1,188	2,376	28,512	2.00
Total Apt Income	91			81,043		1,945,032	2.00
Garage	89				100	106,800	
						2,051,832	
						(102,592)	
						1,949,240	
Less Vacancy - 5%							
Gross Effective Rents at Stabilization							
Expense:					Mo-Per Apt Expense	Total	Per unit
Operating - 3,500 per unit					291.67	318,500	3,500
Real Estate Tax		Assessment cost at 90% milllevy after rollack with TIF for 15 years	22,950,000	32,020,389	316.29	345,388	3,795.47
Total Expense					607.96	663,888	7,295.47

Net Operating Income at Stabilization 1,285,352

Year	1	2	3	4	5	6	7	8	9	10	11	12
Absorption	Construction	Construction	50%	90%	100%	100%	100%	100%	100%	100%	100%	100%
	Income-2 % rent increase start in year 5 5 % vacancy start in year 5											
Apartments	-	-	1,945,032	1,945,032	1,945,032	1,983,933	2,023,611	2,064,084	2,105,365	2,147,472	2,190,422	2,234,230
TIF Income			82,893	149,208	165,786	169,102	169,102	169,102	169,102	169,102	169,102	169,102
Garage	-	-	106,800	106,800	106,800	106,800	106,800	106,800	106,800	106,800	106,800	106,800
Total	-	-	2,134,725	2,201,040	2,217,618	2,259,835	2,299,513	2,339,985	2,381,267	2,423,374	2,466,324	2,510,132
Vacancy	-	-	1,067,363	220,104	110,881	112,992	114,976	116,999	119,063	121,169	123,316	125,507
Gross eff inc	-	-	1,067,363	1,980,936	2,106,737	2,146,843	2,184,538	2,222,986	2,262,204	2,302,206	2,343,008	2,384,626
Less Expense												
Operating			159,250	318,500	318,500	324,870	331,367	337,995	344,755	351,650	358,683	365,856
Real Estate			172,694	310,849	345,388	352,296	352,296	352,296	352,296	352,296	352,296	352,296
Total			331,944	629,349	663,888	677,166	683,663	690,290	697,050	703,945	710,978	718,152
NOI			735,419	1,351,586	1,442,849	1,469,677	1,500,874	1,532,696	1,565,153	1,598,260	1,632,029	1,666,474
Debt Service 5.5%			-	1,022,016	1,022,016	1,022,016	1,022,016	1,022,016	1,022,016	1,022,016	1,022,016	1,022,016
Net Cash flow			735,419	329,570	420,833	447,661	478,858	510,680	543,137	576,244	610,013	644,458
ROI			12.51%	5.61%	7.16%	7.62%	8.15%	8.69%	9.24%	9.80%	10.38%	10.97%

Cost & Funding

	Block 1
	1.72 acres
Cost	91 Apts
Construction per unit	269,906
GSF	151,580
RSF	81,043
Cost per GSF	\$162
Cost per RSF	\$303

Expected Total Development Cost

Construction Estimate 10.23.2024		19,549,000
Archeitect & Engineer	2.10%	410,529
Construction Pd Interest	8.00%	1,424,800
Construction Pd Tax		141,050
Loan Fee		90,175
GC Fee	4.00%	781,960
Developer's Fee	3.00%	586,470
Contingency	5.00%	977,450
Startup costs-defcicit till leaseup		300,000
Land		300,000
	Total Cost	24,561,434
	Cost per unit	269,906

Sources of funds

Loan FNBO	61% secured	15,000,000
TIF	15%	3,684,215
Owner's Equity	24% Secured	5,877,219
	Total fund Sources	24,561,434

RESOLUTION 24-328

ITEMS TO INCLUDE ON AGENDA

CITY OF COUNCIL BLUFFS, IOWA

November 18, 2024

7:00 P.M.

Playland Park Urban Renewal Plan

- Resolution declaring the intent of the City to accept a proposal received in accordance with the requests for proposals and to enter into a purchase, sale, and development agreement based on the selected proposal

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

November 18, 2024

The City Council of the City of Council Bluffs in the State of Iowa, met in regular session, in City Hall, City Council Chambers, 209 Pearl Street, Council Bluffs, Iowa, at 7:00 P.M., on the above date. There were present Mayor Walsh, in the chair, and the following named Council Members:

Absent: _____

Council Member _____ introduced the following proposed Resolution entitled “RESOLUTION DECLARING THE INTENT OF THE CITY TO ACCEPT A PROPOSAL RECEIVED IN ACCORDANCE WITH THE REQUESTS FOR PROPOSALS AND TO ENTER INTO A PURCHASE, SALE, AND DEVELOPMENT AGREEMENT BASED ON THE SELECTED PROPOSAL” and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was:

AYES: _____

NAYS: _____

WHEREUPON, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 24-328

RESOLUTION DECLARING THE INTENT OF THE CITY TO ACCEPT A PROPOSAL RECEIVED IN ACCORDANCE WITH THE REQUESTS FOR PROPOSALS AND TO ENTER INTO A PURCHASE, SALE, AND DEVELOPMENT AGREEMENT BASED ON THE SELECTED PROPOSAL

WHEREAS, this Council has previously found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and, by Resolution No. 03-138 in 2003, approved and adopted the Playland Park Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Playland Park Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Pottawattamie County; and

WHEREAS, the Plan has been amended five times by amendments adopted in 2005, 2009, 2014, 2016, and 2019; and

WHEREAS, the City owns certain real property located within the Urban Renewal Area consisting of Block 1, River's Edge Subdivision, which is comprised of 1.72 acres of land (the "Development Property"); and

WHEREAS, the Plan provides for, among other things, the disposition of properties for development or redevelopment as an urban renewal project; and

WHEREAS, by Resolutions No. 24-237 and 24-238, both adopted September 9, 2024, this Council approved a Request for Proposals to purchase and develop the Development Property into multi-family or mixed-use housing, which Request for Proposals set forth minimum requirements for proposals to develop the Development Property and evaluation criteria for such proposals; Council determined that the minimum development requirements, competitive criteria, and procedures set forth in the Request for Proposals were "reasonable competitive bidding procedures" in substantial conformance with the provisions of Iowa Code Section 403.8; and directed that notice of the City's intention to accept proposals for the sale and redevelopment of the Development Property in accordance with the procedures set forth in the Request for Proposals be published; and

WHEREAS, notice of the City's intention to accept proposals for the sale and redevelopment of the Development Property in accordance with the procedures set forth in the Request for Proposals was duly published in the NonPareil, a legal newspaper published at least once weekly and having general circulation in said City, in conformance with Iowa Code Section 362.3; and

WHEREAS, following evaluation of the submitted proposals, this Council has selected one proposal that it intends to accept; and

WHEREAS, this Council desires to declare its intent to accept a proposal, subject to the approval of a purchase, sale, and development agreement to be drafted by the City’s legal counsel.

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

1. The Development Property offered for sale and redevelopment in accordance with the terms and conditions contained in the Request for Proposals, subject to the approval of a purchase, sale, and development agreement, is legally described as follows:

Block 1, River’s Edge Subdivision

2. It is hereby determined that the proposal submitted by Broadmoor (the “Proposal”) satisfies the requirements of the Request for Proposals and, subject to the drafting and execution of a purchase, sale, and development agreement drafted by the City’s legal counsel for the sale and redevelopment of the Development Property under the terms of the Proposal, with such modifications as determined appropriate by the City Council, the City intends to accept the Proposal no sooner than thirty (30) days from the date of this resolution and following completion of a public hearing.
3. City staff is hereby authorized and directed to work with the City’s legal counsel to draft and negotiate a purchase, sale, and development agreement consistent with the terms of the Proposal, subject to modifications as determined appropriate by the City Council; to set a public hearing to consider the purchase, sale and redevelopment agreement no sooner than thirty (30) days from the date of this resolution; and to publish notice of such public hearing in a manner consistent with Iowa law.

PASSED AND APPROVED this 18th day of November, 2024.

Mayor

ATTEST:

City Clerk

Council Communication

Department: City Clerk
Case/Project No.:
Submitted by: Graham Jura

Ordinances 6615, 6616, 6617 and 6618
(Continued from 11-4-24)
ITEM 6.A.

Council Action: 11/18/2024

Description
Ordinances amending 4 separate sections of Title 15: Zoning of the Municipal Code (Zoning Ordinance) by amending Chapters 15.16, 15.17, 15.32A and 15.33 with regard to signs.

Background/Discussion
The City’s Legal Department as given a directive by a member of the City Council to review the zoning code with relation to temporary business signs. While certain signs are currently allowed for advertising a business, it was their opinion that the code did not go far enough to accommodate the needs of business owners to be able to advertise their business on their own property. Legal worked with the Mayor’s office and the Planning Division to craft changes to the code that make it easier for businesses to advertise using signs that are subject to certain restrictions on such matters as size, placement and duration while, at the same time, protecting the City’s right-of-way and overall aesthetics of the community as a whole.
These changes are presented here for your review and include revisions to existing sections of the zoning ordinance relative to ‘Prohibited Signs’, ‘West Broadway Corridor Design Overlay’, ‘C-3/Commercial District’, ‘C-4/Commercial District’, and a new Section 15.33.090(F) under ‘Temporary Signs’. Since these code changes are the result of a directive from the Council, City staff maintains a neutral position on the proposed changes and will defer to the decisions made by both this Commission and the City Council.
The Council Bluffs Planning and Zoning Commission held a public hearing on the request for these proposed changes to the zoning code on October 8, 2024, but was unable to pass any motion approving or denying the request.

Recommendation
Approval is recommended.

ATTACHMENTS:

Description	Type	Upload Date
Ordinance 15.16-red line version	Other	10/16/2024
Ordinance 15.17-red line version	Other	10/16/2024
Ordinance 15.32A-red line version	Other	10/16/2024
Ordinance 15.33-red line version	Other	10/16/2024
Ordinance 6615	Ordinance	11/5/2024
Ordinance 6616	Ordinance	11/5/2024
Ordinance 6617	Ordinance	11/5/2024
Ordinance 6618	Ordinance	11/5/2024

15.16.070 Signs

Signage in this district shall comply with CBMC 15.33, "Signs." Temporary business signs over three feet in height are prohibited.

15.17.070 Signs

Signage in this district shall comply with CBMC 15.33, "Signs." Temporary business signs over three feet in height are prohibited.

15.32A.140 Signs

Statement of Intent. Signage in the West Broadway CDO shall be complementary in design to the overall site and help to accommodate buildings to a human scale by breaking up large wall masses and adding visual interest to passing pedestrians and motorists.

- A. The on-premises sign height and area regulations available for property within seven hundred (700) feet of the interstate highway system are not applicable within the corridor overlay district.
- B. A total of one detached on-premises sign shall be allowed for each property.
- C. Detached signs shall be ground or monument signs. No support posts shall be visible on these signs. Monument signs shall not have more than two sign faces. The sides of the monument sign that are not used for signage shall not exceed three (3) feet in width. The maximum height for monument signs shall be ten (10) feet. The maximum allowable height and area of each monument sign face will be measured from the finish grade to the top of the monument structure and from one end of the monument structure to the other. The maximum allowable square feet per sign face shall not be greater than each property's linear feet of street frontage, as measured on one adjacent street, or one hundred fifty (150) square feet, whichever is less.
- D. Off-premises signs are not permitted within the district.
- E. All signs shall be removed within ninety (90) days after abandonment of the business use. Removal shall include the sign face, all supports, poles and framing.
- F. Refacing existing signs are allowed only in conformance with this chapter.
- G. Temporary business signs over three feet in height are prohibited.

15.33.070 Prohibited Signs

All signs not expressly permitted in these regulations or exempt from regulation in CBMC 15.33.080 are prohibited in the city. The following signs are prohibited in all zoning districts:

- A. Signs painted on or attached to rocks, trees, or other natural objects;
- B. Signs placed on utility poles (e.g., garage sale signs);
- C. Signs on or over public property and right-of-way unless specifically authorized by the appropriate public agency;
- D. Signs or sign structures which resemble or conflict with traffic control signs or devices, which mislead or confuse persons traveling on public streets, or which create a traffic hazard;
- E. Signs or sign structures which create a safety hazard by obstructing the clear view of pedestrians or vehicles, or which obscure official signs or signals;
- F. Signs which obstruct doors, windows, or public right-of-way;
- G. Searchlights or beacons;
- H. Flashing/blinking/pulsating signs;
- I. Swinging signs with over four feet of ground clearance and/or more than eight feet in height from the ground surface;
- J. Pennants and streamers, except for grand opening and/or special events by permit only;
- K. PSigns painted on or attached to parked vehicles or other stationary conveyances where the sign is the primary use of the conveyance;
- L. Above peak roof signs;
- M. Off-premises directional signs;
- N. Inflatable and suspended signs, including tethered balloons, except those allowed by the city during city sanctioned events;
- O. Abandoned signs;
- P. Signs in the public right-of-way, except for the following:
 - 1. Public signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information, advertise community events and direct or regulate pedestrian or vehicular traffic,
 - 2. Bus stop signs erected by the transit authority,

3. Informational signs of a public utility regarding its poles, lines, pipes or facilities,
4. Awnings or projecting signs extending over a public right-of-way as approved through a license to occupy by the public works department.

15.33.090 Temporary Signs

The following signs are permitted in any zoning district and are exempt from this title except as provided for in CBMC 15.33.070 "Prohibited signs":

- A. Real estate signs advertising the sale, lease, or rent of a premise subject to the following:
 1. Maximum of one on-premise real estate sign for each zoning lot except where a lot abuts two or more streets, additional signs, one oriented to each abutting street, shall be permitted,
 2. Maximum of two off-premise real estate signs per residential listing providing direction or open house information for said listing only,
 3. Maximum sign area of six square feet per sign face in all agricultural/open space and residential zoning districts,
 4. Maximum sign area of thirty-two (32) square feet per sign face in all commercial and industrial zoning districts,
 5. Maximum height six feet from normal grade in all zoning districts,
 6. All real estate signs shall be removed within seven days of the sale or lease of the premise upon which the sign is located or refers to;

- B. Construction signs identifying the parties involved in the construction to occur or occurring on the premises on which the sign is placed shall be subject to the following:
 1. No more than one construction sign for each project or development, except that where a project or development abuts two or more streets, additional signs, one oriented to each abutting street, shall be permitted,
 2. Maximum of thirty-two (32) square feet per construction sign in all agricultural/open space and residential zoning districts,
 3. Maximum of one hundred fifty (150) square feet per construction sign in commercial and industrial zoning districts,
 4. Construction signs shall be located only upon the premise upon which construction is about to occur or is occurring. Such signs may be located in any required yard but shall not extend over any lot line or within fifteen (15) feet of any point of vehicular access from a zoning lot to a public roadway,
 5. Maximum height is eight feet from normal grade in all zoning districts,
 6. Construction signs shall be permitted only as accessory to an approved building permit for a project or development,

7. Construction signs may be erected and maintained for a period not to exceed sixty (60) days prior to the commencement of construction and shall be removed within fourteen (14) days of project or development completion;
- C. Political signs announcing political candidates seeking public office, political parties, and/or political and public issues contained on a ballot subject to the following:
1. Political signs shall not be placed within a right-of-way, street or on public grounds,
 2. Maximum size is thirty-two (32) square feet,
 3. Political signs may be erected or maintained for a period not to exceed sixty (60) days prior to the date of the election to which such signs are applicable is scheduled to occur and shall be removed within seven days following said election;
- D. Event signs announcing a campaign, drive, activity or event of a civic, philanthropic, educational or religious organization for noncommercial purposes shall be subject to the following:
1. The administrative authority shall determine permitted number, area, height, location, and construction of such signs with consideration given to the public safety and the signage reasonably necessary and appropriate for the intended purpose,
 2. Such signs may be erected and maintained for a period not to exceed thirty (30) days prior to the date of which the campaign, drive, activity, or event advertised is scheduled to occur and shall be removed within three days of the termination of such campaign, drive, activity, or event,
 3. No more than two permits for such signs shall be issued for the same premises with one calendar year,
 4. Signs to be erected and maintained for a period not to exceed thirty (30) days and removed within three days of the termination of the activity, service, project, or sale;
- E. Temporary signs for the advertising of grand openings and special events located on-premise only, under the following conditions:
1. Signs shall be limited to nonprojecting wall or attached ground type,
 2. Signs shall be permitted no more than twice per calendar year per premise with special permit only.
- F. Business signs advertising or directing attention to a business, profession, commodity or service that is offered, subject to the following:

1. Any person, firm, partnership, corporation or other legal entity intending to display a Business sign shall pay a fee as stated in CBMC 2.08.
2. Business signs can be no larger than 32 square feet.
3. Business signs shall not exceed three feet in height in any residential or C-3 or C4 zoning district.
4. Business signs shall abide by any adopted master development plan when applicable.
5. Business signs shall not block, restrict, or impair any of the following:
 - a. The public's view of another business or activity;
 - b. The public's view of the signage for another business or activity;
 - c. The view or visibility of the operator of any motor vehicle;
 - d. The movement of any pedestrian or motor vehicle; or
 - e. Required landscape plantings or streetscapes.
6. Business signs and any supporting appurtenances shall not be placed in, nor encroach into, the public right-of-way.
7. Business signs shall not exceed the peak height of any structure/business for which the sign is attached to and shall conform to attach sign standards of the property's underlying zoning district.
8. Business signs shall be securely and independently anchored to the ground in a manner that will prevent the sign from displacement due to wind, inclement weather or any other natural cause. However, such signs shall not be attached to any utility pole, traffic signal or other structure not owned by the business.
9. Any Business sign installed in or placed on windows shall be located on the place of business where the promoted use, activity, or event is located or is to occur.
10. No light emitting diode (LED), illuminated, audio or other alternating or moving display may be used as a Business sign under this section.
11. A business shall be allowed one Business sign per 100 linear feet of frontage, or a total of four Business signs, whichever is less. A maximum of one Business sign is permitted for each business within a common development that share the same lot. Display of Business signs under this Chapter shall be limited to the amount of days as stipulated on the permit application.
12. All Business signs shall be kept in good repair at all times.
13. Any person, firm, partnership, corporation or other legal entity found guilty of a civil violation of this chapter shall be subject to the penalties provided in CBMC 1.95.020.

15.33.130 West Broadway Design Corridor

Additional restrictions for detached signage apply in the corridor design overlay district (CDO) as established in CBMC 15.32. The overlay district shall overlay all other zoning districts established within the boundaries as described below:

- A. West Broadway Corridor. All properties abutting West Broadway between Interstate 29 on the west end and 13th Street and Indian Creek on the east and all properties abutting streets which intersect with West Broadway including 13th Street through 36th Street between Avenue A to the north and Second Avenue to the south.
- B. The on-premise sign height and area regulations available for property within seven hundred (700) feet of the interstate highway system are not applicable within the CDO district.
- C. One detached on-premise sign shall be allowed for each property.
- D. Detached signs shall be ground or monument signs. No support posts shall be visible on these signs. Monument signs shall not have more than two sign faces. The sides of the monument sign that are not used for signage shall not exceed forty-two (42) inches in width. The maximum height for monument signs shall be ten (10) feet. The maximum allowable square feet of each monument sign face will be measured from the finish grade to the top of the monument structure and from one end of the monument structure to the other. The maximum allowable square feet per sign face shall not be greater than each property's linear feet of street frontage, as measured on one adjacent street, or one hundred fifty (150) square feet, whichever is less.
- E. Off-premises signs are not permitted within the district.
- F. All abandoned signs shall be removed within ninety (90) days, removal shall include the supports, poles, framing and sign face.
- G. Refacing existing signs are allowed only in conformance with this chapter.
- H. Temporary business signs over three feet in height are prohibited.

ORDINANCE NO. 6615

AN ORDINANCE TO AMEND CHAPTER 15.16 C-3/COMMERCIAL DISTRICT OF THE MUNICIPAL CODE (ZONING ORDINANCE) OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 15.16.070 “SIGNS”.

**BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA**

SECTION 1. That Chapter 15.16 C-3/Commercial District be and the same is hereby amended by amending Section 15.16.070 “Signs” to read as follows:

15.16.070 Signs

Signage in this district shall comply with CBMC 15.33, “Signs.” Temporary business signs over three feet in height are prohibited.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED
AND
APPROVED

December 16, 2024

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

First Consideration: 11/4/2024
Continued First Consideration 11/18/2024
Second Consideration: 12/16/2024
Public Hearing: N/A
Third Consideration: 1/13/2024

ORDINANCE NO. 6616

AN ORDINANCE TO AMEND CHAPTER 15.17 C-4/COMMERCIAL DISTRICT OF THE MUNICIPAL CODE (ZONING ORDINANCE) OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 15.17.070 “SIGNS”.

**BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA**

SECTION 1. That Chapter 15.17 C-4/Commercial District be and the same is hereby amended by amending Section 15.17.070 “Signs” to read as follows:

15.17.070 Signs

Signage in this district shall comply with CBMC 15.33, "Signs." Temporary business signs over three feet in height are prohibited.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED
AND
APPROVED

December 16, 2024

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

First Consideration: 11/4/2024
Continued First Consideration 11/18/2024
Second Consideration: 12/16/2024
Public Hearing: N/A
Third Consideration: 1/13/2024

ORDINANCE NO. 6617

AN ORDINANCE TO AMEND CHAPTER 15.32A WEST BROADWAY CORRIDOR DESIGN OVERLAY OF THE MUNICIPAL CODE (ZONING ORDINANCE) OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 15.32A.140 “SIGNS”.

**BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA**

SECTION 1. That Chapter 15.32A West Broadway Corridor Design Overlay be and the same is hereby amended by amending Section 15.32A.140 “Signs” to read as follows:

15.32A.140 Signs

Statement of Intent. Signage in the West Broadway CDO shall be complementary in design to the overall site and help to accommodate buildings to a human scale by breaking up large wall masses and adding visual interest to passing pedestrians and motorists.

- A. The on-premises sign height and area regulations available for property within seven hundred (700) feet of the interstate highway system are not applicable within the corridor overlay district.
- B. A total of one detached on-premises sign shall be allowed for each property.
- C. Detached signs shall be ground or monument signs. No support posts shall be visible on these signs. Monument signs shall not have more than two sign faces. The sides of the monument sign that are not used for signage shall not exceed three (3) feet in width. The maximum height for monument signs shall be ten (10) feet. The maximum allowable height and area of each monument sign face will be measured from the finish grade to the top of the monument structure and from one end of the monument structure to the other. The maximum allowable square feet per sign face shall not be greater than each property's linear feet of street frontage, as measured on one adjacent street, or one hundred fifty (150) square feet, whichever is less.
- D. Off-premises signs are not permitted within the district.
- E. All signs shall be removed within ninety (90) days after abandonment of the business use. Removal shall include the sign face, all supports, poles and framing.
- F. Refacing existing signs are allowed only in conformance with this chapter.
- G. Temporary business signs over three feet in height are prohibited.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED
AND
APPROVED

December 16, 2024

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

First Consideration: 11/4/2024
Continued First Consideration 11/18/2024
Second Consideration: 12/16/2024
Public Hearing: N/A
Third Consideration: 1/13/2024

ORDINANCE NO. 6618

AN ORDINANCE TO AMEND CHAPTER 15.33 SIGNS OF THE MUNICIPAL CODE (ZONING ORDINANCE) OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 15.33.070 “PROHIBITED SIGNS”; SECTION 15.33.090 “TEMPORARY SIGNS” AND SECTION 15.33.130 “WEST BROADWAY DESIGN CORRIDOR”.

**BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA**

SECTION 1. That Chapter 15.33 Signs be and the same is hereby amended by amending Section 15.33.070 “Prohibited Signs”; Section 15.33.090 “Temporary Signs” and Section 15.33.130 “West Broadway Design Corridor” to read as follows:

15.33.070 Prohibited Signs

All signs not expressly permitted in these regulations or exempt from regulation in CBMC 15.33.080 are prohibited in the city. The following signs are prohibited in all zoning districts:

- A. Signs painted on or attached to rocks, trees, or other natural objects;
- B. Signs placed on utility poles (e.g., garage sale signs);
- C. Signs on or over public property and right-of-way unless specifically authorized by the appropriate public agency;
- D. Signs or sign structures which resemble or conflict with traffic control signs or devices, which mislead or confuse persons traveling on public streets, or which create a traffic hazard;
- E. Signs or sign structures which create a safety hazard by obstructing the clear view of pedestrians or vehicles, or which obscure official signs or signals;
- F. Signs which obstruct doors, windows, or public right-of-way;
- G. Searchlights or beacons;
- H. Flashing/blinking/pulsating signs;
- I. Swinging signs with over four feet of ground clearance and/or more than eight feet in height from the ground surface;
- J. Pennants and streamers, except for grand opening and/or special events by permit only;
- K. Signs painted on or attached to parked vehicles or other stationary conveyances where the sign is the primary use of the conveyance;
- L. Above peak roof signs;
- M. Off-premises directional signs;
- N. Inflatable and suspended signs, including tethered balloons, except those allowed by the city during city sanctioned events;
- O. Abandoned signs;
- P. Signs in the public right-of-way, except for the following:
 - 1. Public signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information, advertise community events and direct or regulate pedestrian or vehicular traffic,
 - 2. Bus stop signs erected by the transit authority,
 - 3. Informational signs of a public utility regarding its poles, lines, pipes or facilities,

4. Awnings or projecting signs extending over a public right-of-way as approved through a license to occupy by the public works department.

15.33.090 Temporary Signs

The following signs are permitted in any zoning district and are exempt from this title except as provided for in CBMC 15.33.070 "Prohibited signs":

- A. Real estate signs advertising the sale, lease, or rent of a premise subject to the following:
 1. Maximum of one on-premise real estate sign for each zoning lot except where a lot abuts two or more streets, additional signs, one oriented to each abutting street, shall be permitted,
 2. Maximum of two off-premise real estate signs per residential listing providing direction or open house information for said listing only,
 3. Maximum sign area of six square feet per sign face in all agricultural/open space and residential zoning districts,
 4. Maximum sign area of thirty-two (32) square feet per sign face in all commercial and industrial zoning districts,
 5. Maximum height six feet from normal grade in all zoning districts,
 6. All real estate signs shall be removed within seven days of the sale or lease of the premise upon which the sign is located or refers to;
- B. Construction signs identifying the parties involved in the construction to occur or occurring on the premises on which the sign is placed shall be subject to the following:
 1. No more than one construction sign for each project or development, except that where a project or development abuts two or more streets, additional signs, one oriented to each abutting street, shall be permitted,
 2. Maximum of thirty-two (32) square feet per construction sign in all agricultural/open space and residential zoning districts,
 3. Maximum of one hundred fifty (150) square feet per construction sign in commercial and industrial zoning districts,
 4. Construction signs shall be located only upon the premise upon which construction is about to occur or is occurring. Such signs may be located in any required yard but shall not extend over any lot line or within fifteen (15) feet of any point of vehicular access from a zoning lot to a public roadway,
 5. Maximum height is eight feet from normal grade in all zoning districts,
 6. Construction signs shall be permitted only as accessory to an approved building permit for a project or development,
 7. Construction signs may be erected and maintained for a period not to exceed sixty (60) days prior to the commencement of construction and shall be removed within fourteen (14) days of project or development completion;
- C. Political signs announcing political candidates seeking public office, political parties, and/or political and public issues contained on a ballot subject to the following:
 1. Political signs shall not be placed within a right-of-way, street or on public grounds,
 2. Maximum size is thirty-two (32) square feet,
 3. Political signs may be erected or maintained for a period not to exceed sixty (60) days prior to the date of the election to which such signs are applicable is scheduled to occur and shall be removed within seven days following said election;

- D. Event signs announcing a campaign, drive, activity or event of a civic, philanthropic, educational or religious organization for noncommercial purposes shall be subject to the following:
1. The administrative authority shall determine permitted number, area, height, location, and construction of such signs with consideration given to the public safety and the signage reasonably necessary and appropriate for the intended purpose,
 2. Such signs may be erected and maintained for a period not to exceed thirty (30) days prior to the date of which the campaign, drive, activity, or event advertised is scheduled to occur and shall be removed within three days of the termination of such campaign, drive, activity, or event,
 3. No more than two permits for such signs shall be issued for the same premises with one calendar year,
 4. Signs to be erected and maintained for a period not to exceed thirty (30) days and removed within three days of the termination of the activity, service, project, or sale;
- E. Temporary signs for the advertising of grand openings and special events located on-premise only, under the following conditions:
1. Signs shall be limited to nonprojecting wall or attached ground type,
 2. Signs shall be permitted no more than twice per calendar year per premise with special permit only.
- F. Business signs advertising or directing attention to a business, profession, commodity or service that is offered, subject to the following:
1. Any person, firm, partnership, corporation or other legal entity intending to display a Business sign shall pay a fee as stated in CBMC 2.08.
 2. Business signs can be no larger than 32 square feet.
 3. Business signs shall not exceed three feet in height in any residential or C-3 or C4 zoning district.
 4. Business signs shall abide by any adopted master development plan when applicable.
 5. Business signs shall not block, restrict, or impair any of the following:
 - a. The public's view of another business or activity;
 - b. The public's view of the signage for another business or activity;
 - c. The view or visibility of the operator of any motor vehicle;
 - d. The movement of any pedestrian or motor vehicle; or
 - e. Required landscape plantings or streetscapes.
 6. Business signs and any supporting appurtenances shall not be placed in, nor encroach into, the public right-of-way.
 7. Business signs shall not exceed the peak height of any structure/business for which the sign is attached to and shall conform to attach sign standards of the property's underlying zoning district.
 8. Business signs shall be securely and independently anchored to the ground in a manner that will prevent the sign from displacement due to wind, inclement weather or any other natural cause. However, such signs shall not be attached to any utility pole, traffic signal or other structure not owned by the business.
 9. Any Business sign installed in or placed on windows shall be located on the place of business where the promoted use, activity, or event is located or is to occur.
 10. No light emitting diode (LED), illuminated, audio or other alternating or moving display may be used as a Business sign under this section.
 11. A business shall be allowed one Business sign per 100 linear feet of frontage, or a total of four Business signs, whichever is less. A maximum of one Business sign is permitted for each business within a common development that share the same lot. Display of

Business signs under this Chapter shall be limited to the amount of days as stipulated on the permit application.

12. All Business signs shall be kept in good repair at all times.
13. Any person, firm, partnership, corporation or other legal entity found guilty of a civil violation of this chapter shall be subject to the penalties provided in CBMC 1.95.020.

15.33.130 West Broadway Design Corridor

Additional restrictions for detached signage apply in the corridor design overlay district (CDO) as established in CBMC 15.32. The overlay district shall overlay all other zoning districts established within the boundaries as described below:

- A. West Broadway Corridor. All properties abutting West Broadway between Interstate 29 on the west end and 13th Street and Indian Creek on the east and all properties abutting streets which intersect with West Broadway including 13th Street through 36th Street between Avenue A to the north and Second Avenue to the south.
- B. The on-premise sign height and area regulations available for property within seven hundred (700) feet of the interstate highway system are not applicable within the CDO district.
- C. One detached on-premise sign shall be allowed for each property.
- D. Detached signs shall be ground or monument signs. No support posts shall be visible on these signs. Monument signs shall not have more than two sign faces. The sides of the monument sign that are not used for signage shall not exceed forty-two (42) inches in width. The maximum height for monument signs shall be ten (10) feet. The maximum allowable square feet of each monument sign face will be measured from the finish grade to the top of the monument structure and from one end of the monument structure to the other. The maximum allowable square feet per sign face shall not be greater than each property's linear feet of street frontage, as measured on one adjacent street, or one hundred fifty (150) square feet, whichever is less.
- E. Off-premises signs are not permitted within the district.
- F. All abandoned signs shall be removed within ninety (90) days, removal shall include the supports, poles, framing and sign face.
- G. Refacing existing signs are allowed only in conformance with this chapter.
- H. Temporary business signs over three feet in height are prohibited.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED
AND
APPROVED

December 16, 2024

MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 11/4/2024
Continued First Consideration 11/18/2024
Second Consideration: 12/16/2024
Public Hearing: N/A
Third Consideration: 1/13/2024

Council Communication

Department: Public Works Admin
Case/Project No.: PW22-16
Submitted by: Matthew Cox, Public Works
Director

Resolution 24-329
ITEM 7.A.

Council Action: 11/18/2024

Description

Resolution authorizing the Mayor and City Clerk to execute Iowa Department of Transportation Federal Aid Agreement No. 4-24-STPU-028 in connection with Steven Road West, Norwood Drive to State Orchard Road. Project #PW22-16

Background/Discussion

In January of 2016, a Record of Decision was signed for the Eastern Hills Drive project. This completed a 7 year process for the documentation required to comply with the National Environmental Policy Act (NEPA).

The project will improve the transportation network in eastern Council Bluffs by completing Eastern Hills Drive between US Highway 6 and Iowa Highway 92, while providing improved connections to developments along Greenview Road, Steven Road, and Cottonwood Road. The continuity for the local transportation system will support future land development, increases the capacity of existing roads to accommodate traffic demands, and improves emergency access.

The segment constructed was Steven Road West from Norwood Drive to State Orchard Road on a new alignment. A 10-foot wide paved trail was included from Norwood Drive to State Orchard Road.

A previous DOT agreement was executed for use of the remaining earmark funds in August of 2021.

This funding agreement authorizes Iowa DOT to administer the project and is necessary to utilize the STBG Federal funds. The earmark funds and STBG funds support 80% of the improvement costs. The remaining 20% of construction costs will be paid by the City using sales tax funds.

Recommendation

Approval of this resolution to authorize the use of federal funds and for Iowa DOT to administer the project.

ATTACHMENTS:

Description	Type	Upload Date
Agreement	Agreement	11/6/2024
Resolution 24-329	Resolution	11/13/2024

**IOWA DEPARTMENT OF TRANSPORTATION
Federal-aid Agreement
for a Surface Transportation Block Grant Program Project**

RECIPIENT: City of Council Bluffs

Project No.: HDP-1642(685)--71-78

Iowa DOT Agreement No.: 4-24-STPU-028

CFDA No. and Title: 20.205 Highway Planning and Construction

This is an agreement between the City of Council Bluffs, Iowa (hereinafter referred to as the RECIPIENT) and the Iowa Department of Transportation (hereinafter referred to as the DEPARTMENT). Iowa Code Sections 306A.7 and 307.44 provide for the RECIPIENT and the DEPARTMENT to enter into agreements with each other for the purpose of financing transportation improvement projects on streets and highways in Iowa with Federal funds. Federal regulations require Federal funds to be administered by the DEPARTMENT.

The RECIPIENT has received Federal funding through the Surface Transportation Block Grant (STBG) Program. STBG funds are available for construction, reconstruction, rehabilitation, resurfacing, restoration and operational or safety improvement projects on Federal-aid highways, bridges (as defined by the National Bridge Inspection Standards) on any public road, and several other types of projects, as specified in 23 U.S.C. 133(b). Federal-aid highways include all Federal Functional Classifications, except for rural minor collectors or local roads.

Pursuant to the terms of this agreement, applicable statutes, and administrative rules, the DEPARTMENT agrees to provide STBG funding to the RECIPIENT for the authorized and approved costs for eligible items associated with the project.

The RECIPIENT and the DEPARTMENT previously entered into the following agreement(s) for the following funding sources related to the above referenced project:

Funding Source	Agreement No.	Project No.	Full Execution Date
HPP Funds (Demo)	4-21-HDP-10	HDP-1642(685)--71-78	9/27/21

Under this agreement, the parties further agree as follows:

1. The RECIPIENT shall be the lead local governmental agency for carrying out the provisions of this agreement.
2. All notices required under this agreement shall be made in writing to the appropriate contact person. The DEPARTMENT's contact person will be the Local Systems Project Development Engineer, Jenifer Bates, and the Local Systems Western Region Field Engineer, Sarah R. Okerlund. The RECIPIENT's contact person shall be the Public Works Director.
3. The RECIPIENT shall be responsible for the development and completion of the following described STBG project:

Grading, PCC Paving, and Bicycle or Pedestrian Facilities: In the City of Council Bluffs, on Stevens Road from State Orchard Road to the intersection with Norwood Drive.
4. Eligible project activities will be limited to actual construction costs.
5. Costs associated with work outside the eligible project construction limits, routine maintenance activities, operations, and monitoring expenses are not eligible. In addition, administrative costs, engineering, inspection, legal, right of way, utility relocations, activities necessary to comply with Federal and State environmental or permit requirements, and fees or interest associated with bonds or loans are not eligible.
6. The RECIPIENT shall receive reimbursement for costs of authorized and approved eligible project activities from STBG funds. The portion of the project costs reimbursed by STBG funds shall be limited to a maximum of either 80 percent of eligible costs or the amount of \$2,552,780, as stipulated in the

Metropolitan Area Planning Agency current Transportation Improvement Program (TIP) and approved in the current Statewide Transportation Improvement Program (STIP), whichever is less.

- 7. The RECIPIENT shall pay for all project costs not reimbursed with STBG funds.
- 8. If the project described in Section 3 drops out of the Metropolitan Area Planning Agency current TIP or the approved current STIP prior to obligation of Federal funds, and the RECIPIENT fails to reprogram the project in the appropriate TIP and STIP within 3 years, this agreement shall become null and void.
- 9. The RECIPIENT shall let the project for bids through the DEPARTMENT.
- 10. If any part of this agreement is found to be void and unenforceable, the remaining provisions of this agreement shall remain in effect.
- 11. It is the intent of both parties that no third-party beneficiaries be created by this agreement.
- 12. This agreement and the attached Exhibit 1 constitute the entire agreement between the DEPARTMENT and the RECIPIENT concerning this project. Representations made before the signing of this agreement are not binding, and neither party has relied upon conflicting representations in entering into this agreement. Any change or alteration to the terms of this agreement shall be made in the form of an addendum to this agreement. The addendum shall become effective only upon written approval of the DEPARTMENT and the RECIPIENT.

IN WITNESS WHEREOF, each of the parties hereto has executed this agreement as of the date shown opposite its signature below.

City Signature Block (City Projects Only)

By _____ Date _____, 20____

Title of city official

I, _____, certify that I am the City Clerk of Council Bluffs, and that _____, who signed said Agreement for and on behalf of the city was duly authorized to execute the same by virtue of a formal resolution duly passed and adopted by the city on the _____ day of _____, 20_____.

Signed _____ Date _____, 20____

City Clerk of Council Bluffs, Iowa

IOWA DEPARTMENT OF TRANSPORTATION
Transportation Development Division

By _____ Date _____, 20____

Sarah R. Okerlund, P.E.
Local Systems Field Engineer
Western Region

EXHIBIT 1

General Agreement Provisions for use of Federal-aid Swap Funds on Non-primary Projects

Unless otherwise specified in this agreement, the Recipient shall be responsible for the following:

1. General Requirements

- a. The Recipient shall take the necessary actions to comply with applicable State and Federal laws and regulations. To assist the Recipient, the Department has provided guidance in the Instructional Memorandums to Local Public Agencies (I.M.s), available on-line at: https://iowadot.gov/local_systems/publications/im/lpa_ims. The Recipient shall follow the applicable procedures and guidelines contained in the I.M.s in effect at the time project activities are conducted.
- b. In accordance with Iowa Code Chapter 216 and associated subsequent nondiscrimination laws and regulations, the Recipient shall not discriminate against any person on the basis of race, color, creed, age, sex, sexual orientation, gender identity, national origin, religion, pregnancy, or disability.
- c. The Recipient shall comply with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), Section 504 of the Rehabilitation Act of 1973 (Section 504), the associated Code of Federal Regulations (CFR) that implement these laws, and the guidance provided in [I.M. 1.080](#), ADA Requirements. When pedestrian facilities are constructed, reconstructed, or altered, the Recipient shall make such facilities compliant with the ADA and Section 504.
- d. The Recipient agrees to indemnify, defend, and hold the Department harmless from any action or liability arising out of the design, construction, maintenance, placement of traffic control devices, inspection, or use of this project. This agreement to indemnify, defend, and hold harmless applies to all aspects of the Department's application review and acceptance process, plan and construction reviews, and funding participation.
- e. Termination of funds. Notwithstanding anything in this agreement to the contrary, and subject to the limitations set forth below, the Department shall have the right to terminate this agreement without penalty and without any advance notice as a result of any of the following: 1) The Federal government, legislature or governor fail in the sole opinion of the Department to appropriate funds sufficient to allow the Department to either meet its obligations under this agreement or to operate as required and to fulfill its obligations under this agreement; or 2) If funds are de-appropriated, reduced, not allocated, or receipt of funds is delayed, or if any funds or revenues needed by the Department to make any payment hereunder are insufficient or unavailable for any other reason as determined by the Department in its sole discretion; or 3) If the Department's authorization to conduct its business or engage in activities or operations related to the subject matter of this agreement is withdrawn or materially altered or modified. The Department shall provide the Recipient with written notice of termination pursuant to this section.

2. Programming

- a. The Recipient shall be responsible for including the project in the appropriate Regional Planning Affiliation (RPA) Transportation Improvement Program (TIP). The Recipient shall also ensure that the appropriate RPA, through their TIP submittal to the Department, includes the project in the Statewide Transportation Improvement Program (STIP). If the project is not included in the appropriate fiscal year of the STIP, funds cannot be obligated.
- b. Before beginning any work for which funding reimbursement will be requested, the Recipient shall submit a written request for acceptance to the Department. The Department will notify the Recipient when acceptance is granted. The cost of work performed prior to acceptance will not be reimbursed. The turning in of plans for letting by the Department's administering bureau shall be considered acceptance for construction. The Department will notify the Recipient when acceptance is granted.

3. Design

- a. The Recipient shall be responsible for the design of the project, including all necessary plans, specifications, and estimates (PS&E). The project shall be designed in accordance with the design guidelines provided or referenced by the Department in the Guide and applicable I.M.s.

4. Environmental Requirements and other Agreements or Permits

- a. The Recipient shall obtain project permits and approvals, when necessary, from the Iowa Department of Cultural Affairs (State Historical Society of Iowa; State Historic Preservation Officer), Iowa Department of Natural Resources, U.S. Coast Guard, U.S. Army Corps of Engineers, the Department, or other agencies as required. The Recipient shall follow the applicable procedures in the Instructional Memorandums to Local Public Agencies Table of Contents, Chapter 4 – Environmental Regulations.

5. Right-of-Way, Railroads, and Utilities

- a. The Recipient shall acquire the project right-of-way, whether by lease, easement, or fee title, and shall provide relocation assistance benefits and payments in accordance with the procedures set forth in [I.M. 3.600](#), Right-of-Way Acquisition, and the Department's Right of Way Bureau [Local Public Agency Manual](#). The Recipient shall contact the Department for assistance, as necessary, to ensure compliance with the required procedures.
- b. If a railroad crossing or railroad tracks are within or adjacent to the project limits, the Recipient shall obtain agreements, easements, or permits as needed from the railroad. The Recipient shall follow the procedures in [I.M. 3.670](#), Work on Railroad Right-of-Way.
- c. The Recipient shall obtain agreements from utility companies as needed. The Recipient shall comply with the Department's [Policy for Accommodating Utilities on the County and City Non-Primary Federal-aid Road System](#) for projects on non-primary Federal-aid highways. For projects connecting to or involving some work inside the right-of-way for a primary highway, the Recipient shall follow the Department's [Policy for Accommodating and Adjustment of Utilities on Primary Road System](#). The Recipient should also use the procedures outlined in [I.M. 3.640](#), Utility Accommodation and Coordination, as a guide to coordinating with utilities.

6. Contract Procurement

The following provisions apply only to projects involving physical construction or improvements to transportation facilities:

- a. The project plans, specifications, and cost estimate (PS&E) shall be prepared and certified by a professional engineer or architect, as applicable, licensed in the State of Iowa.
- b. The Recipient shall be responsible for the following:
 - i. Prepare and submit the PS&E and other contract documents to the Department for review and acceptance in accordance with [I.M. 3.700](#), Check and Final Plans and [I.M. 3.500](#), Bridge or Culvert Plans, as applicable.
 - ii. The contract documents shall use the Department's Standard Specifications for Highway and Bridge Construction. Prior to their use in the PS&E, specifications developed by the Recipient for individual construction items shall be approved by the Department.
 - iii. Follow the procedures in [I.M. 5.030](#), Iowa DOT Letting Process, to analyze the bids received; make a decision to either award a contract to the lowest responsive bidder or reject all bids; and if a contract is awarded, execute the contract documents in Doc Express.

Note: The Department may not be able to allow a project to be let in the scheduled letting due to possible issues with cash flow availability.

- c. The Recipient shall forward a completed Project Development Certification ([Form 730002](#)) to the Department in accordance with [I.M. 3.710](#), Project Development Certification Instructions. The project will not be turned in for bid letting until the Department has reviewed and accepted the Project Development Certification.
- d. If the Recipient is a city, the Recipient shall comply with the public hearing requirements of the Iowa Code section 26.12.
- e. The Recipient shall not provide the contractor with notice to proceed until after receiving written notice that the Department has concurred in the contract execution.

7. Construction

- a. The Recipient shall follow the procedures in [I.M. 6.000](#), Construction Inspection, and the Department's [Construction Manual](#), as applicable, for conducting construction inspection activities. The Recipient's engineer shall at all times be responsible for inspection of the project.
- b. A full-time employee of the Recipient shall serve as the person in responsible charge of the project. For cities that do not have any full-time employees, the mayor or city clerk will serve as the person in responsible charge, with assistance from the Department.
- c. Traffic control devices, signing, or pavement markings installed within the limits of this project shall conform to the "Manual on Uniform Traffic Control Devices for Streets and Highways" per 761 IAC Chapter 130. The safety of the general public shall be assured through the use of proper protective measures and devices such as fences, barricades, signs, flood lighting, and warning lights as needed.
- d. The project shall be constructed under the Department's Standard Specifications for Highway and Bridge Construction and the Recipient shall comply with the procedures and responsibilities for materials testing according to the Department's Materials I.M.s. Available on-line at: <https://www.iowadot.gov/erl/index.html>.
- e. If the Department provides any materials testing services to the Recipient, the Department will bill the Recipient for such testing services according to its normal policy as per [Materials I.M. 103](#), Inspection Services Provided to Counties, Cities, and Other State Agencies.

8. Reimbursements

- a. The Recipient will initially be responsible for all project costs. After costs have been incurred, the Recipient shall submit to the Department periodic itemized claims for reimbursement for eligible project costs. Requests for reimbursement shall be made at least semi-annually but not more than bi-weekly.
- b. To ensure proper accounting of costs, reimbursement requests for costs incurred prior to June 30 shall be submitted to the Department by August 1, if possible, but no later than August 15.
- c. Reimbursement claims shall include a certification that all eligible project costs, for which reimbursement is requested, have been reviewed by an official or governing board of the Recipient, are reasonable and proper, have been paid in full, and were completed in substantial compliance with the terms of this agreement.
- d. The Department will reimburse the Recipient for properly documented and certified claims for eligible project costs. The Department may withhold up to 5% of the total funds available for the project. Reimbursement will be made either by State warrant or by crediting other accounts from which payment was initially made. If, upon final review or audit selected by the Administering Bureau, the Department determines the Recipient has been overpaid, the Recipient shall reimburse the overpaid amount to the Department. After the final review is complete and after the Recipient has provided all required paperwork, the Department will release the funds withheld.
- e. The total funds collected by the Recipient for this project shall not exceed the total project costs. The total funds collected shall include any funds received; for example, Federal funds not received through FHWA, any special assessments made by the Recipient (exclusive of any associated interest or penalties)

pursuant to Iowa Code Chapter 384 (cities) or Chapter 311 (counties), proceeds from the sale of excess right-of-way, and any other revenues generated by the project. The total project costs shall include all costs that can be directly attributed to the project. In the event that the total funds collected by the Recipient do exceed the total project costs, the Recipient shall either:

- i. In the case of special assessments, refund to the assessed property owners the excess special assessments collected (including interest and penalties associated with the amount of the excess), or
- ii. Refund to the Department all funds collected in excess of the total project costs (including interest and penalties associated with the amount of the excess) within 60 days of the receipt of any excess funds.

9. Project Close-out

- a. Acceptance of the completed construction shall be with the concurrence of the Department. Within 30 days of completion of construction or other activities authorized by this agreement, the Recipient shall provide written notification to the Department. The Recipient shall follow and request a final review, in accordance with the procedures in [I.M. 6.110](#), Final Review, Audit, and Close-out Procedures for Federal-aid, Federal-aid Swap, and Farm-to-Market Projects. Failure to comply with the procedures may result in loss of funds and the ability to let future projects through the Department; reimbursed funds shall be returned, and a possible suspension may be placed on the Recipient from receiving funds from the Department on future projects until the Recipient has demonstrated responsible management of funds on roadway projects.
- b. For construction projects, the Recipient shall provide a certification by a professional engineer, architect, or landscape architect as applicable, licensed in the State of Iowa, indicating the construction was completed in substantial compliance with the project plans and specifications.
- c. Final reimbursement of funds shall be made only after the Department accepts the project as complete.
- d. The Recipient shall maintain all books, documents, papers, accounting records, reports, and other evidence pertaining to costs incurred for the project. The Recipient shall also make this documentation available at all reasonable times for review by the Department. Copies of this documentation shall be furnished by the Recipient if requested. Such documentation shall be retained for at least 3 years from the date of the Department's signature of the Department's Final Payment Form ([Form 830436](#)).
- e. The Recipient shall maintain, or cause to be maintained, the completed improvement in a manner acceptable to the Department.

RESOLUTION 24-329

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK
TO EXECUTE IOWA DEPARTMENT OF TRANSPORTATION
FEDERAL AID AGREEMENT NO. 4-21-HDP-10
IN CONNECTION WITH STEVEN ROAD WEST,
NORWOOD DRIVE TO STATE ORCHARD ROAD
PROJECT #PW22-16**

- WHEREAS, the City wishes to make improvements known as the Steven Road West, Norwood Drive to State Orchard Road within the city, as therein described; and
- WHEREAS, Iowa Department of Transportation has submitted a federal aid agreement for said improvements; and
- WHEREAS, the city council deems approval of said agreement to be in the best interest of the City of Council Bluffs.

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

That the Mayor and City Clerk are hereby authorized and directed to execute a federal aid agreement with Iowa Department of Transportation in connection with Steven Road West, Norwood Drive to State Orchard Road.

ADOPTED
AND
APPROVED

November 18, 2024

Matthew J. Walsh

Mayor

ATTEST:

Jodi Quakenbush

City Clerk

Council Communication

Department: Public Works Admin
 Case/Project No.: PW24-21A
 Submitted by: Matthew Cox, Public Works
 Director

Resolution 24-330
 ITEM 7.B.

Council Action: 11/18/2024

Description

Resolution accepting the bid of K2 Construction for the Kanesville Sanitary Sewer Extension. Project # PW24-21A

Background/Discussion

On November 7, 2024 bids were received through the City bidding software Ion Wave as follows:

	Division I	Division II	Division IV	
	<u>General</u>	<u>Pavement and Appurtenances</u>	<u>San. Sewer</u>	<u>Total</u>
K2 Construction, Lincoln, NE	\$63,624.00	\$59,400.00	\$873,923.00	\$996,947.00
Bluffs Paving and Utility Co. Inc. Crescent, IA	\$34,154.61	\$59,529.36	\$934,546.61	\$1,028,230.58
Minger Construction Co. Inc. Jordan, MN	\$146,185.00	\$69,960.00	\$833,855.00	\$1,050,000.00
Western Iowa Utilities (Hildreth landscape Inc.), Council Bluffs, IA	\$51,301.00	\$66,000.00	\$1,100,492.35	\$1,217,793.35
Iowa Trenchless, Panora, IA	\$61,310.00	\$125,400.00	\$1,137,250.50	\$1,323,960.50
Engineer's Opinion (HGM)	\$105,234.30	\$46,200.00	\$1,079,026.50	\$1,230,460.80

Future commercial developments near the I-80 Interchange at Kanesville Boulevard will require sanitary sewer improvements.

The proposed sewer will tie into a sewer that is being constructed as part of project PW24-21. The sewer will be constructed in the eastbound lanes of Highway 6 under the I-80 bridges from the west side of the interchange to the east side of the interchange and will serve the property in the northeast quadrant of the interchange.

The project was included in the FY24 CIP with ARPA identified as the funding source. ARPA Revenue Loss funds have been authorized for the engineering and construction costs of the project.

The project schedule is as follows: Construction Start Spring/Summer 2025

Recommendation

Approval of this resolution to accept the bid of K2 Construction for the Kanesville Sanitary Sewer Extension project.

ATTACHMENTS:

Description	Type	Upload Date
Map	Map	11/8/2024
Resolution 24-330	Resolution	11/13/2024

PW 24-21A
KANESVILLE BLVD
SANITARY SEWER EXTENSION



80

KANESVILLE BLVD

PROJECT LOCATION

SUNNYDALE RD

251

Legend
PW24-21A

RESOLUTION 24-330

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK
TO EXECUTE AN AGREEMENT WITH
K2 CONSTRUCTION FOR THE
KANESVILLE SANITARY SEWER EXTENSION
PROJECT #PW24-21A**

WHEREAS, the plans, specifications, and form of contract for the Kanesville Sanitary Sewer Extension are on file in the office of the City Clerk; and

WHEREAS, a Notice of Public Hearing was published, as required by law, and a public hearing was held on October 21, 2024, and the plans, specifications and form of contract were approved; and

WHEREAS, K2 Construction has submitted a low bid in the amount of \$996,947.00 for this contract.

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

That the bid of K2 Construction of \$996,947.00 is hereby accepted as the lowest and best bid received for said work; and

BE IT FURTHER RESOLVED

That the City Council does hereby award the contract in connection with the Kanesville Sanitary Sewer Extension; and

BE IT FURTHER RESOLVED

That the Mayor and City Clerk are hereby authorized, empowered, and directed to execute an agreement with K2 Construction for and on behalf of the City of Council Bluffs, upon approval by the City Attorney of the certificate of insurance and payment and performance bonds as required by the contract specifications.

**ADOPTED
AND
APPROVED**

November 18, 2024

Matthew J. Walsh

Mayor

ATTEST:

Jodi Quakenbush

City Clerk

Council Communication

Department: Parks and Recreation
Case/Project No.: West Broadway Extension
Project
Submitted by: Vincent Martorello

Resolution 24-331
ITEM 7.C.

Council Action: 11/18/2024

Description

Resolution awarding the contract to MECCO-HENNE Contracting Inc. in the amount of \$2,693,616.60 for the West Broadway Extension Project.

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Resolution 24-331	Resolution	11/13/2024

RESOLUTION 24-331

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK
TO EXECUTE AN AGREEMENT WITH MECO-HENNE CONTRACTING, INC. FOR THE
WEST BROADWAY EXTENSION PROJECT**

- WHEREAS, the Iowa West Foundation has funded the West Broadway Extension Project in the amount of \$3,500,000.00, and
- WHEREAS, the project scope includes landscaping, irrigation, and signage between 35th Street and North 40th Street along the recently completed West Broadway Street improvements, and
- WHEREAS, the City has taken over the management of the project and will oversee the completion of improvements, and
- WHEREAS, a public hearing was held on October 7, 2024 and bids were issued, the city council deems approval of said improvements to be in the best interest of the City of Council Bluffs.
- WHEREAS, the City received to bids and the apparent low bidder is MECO-HENNE Contracting, Inc. with a bid in the amount of \$2,693,616.60
- WHEREAS, the remaining amount for construction is \$3,236,017.80 and the bid received is within the amount remaining for construction.
- WHEREAS, the city council deems approval of said improvements to be in the best interest of the City of Council Bluffs.

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

That the Mayor and City Clerk are hereby authorized, empowered and directed to execute a contract in the amount of \$2,693,616.60 with MECO-Henne Contracting, Inc. for West Broadway Extension Project.

ADOPTED
AND
APPROVED

November 18, 2024

Matthew J. Walsh

Mayor

ATTEST:

Jodi Quakenbush

City Clerk

Council Communication

Department: Public Works Admin
Case/Project No.: BM25-08
Submitted by: Matthew Cox, Public Works
Director

Resolution 24-332
ITEM 7.D.

Council Action: 11/18/2024

Description
Resolution accepting the bid of Anchor Roofing and Landscaping in the amount of \$861,000.00 for the Council Bluffs Public Library Roof Replacement. Project # BM-25-08

Background/Discussion
On November 7, 2024, three bids were received through the City bidding software, Ion Wave, as follows:

Anchor Roofing and Landscaping, Omaha, NE	\$861,000.00
Black Hawk Roof, Cedar Falls, IA	Non-Responsive
Scott Enterprises, Omaha, NE	Non-Responsive
Engineers Estimate (HGM)	\$1,103,000.00

The bid from Black Hawk Roof included a material not approved for this project and is not capable of meeting the specified requirements, and therefore the bid is considered non-responsive. The bid from Scott Enterprises included an incorrect bid bond form, and is considered non-responsive.

The Council Bluffs Public Library was constructed in 1998 with 70,951 square feet of available space that allows the Library to provide a large selection of reading materials, archival material viewing, meeting spaces and other services available to the general public.

The roof for the structure was designed to protect the contents and to be a part of the inviting architecture of the building. The current roofing material is a standing seam metal roof system and at the time of construction, and both replacements, this material was the best available to meet the requirements of weather protection and the intended design of the building. The roof has been replaced twice since the Library first opened due to significant hail damage. The most recent replacement occurred after a hail event in 2011.

The current roofing system has failed, and is currently patched in multiple areas to prevent water infiltration. These patches are a temporary means of repair and have to be re-applied regularly to maintain the water tightness of the system. Most of the failed areas are in locations where the roof structure is an extremely low slope. There are very few roofing system types capable of being installed on this structure, and the slope in these areas is the minimum slope that a standing seam metal system can be installed on. There are other areas that are likely to fail in the near future as well, which will require similar temporary patching methods to keep water out of the system. There is currently no available warranty on the system.

The recommendation is to replace the entire roofing system with a more appropriate membrane roofing system that was not an option with previous replacements. Due to the design of the roof it is not advisable to do partial replacements, as roofing system manufactures will not warranty any partial replacements of roofing materials. The new membrane system would consist of a single membrane roof system with ribs of the same material heat welded to the membrane and color matching of the entire system to maintain the design and provide continued protection of the building structure and contents.

This project has been added to the CIP and identified as BM-25-08 with funding from ARPA Revenue Loss Funds and funding from the Library Foundation. The revised cost of the project is \$886,000, which includes \$25,000 for professional services provided by HGM.

The project schedule is as follows:

Award	November 18, 2024
Construction End	September 30, 2025

Recommendation
Approval of this resolution. This project includes the replacement of the failed roofing system to provide continued use and protection of the Library structure and the contents of the building.

ATTACHMENTS:

Description	Type	Upload Date
Resolution 24-332	Resolution	11/13/2024

RESOLUTION NO. 24-332

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK
TO EXECUTE AN AGREEMENT WITH
ANCHOR ROOFING AND LANDSCAPING FOR THE
COUNCIL BLUFFS PUBLIC LIBRARY ROOF REPLACEMENT
PROJECT #BM-25-08**

WHEREAS, the city wishes to make improvements known as the Council Bluffs Public Library Roof Replacement within the city, as therein described; and

WHEREAS, funding for this project will be provided by ARPA Revenue Loss funds and the Library Foundation; and

WHEREAS, the plans, specifications, form of contract, and cost estimate as prepared by HGM Associates Inc are on file in the office of the city clerk; and

WHEREAS, a notice of public hearing was published as required by law, and a public hearing was held on October 21, 2024, and the plans, specifications, form of contract and cost estimate were approved; and

WHEREAS, Anchor Roofing and Landscaping has submitted a low bid in the amount of \$861,000.00 for this contract.

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

That the bid of Anchor Roofing and Landscaping in the amount of \$861,000.00 is hereby accepted as the lowest and best bid received for said work; and

BE IT FURTHER RESOLVED

That the City Council does hereby award the contract in connection with the Council Bluffs Public Library Roof Replacement, Project #BM-25-08; and

AND BE IT FURTHER RESOLVED

That the Mayor and City Clerk are hereby authorized, empowered, and directed to execute an agreement with Anchor Roofing and Landscaping for and on behalf of the City of Council Bluffs, upon approval by the City Attorney of the certificate of insurance and payment and performance bonds as required by the contract specifications.

AND BE IT FURTHER RESOLVED

That the aforementioned project is an appropriate use of American Rescue Plan Act (ARPA) Revenue Loss funds.

ADOPTED
AND
APPROVED

November 18, 2024

Matthew J. Walsh

Mayor

ATTEST:

Jodi Quakenbush

City Clerk

Council Communication

Department: Community Development
Case/Project No.:
Submitted by: Heather Johnston, Community
Development Technician

Resolution 24-333
ITEM 7.E.

Council Action: 11/18/2024

Description

Resolution authorizing the City Clerk to certify assessments against properties to the Pottawattamie County Treasurer for unreimbursed costs incurred by the City for the abatement of weeds and the removal of solid waste nuisances upon properties and directing them to be collected in the same manner as a property tax.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	11/8/2024
Attachment A: September - November 2024 Lien List	Other	11/8/2024
Resolution 24-333	Resolution	11/13/2024

Council Communication

Department: Community Development Case No.: September - November 2024 Lien List Submitted by: Code Compliance	Resolution No.: 24-	Council Action: 11/18/2024
Subject/Title		
Resolution authorizing the City Clerk to certify assessments against properties to the Pottawattamie County Treasurer for unreimbursed costs incurred by the city for the abatement of weeds and the removal of solid waste nuisances upon properties and directing them to be collected in the same manner as a property tax.		
Background/Discussion		
In the months of September, October and November 2024, there were twenty-six instances where the City contractors abated weeds and solid waste in Council Bluffs on behalf of the Planning & Code Compliance Division. No invoices were paid to reimburse the city for its costs. The property owners with unpaid accounts will have assessments against their properties for the unreimbursed costs plus an additional \$50 assessment fee. The total amount to be lienied on the properties is \$11,616.00.		
Recommendation		
The Community Development Department recommends approval of the resolution.		
Attachments		
Attachment A: September - November 2024 Lien List		

Prepared by: Heather Johnston, Community Development Technician
Approved by: Christopher Gibbons, Planning & Code Compliance Manager

September, October and November 2024 WEED & SOLID WASTE LIEN LIST

	Parcel	Property Owner	Legal Description	Address	Total Amount
1	754436158009	BALLER, LAURA L	CURTIS & RAMSEY ADD E22 1/2' LT 5 W10' LT 6 BLK J	905 6TH AVE	\$465.00
2	754425233006	BREACH LAND HOLDING 35 LLC	HOUSTON ADD LOT 6	453 HOUSTON AVE	\$2,080.00
3	744401203004	CAIN, DAVID	CASADYS ADD LT 15 BLK 1	217 16TH AVE	\$1,152.00
4	754435214011	CALDWELL, JERRY M-PATRICIA J	BEERS SUB LT 11 BLK 38	1522 4TH AVE	\$260.00
5	754426283007	HANISCH, JAMES M	POTTER - COBBS FIRST ADD LOT 0012BLOCK 0008	VACANT LOT OF 1316 AVENUE I	\$205.00
6	744401378001	HOLLINGER, KENNETH T-JUDY	BAYLISS 3RD ADD EXC N8.12' LT 8 ALL LTS 9 AND 10 BLK 17	2701 S 8TH ST	\$270.00
7	754426104006	HURD, KENNETH D	WESTSIDE FIRST LT 30	2123 WESTSIDE DR	\$510.00
8	754435190007	L B T IOWA 9591	PIERCES SUB LT 11 BLK 11	VACANT LOT FORMERLY KNOWN AS 1824 8TH AVE LYING WEST	\$205.00
9	754426262003	LAKAS, JANNETTE D	BELMONT ADD LT 272	1517 AVENUE K	\$260.00
10	754428439006	LARSEN, CRAIG ALAN JR	HOME PLACE ADD LT 10 BLK 14	3441 AVENUE D	\$205.00
11	754436129012	LINSON, STEVE	BAYLISS 1ST ADD LT 10 BLK 11	726 WILLOW AVE	\$360.00
12	754436452010	MCBRIDE, ALYSSA N	WILLIAMS 1ST ADD S35' N69' LTS 6 & 7 BLK 11	1220 PLEASANT ST	\$470.00
13	754436452010	MCBRIDE, ALYSSA N	WILLIAMS 1ST ADD S35' N69' LTS 6 & 7 BLK 11	1220 PLEASANT ST	\$210.00
14	754425280021	NEO CONSTRUCTION LLC	MEYER SUB LT 1	VACANT LOT BETWEEN 317 AND 335 BENTON ST.	\$960.00
15	754428439008	NORMAN, SANDRA L	HOME PLACE ADD LT 8 BLK 14	3431 AVENUE D	\$205.00
16	754319252008	OBERHELMAN, BRIANNA	LINCOLN ACRES ANNEX EXC N238' EXC W50' LT 1 & N 35' S135' W50' LT 1 BLK 2	162 N LINDEN AVE	\$270.00
17	744401311011	OFRI, ADAM	BAYLISS 3RD ADD LT 16 N17' LT 15 BLK 14	2524 S 9TH ST	\$260.00
18	754433235020	OLSEN, RICHARD S	FERRY ADDITION LOT 8 BLK 11	3420 4TH AVE	\$205.00
19	754435161011	PEBLEY, CINDY J	SQUIRES ADDITION W 1/2 LT 6-7 BLK	2310 8TH AVE	\$205.00
20	744401376001	PETRY, DEBRA MARIE	BAYLISS 3RD ADD N16.5' VAC ST LT 10 BLK 16	2601 S 8TH ST	\$260.00
21	754426132011	PRASHAR, NITIN Y	WESTSIDE SECOND LT 7	1903 AVENUE L	\$205.00
22	754427336003	SMITH, FRANCIS E	EVANS 2ND BRIDGE ADD LOT 6 BLK 18	2923 AVENUE E	\$205.00
23	754427401007	SMITH, MELANIE D	WEAVERS 1ST E64' LT 50 W6' LT 51	2709 MCBRIDE AVE	\$933.00
24	754427401007	SMITH, MELANIE D	WEAVERS 1ST E64' LT 50 W6' LT 51	2709 MCBRIDE AVE	\$360.00
25	754435277007	THORNTON, IRENE M	BEERS ADD W56' LT 2 BLK 18	FIRST VACANT LOT EAST OF 1217 4TH AVENUE	\$260.00
26	754427328003	WALKER, RONDALINE JEANNE NEWMAN	EVANS 2ND BRIDGE ADD LOT 3 BLK 32	2806 AVENUE G	\$636.00
TOTAL					\$11,616.00

RESOLUTION NO. 24-333

A RESOLUTION AUTHORIZING THE CITY CLERK TO CERTIFY ASSESSMENTS AGAINST PROPERTIES TO THE POTTAWATTAMIE COUNTY TREASURER FOR UNREIMBURSED COSTS INCURRED BY THE CITY FOR THE ABATEMENT OF WEEDS AND THE REMOVAL OF SOLID WASTE NUISANCES UPON PROPERTIES AND DIRECTING THEM TO BE COLLECTED IN THE SAME MANNER AS A PROPERTY TAX.

WHEREAS, Council Bluffs' City Ordinance No. 4849, passed and approved by the Council Bluffs City Council on April 15, 1988, requires all property owners within the City of Council Bluffs, Iowa, to cut or destroy all weeds exceeding 18 inches in height; and

WHEREAS, Council Bluffs' City Ordinance No. 5219 and 5220, passed and approved by the Council Bluffs City Council on May 22, 1995, requires all property owners to abate any solid waste nuisance upon public right-of-way of materials stored for more than 24 hours, or materials stored on private property for more than 3 days; and

WHEREAS, all property owners in Council Bluffs were notified of the above requirements, and owners of properties out of compliance with the above requirements were notified, given time to remediate matters, and subsequently failed to abate or remove the nuisances in the allotted time; and

WHEREAS, the City, through its contractors, has attempted to cut or destroy all weeds exceeding 18 inches and/or has removed all solid waste materials in violation; and

WHEREAS, more than ten days have elapsed since the City has billed each property owner by mail for the cost of abatement of weeds or solid waste materials from their properties; and

WHEREAS, the cost of abatement or removal on these properties has been incurred by the City and remains unpaid; and

WHEREAS, the City Council may have these unpaid costs assessed against the properties pursuant to CBMC 4.19.030 and 10.02.070 as authorized by Iowa Code §364.

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

That the unreimbursed costs incurred by the City for the abatement of weeds and solid waste materials found upon the properties be assessed against said properties; and

BE IT FURTHER RESOLVED

That the City Clerk is hereby authorized, empowered and directed to certify assessments against said properties to the Pottawattamie County Treasurer to be collected in the same manner as a property tax.

ADOPTED
AND
APPROVED

November 18, 2024

MATTHEW J. WALSH

Mayor

Attest: _____

JODIQUAKENBUSH

City Clerk

Council Communication

Department: Community Development
Case/Project No.:
Submitted by: Marianne Collins, Housing &
Economic Development Planner

Resolution 24-334
ITEM 7.F.

Council Action: 11/18/2024

Description

Resolution of the City Council of the City of Council Bluffs approving the Annual Urban Renewal Report for Fiscal Year 2023-2024.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	11/8/2024
Annual Urban Renewal Report 2023-2024	Other	11/8/2024
Resolution 24-334	Resolution	11/13/2024

Council Communication

Departments: Community Development and Finance	Resolution No: 24-	City Council: November 18, 2024
Subject/Title Annual Urban Renewal Report for Fiscal Year 2023-2024		
Background/Discussion		
<p>Since 2012, the City has been reporting on its urban renewal areas and providing information concerning active urban renewal areas and any associated tax increment financing (TIF) districts. The primary emphasis of this report is to provide more information about past use of TIF revenue and projected future use.</p>		
<p>Copies of plans, amendments, resolutions and ordinances have to be loaded into the state website for the urban renewal areas currently in effect. This year's report covers the period of July 1, 2023 to June 30, 2024.</p>		
<p>In addition, the report asks for the following information:</p>		
<ul style="list-style-type: none">• All projects in progress and those that were completed in the prior fiscal year;• All expenditures paid from TIF in the prior fiscal year;• The amount of outstanding debt payable from TIF;• The amount of new TIF debt incurred in the prior fiscal year;• Details of each TIF rebate agreement, including the names of recipients, amount of rebate paid in the prior fiscal year, the number of new jobs created and the amount of private investment;• The total taxable valuation in the TIF area and the amount of that valuation claimed for TIF purposes;• A Public Building Analysis of any new projects using TIF revenue to fund the improvement of public (tax exempt) property; and• The amounts spent for improvements related to housing for low and moderate-income families and the amounts spent for direct assistance to housing for such families.		
<p>The report must be approved by the City Council before being considered complete. The report is due December 1, 2024. If the December 1st deadline is missed, the State will not certify the City budget.</p>		
<p>The Community Development and Finance Departments collaborated on the completion of this report and have provided it for your review.</p>		
Staff Recommendation		
<p>The Community Development and Finance Departments recommend approval of the Annual Urban Renewal Report for Fiscal Year 2023-2024.</p>		
Attachments		
<p>Annual Urban Renewal Report 2023-2024</p>		

Prepared by: Marianne Collins, Housing & Economic Development Planner, Community Development Department
Submitted by: Courtney Harter, Director Planning & Community Development, Community Development Department

Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Levy Authority Summary

Local Government Name: COUNCIL BLUFFS
 Local Government Number: 78G732

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL	78001	2
COUNCIL BLUFFS VALLEY VIEW NORTH URBAN RENEWAL	78004	1
COUNCIL BLUFFS 23RD AVENUE URBAN RENEWAL AREA	78006	0
COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL	78029	3
COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL	78030	3
COUNCIL BLUFFS MADISON-LINDBERG AVE URBAN RENEWAL	78043	1
COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL	78045	1
COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL	78046	3
COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL	78047	1
COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL	78048	1
COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL	78049	2
COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL	78052	1
COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL	78053	1
COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL	78054	1
COUNCIL BLUFFS ARBOR CREEK URBAN RENEWAL	78904	0
COUNCIL BLUFFS NEW HORIZON URBAN RENEWAL	78905	0
COUNCIL BLUFFS SOUTH AVENUE URBAN RENEWAL	78906	0

TIF Debt Outstanding: 26,475,636

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	114,713	0	Amount of 07-01-2023 Cash Balance Restricted for LMI
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TIF Revenue:	3,559,045
TIF Sp. Revenue Fund Interest:	35,608
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	93,163
Total Revenue:	3,687,816

Rebate Expenditures:	1,990,755
Non-Rebate Expenditures:	1,395,169
Returned to County Treasurer:	0
Total Expenditures:	3,385,924

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	416,605	0	Amount of 06-30-2024 Cash Balance Restricted for LMI
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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 22,673,107

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL
 UR Area Number: 78001
 UR Area Creation Date: 03/1969
 UR Area Purpose: Removal of slum and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 ORIG COUNCIL BLUFFS UR TIF INCREM	780144	780145	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 COUNCIL BLUFFS UR TIF INCREM	780147	780148	5,632,218

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	18,852,995	37,236,305	0	0	-7,408	56,081,892	0	56,081,892
Taxable	0	10,303,172	29,148,162	0	0	-7,408	39,443,926	0	39,443,926
Homestead Credits									15

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023: **66,364** **0** **Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue:	203,765
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	203,765

Rebate Expenditures:	170,805
Non-Rebate Expenditures:	71,517
Returned to County Treasurer:	0
Total Expenditures:	242,322

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024: **27,807** **0** **Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

Hughes-Irons Work

Description:	149 & 153 West Broadway
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

Sawyer Building

Description:	125 West Broadway
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

The Rise on Broadway

Description:	103-115 West Broadway
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Additional Parking Lot

Description:	Additional Vine Street Parking Lot
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

15 Yr - 85% Rebate - MAX \$625,000- Hughes Iron Bldg

Debt/Obligation Type:	Rebates
Principal:	28,713
Interest:	0
Total:	28,713
Annual Appropriation?:	Yes
Date Incurred:	11/26/2011
FY of Last Payment:	2024

15 yr 90% rebate, Max \$900,000 Sawyer Bldg

Debt/Obligation Type:	Rebates
Principal:	537,856
Interest:	0
Total:	537,856
Annual Appropriation?:	Yes
Date Incurred:	08/24/2013
FY of Last Payment:	2032

15 year, 80% rebate, max of \$750,000 The Rise

Debt/Obligation Type:	Rebates
Principal:	498,611
Interest:	0
Total:	498,611
Annual Appropriation?:	Yes
Date Incurred:	07/01/2016
FY of Last Payment:	2034

Additional Parking Lot

Debt/Obligation Type:	Internal Loans
Principal:	71,517
Interest:	0
Total:	71,517
Annual Appropriation?:	Yes
Date Incurred:	07/22/2021
FY of Last Payment:	2026

Non-Rebates For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

TIF Expenditure Amount:	71,517
Tied To Debt:	Additional Parking Lot
Tied To Project:	Additional Parking Lot

Rebates For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

Hughes-Irons Work

TIF Expenditure Amount:	28,713
Rebate Paid To:	Pottawattamie County Development
Tied To Debt:	15 yr 90% rebate, Max \$900,000 Sawyer Bldg
Tied To Project:	Hughes-Irons Work
Projected Final FY of Rebate:	2024

Sawyer Building

TIF Expenditure Amount:	81,639
Rebate Paid To:	KOCV Fund I, LLC
Tied To Debt:	15 yr 90% rebate, Max \$900,000 Sawyer Bldg
Tied To Project:	Sawyer Building
Projected Final FY of Rebate:	2032

The Rise

TIF Expenditure Amount:	60,453
Rebate Paid To:	KOCV Fund I, LLC
Tied To Debt:	15 year, 80% rebate, max of \$750,000 The Rise
Tied To Project:	The Rise on Broadway
Projected Final FY of Rebate:	2034

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL (78001)
TIF Taxing District Name:	COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 ORIG COUNCIL BLUFFS
UR TIF INCREM	
TIF Taxing District Inc. Number:	780145
TIF Taxing District Base Year:	1983
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	03/1969
Blighted	03/1969
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	1,688,134	0	0	0	0

FY 2024 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL (78001)
TIF Taxing District Name:	COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 COUNCIL BLUFFS UR TIF
INCREM	
TIF Taxing District Inc. Number:	780148
TIF Taxing District Base Year:	1983
FY TIF Revenue First Received:	1985
Subject to a Statutory end date?	No

UR Designation	
Slum	03/1969
Blighted	03/1969
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	18,852,995	37,236,305	0	0	-7,408	56,081,892	0	56,081,892
Taxable	0	10,303,172	29,148,162	0	0	-7,408	39,443,926	0	39,443,926
Homestead Credits									15

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	20,116,497	35,972,803	5,632,218	30,340,585	1,097,676

FY 2024 TIF Revenue Received: 203,765

◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS VALLEY VIEW NORTH URBAN RENEWAL
 UR Area Number: 78004

UR Area Creation Date:

UR Area Purpose: blighted area

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/LEWIS CENTRAL SCH/VALLEY VIEW NORTH URBAN RENEWAL INCR	780373	780374	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	255,684	0	0	0	0	255,684	0	255,684
Taxable	0	139,731	0	0	0	0	139,731	0	139,731
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023: 0 0 **Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024: 0 0 **Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS VALLEY VIEW NORTH URBAN RENEWAL

Western Ridge

Description:	Rebate TIF
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS VALLEY VIEW NORTH URBAN RENEWAL

Professional Fees

Debt/Obligation Type:	Internal Loans
Principal:	3,613
Interest:	0
Total:	3,613
Annual Appropriation?:	Yes
Date Incurred:	06/30/2023
FY of Last Payment:	2025

◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS VALLEY VIEW NORTH URBAN RENEWAL (78004)
TIF Taxing District Name:	COUNCIL BLUFFS CITY/LEWIS CENTRAL SCH/VALLEY VIEW NORTH URBAN RENEWAL INCR
TIF Taxing District Inc. Number:	780374
TIF Taxing District Base Year:	2022
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	255,684	0	0	0	0	255,684	0	255,684
Taxable	0	139,731	0	0	0	0	139,731	0	139,731
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	920,684	0	0	0	0

FY 2024 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS 23RD AVENUE URBAN RENEWAL AREA
 UR Area Number: 78006

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

**Base Increment
No. No. Increment
Value
Used**

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023: **0** **0** **Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue: **0**
 TIF Sp. Revenue Fund Interest: **0**
 Property Tax Replacement Claims: **0**
 Asset Sales & Loan Repayments: **0**
Total Revenue: **0**

Rebate Expenditures: **0**
 Non-Rebate Expenditures: **0**
 Returned to County Treasurer: **0**
Total Expenditures: **0**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024: **0** **0** **Amount of 06-30-2024 Cash Balance Restricted for LMI**

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL
 UR Area Number: 78029
 UR Area Creation Date: 10/1987
 UR Area Purpose: Removal of slum and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1987 COUNCIL BLUFFS WEST BROADWAY UR TIF INCREM	780149	780150	12,779,390
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2015 COUNCIL BLUFFS WEST BROADWAY AMEND UR TIF INCREM	780351	780352	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2017 WEST BROADWAY AMEND 2 UR TIF INCREM	780357	780358	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,748,186	90,914,414	384,700	0	-5,556	96,041,744	0	96,041,744
Taxable	0	2,594,897	75,428,815	293,207	0	-5,556	78,311,363	0	78,311,363
Homestead Credits									12

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023: **1,050** **0** **Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue:	462,224
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	462,224

Rebate Expenditures:	46,481
Non-Rebate Expenditures:	401,076
Returned to County Treasurer:	0
Total Expenditures:	447,557

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024: **15,717** **0** **Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

West Broadway/Bunge Property

Description:	Site acquisition & demolition of Bunge Properties
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

DD West Broadway LLC (22nd & Broadway)

Description:	Rebate TIF
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

West Broadway/Echo Property

Description:	Site acquisition & demolition of Echo Property
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

34th and 1st Holdings, LLC

Description:	Rebate TIF
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

C Jackson Properties

Description:	Rebate TIF
Classification:	Commercial-Medical
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

DD West Broadway LLC (22nd & Broadway)

Debt/Obligation Type:	Rebates
Principal:	146,121
Interest:	0
Total:	146,121
Annual Appropriation?:	Yes
Date Incurred:	04/07/2014
FY of Last Payment:	2026

West Broadway/Bunge property

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	289,105
Interest:	0
Total:	289,105
Annual Appropriation?:	Yes
Date Incurred:	01/01/2012
FY of Last Payment:	2026

West Broadway/Echo Property

Debt/Obligation Type:	Internal Loans
Principal:	95,800
Interest:	0
Total:	95,800
Annual Appropriation?:	Yes
Date Incurred:	06/01/2022
FY of Last Payment:	2027

Professional Fees

Debt/Obligation Type:	Internal Loans
Principal:	16,861
Interest:	0
Total:	16,861
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2025

34th & 1st Holdings

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0

Annual Appropriation?:	Yes
Date Incurred:	07/01/2023
FY of Last Payment:	2042

C. Jackson Properties

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/01/2023
FY of Last Payment:	2027

Non-Rebates For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

TIF Expenditure Amount:	289,105
Tied To Debt:	West Broadway/Bunge property
Tied To Project:	West Broadway/Bunge Property

TIF Expenditure Amount:	95,800
Tied To Debt:	West Broadway/Echo Property
Tied To Project:	West Broadway/Echo Property

TIF Expenditure Amount:	16,171
Tied To Debt:	Professional Fees
Tied To Project:	34th and 1st Holdings, LLC

Rebates For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

DD West Broadway

TIF Expenditure Amount:	46,481
Rebate Paid To:	DD West Broadway LLC
Tied To Debt:	DD West Broadway LLC (22nd & Broadway)
Tied To Project:	DD West Broadway LLC (22nd & Broadway)
Projected Final FY of Rebate:	2026

34th & 1st Holdings

TIF Expenditure Amount:	0
Rebate Paid To:	34th & 1st Holdings LLC
Tied To Debt:	34th & 1st Holdings
Tied To Project:	34th and 1st Holdings, LLC
Projected Final FY of Rebate:	2042

C. Jackson Properties

TIF Expenditure Amount:	0
Rebate Paid To:	C. Jackson Properties
Projected Final FY of Rebate:	2027

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TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL (78029)
TIF Taxing District Name:	COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1987 COUNCIL BLUFFS WEST BROADWAY UR TIF INCREM
TIF Taxing District Inc. Number:	780150
TIF Taxing District Base Year:	1987
FY TIF Revenue First Received:	2005
Subject to a Statutory end date?	No

UR Designation	
Slum	10/1987
Blighted	10/1987
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,748,186	90,914,414	384,700	0	-5,556	96,041,744	0	96,041,744
Taxable	0	2,594,897	75,428,815	293,207	0	-5,556	78,311,363	0	78,311,363
Homestead Credits									12

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	35,494,586	60,552,714	12,779,390	47,773,324	1,728,366

FY 2024 TIF Revenue Received: 462,224

TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL (78029)
TIF Taxing District Name:	COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2015 COUNCIL BLUFFS WEST BROADWAY AMEND UR TIF INCREM
TIF Taxing District Inc. Number:	780352
TIF Taxing District Base Year:	2014
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	23,686,242	0	0	0	0

FY 2024 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL (78029)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2017 WEST BROADWAY
 AMEND 2 UR TIF INCREM
 TIF Taxing District Inc. Number: 780358
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	343,806	0	0	0	0

FY 2024 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL
 UR Area Number: 78030
 UR Area Creation Date: 05/2001
 UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC UR TIF INCREM	780252	780253	0
COUNCIL BLUFFS CITY AG/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC UR TIF INCREM	780254	780255	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC AMENDED UR TIF INCREM	780305	780306	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	38,574,200	0	0	0	38,574,200	0	38,574,200
Taxable	0	0	34,322,380	0	0	0	34,322,380	0	34,322,380
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	0	0	Amount of 07-01-2023 Cash Balance Restricted for LMI						
TIF Revenue:	0								
TIF Sp. Revenue Fund Interest:	0								
Property Tax Replacement Claims	0								
Asset Sales & Loan Repayments:	0								
Total Revenue:	0								
Rebate Expenditures:	0								
Non-Rebate Expenditures:	0								
Returned to County Treasurer:	0								
Total Expenditures:	0								
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	0				0		Amount of 06-30-2024 Cash Balance Restricted for LMI		

Projects For COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL

BASS PRO DEVELOPMENT

Description:	BASS PRO RETAIL CENTER
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Non-Rebates For COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Project:	BASS PRO DEVELOPMENT

TIF Expenditure Amount:	0
Tied To Project:	BASS PRO DEVELOPMENT

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL (78030)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS
 MARCC UR TIF INCREM
 TIF Taxing District Inc. Number: 780253
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2022

	UR Designation
Slum	No
Blighted	No
Economic Development	05/2001

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	38,574,200	0	0	0	38,574,200	0	38,574,200
Taxable	0	0	34,322,380	0	0	0	34,322,380	0	34,322,380
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	1,614,045	34,322,380	0	34,322,380	1,241,731

FY 2024 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL (78030)
 TIF Taxing District Name: COUNCIL BLUFFS CITY AG/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS
 MARCC UR TIF INCREM
 TIF Taxing District Inc. Number: 780255
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2022

	UR Designation
Slum	No
Blighted	No
Economic Development	05/2001

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	1,313	0	0	0	0

FY 2024 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL (78030)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS
 MARCC AMENDED UR TIF INCREM
 TIF Taxing District Inc. Number: 780306
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2022

	UR Designation
Slum	No
Blighted	No
Economic Development	05/2001

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	26,000,000	0	0	0	0

FY 2024 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS MADISON-LINDBERG AVE URBAN RENEWAL
 UR Area Number: 78043
 UR Area Creation Date: 01/2005
 UR Area Purpose: Removal of slum and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2005 COUNCIL BLUFFS MADISON LINDBERG AVE UR TIF INCREM	780297	780298	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	0	0	Amount of 07-01-2023 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	0	0	Amount of 06-30-2024 Cash Balance Restricted for LMI
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▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban renewal area and TIF district were repealed effective June 30, 2013.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2024

▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS MADISON-LINDBERG AVE URBAN RENEWAL (78043)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2005 COUNCIL BLUFFS
 MADISON LINDBERG AVE UR TIF INCREM
 TIF Taxing District Inc. Number: 780298
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2015

	UR Designation
Slum	01/2005
Blighted	01/2005
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	34,067	0	0	0	0

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL
 UR Area Number: 78045
 UR Area Creation Date: 04/2007
 UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS MARKETPLACE UR TIF INCREM	780319	780320	26,381,375

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	29,901,800	0	0	0	29,901,800	0	29,901,800
Taxable	0	0	26,381,375	0	0	0	26,381,375	0	26,381,375
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023: 47,299 0 **Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue:	843,209
TIF Sp. Revenue Fund Interest:	3,370
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	846,579
Rebate Expenditures:	0
Non-Rebate Expenditures:	553,283
Returned to County Treasurer:	0
Total Expenditures:	553,283

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024: 340,595 0 **Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

Marketplace, LLC

Description:	Rebate TIF
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

60% rebate for FY13-14, 90% rebate thereafter, maximum \$8.75 million

Debt/Obligation Type:	Rebates
Principal:	540,000
Interest:	0
Total:	540,000
Annual Appropriation?:	Yes
Date Incurred:	08/24/2013
FY of Last Payment:	2024

Iowa Finance Authority Economic Dev Bonds

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	1,925,000
Interest:	125,685
Total:	2,050,685
Annual Appropriation?:	Yes
Date Incurred:	05/20/2015
FY of Last Payment:	2024

Non-Rebates For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

TIF Expenditure Amount:	553,283
Tied To Debt:	Iowa Finance Authority Economic Dev Bonds
Tied To Project:	Marketplace, LLC

Rebates For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

3271 MARKETPLACE DRIVE

TIF Expenditure Amount:	0
Rebate Paid To:	LEGACY COUNCIL BLUFFS MARKET PLACE llc
Tied To Debt:	60% rebate for FY13-14, 90% rebate thereafter, maximum \$8.75 million
Tied To Project:	Marketplace, LLC
Projected Final FY of Rebate:	2024

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

A REDEVELOPMENT AGREEMENT WAS SIGNED IN AUGUST 2013 WITH LEGACY COUNCIL BLUFFS MARKETPLACE LLC. FOR TAX INCREMENT FISCAL YEARS (FY) 2015 TO 2029. THE AGREEMENT WAS TERMINATED EARLY DURING FY2024. THE CITY WILL ADJUST OUR CERTIFIED OBLIGATIONS IN FY2025.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2024

0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL (78045)
 TIF Taxing District Name: CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS MARKETPLACE UR TIF INCREM
 TIF Taxing District Inc. Number: 780320
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

	UR Designation
Slum	No
Blighted	No
Economic Development	04/2007

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	29,901,800	0	0	0	29,901,800	0	29,901,800
Taxable	0	0	26,381,375	0	0	0	26,381,375	0	26,381,375
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	37,940	26,381,375	26,381,375	0	0

FY 2024 TIF Revenue Received: 843,209

◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL
 UR Area Number: 78046
 UR Area Creation Date: 06/2003
 UR Area Purpose: Removal of slum and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2006 COUNCIL BLUFFS PLAYLAND PARK UR TIF INCREM	780315	780316	35,067,373
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2010 COUNCIL BLUFFS PLAYLAND PARK AMEND UR TIF INCREM	780331	780332	7,105
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS PLAYLAND PARK AMEND #3 UR TIF INCREM	780347	780348	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	46,358,539	11,002,261	0	0	0	57,360,800	0	57,360,800
Taxable	0	25,334,989	9,739,489	0	0	0	35,074,478	0	35,074,478
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023: 0 0 **Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue:	1,268,939
TIF Sp. Revenue Fund Interest:	32,238
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	93,163
Total Revenue:	1,394,340

Rebate Expenditures:	992,809
Non-Rebate Expenditures:	369,293
Returned to County Treasurer:	0
Total Expenditures:	1,362,102

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024: 32,238 0 **Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

Riverfront Apartments

Description:	Rebate TIF
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Office Building

Description:	Rebate TIF
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Parking Garage

Description:	Rebate TIF
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

BDC Apartments (Lot 1, Block 2)

Description:	Rebate TIF
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

GO BONDS 2010C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	193,238
Interest:	0
Total:	193,238
Annual Appropriation?:	No
Date Incurred:	07/30/2010
FY of Last Payment:	2025

40 semi annual payments, 75%, Noddle Office Building

Debt/Obligation Type:	Rebates
Principal:	4,321,047
Interest:	0
Total:	4,321,047
Annual Appropriation?:	Yes
Date Incurred:	07/11/2016
FY of Last Payment:	2039

40 semi annual payments, 75% Parking Garage

Debt/Obligation Type:	Other Debt
Principal:	4,338,247
Interest:	0
Total:	4,338,247
Annual Appropriation?:	Yes
Date Incurred:	10/24/2017
FY of Last Payment:	2039

18 year, 75% BDC Apartments (Lot 1, Blk 2)

Debt/Obligation Type:	Rebates
Principal:	6,413,167
Interest:	0
Total:	6,413,167
Annual Appropriation?:	Yes
Date Incurred:	12/20/2016
FY of Last Payment:	2038

Professional Fees

Debt/Obligation Type:	Internal Loans
Principal:	16,108
Interest:	0
Total:	16,108

Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2025

River Park Development Project

Debt/Obligation Type:	Internal Loans
Principal:	1,070,268
Interest:	0
Total:	1,070,268
Annual Appropriation?:	No
Date Incurred:	07/01/2021
FY of Last Payment:	2029

Parking Garage Maintenance

Debt/Obligation Type:	Internal Loans
Principal:	206,764
Interest:	0
Total:	206,764
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2025

Central Area Maintenance Expenses

Debt/Obligation Type:	Internal Loans
Principal:	170,437
Interest:	0
Total:	170,437
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2025

Non-Rebates For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

TIF Expenditure Amount:	129,481
Tied To Debt:	GO BONDS 2010C
Tied To Project:	Riverfront Apartments
TIF Expenditure Amount:	4,155
Tied To Debt:	Professional Fees
Tied To Project:	BDC Apartments (Lot 1, Block 2)
TIF Expenditure Amount:	62,825
Tied To Debt:	River Park Development Project
Tied To Project:	Parking Garage
TIF Expenditure Amount:	116,025
Tied To Debt:	Parking Garage Maintenance
Tied To Project:	Parking Garage
TIF Expenditure Amount:	56,807
Tied To Debt:	Central Area Maintenance Expenses
Tied To Project:	Parking Garage

Rebates For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

4201 River's Edge Parkway

TIF Expenditure Amount:	254,055
Rebate Paid To:	River's Edge One, LLC
Tied To Debt:	40 semi annual payments, 75%, Noddle Office Building
Tied To Project:	Office Building
Projected Final FY of Rebate:	2039

Parking Garage

TIF Expenditure Amount:	318,075
Rebate Paid To:	River's Edge Parking, LLC
Tied To Debt:	40 semi annual payments, 75% Parking Garage
Tied To Project:	Parking Garage
Projected Final FY of Rebate:	2039

BDC Apartments Lot 1, Block 2

TIF Expenditure Amount:	420,679
Rebate Paid To:	River's Edge Apartments, LLC
Tied To Debt:	18 year, 75% BDC Apartments (Lot 1, Blk 2)
Tied To Project:	BDC Apartments (Lot 1, Block 2)
Projected Final FY of Rebate:	2038

◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL (78046)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2006 COUNCIL BLUFFS PLAYLAND PARK UR TIF INCREM
 TIF Taxing District Inc. Number: 780316
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? No

	UR Designation
Slum	06/2003
Blighted	06/2003
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	46,358,539	10,989,261	0	0	0	57,347,800	0	57,347,800
Taxable	0	25,334,989	9,732,384	0	0	0	35,067,373	0	35,067,373
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	808,462	35,067,373	35,067,373	0	0

FY 2024 TIF Revenue Received: 1,268,939

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL (78046)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2010 COUNCIL BLUFFS PLAYLAND PARK AMEND UR TIF INCREM
 TIF Taxing District Inc. Number: 780332
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	13,000	0	0	0	13,000	0	13,000
Taxable	0	0	7,105	0	0	0	7,105	0	7,105
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	1,495	7,105	7,105	0	0

FY 2024 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL (78046)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS
 PLAYLAND PARK AMEND #3 UR TIF INCREM
 TIF Taxing District Inc. Number: 780348

TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	91,831	0	0	0	0

FY 2024 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL
 UR Area Number: 78047

 UR Area Creation Date: 02/2007

 UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS HAWKEYE HEIGHTS	780317	780318	0
UR TIF INCREM			

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	0	0	Amount of 07-01-2023 Cash Balance Restricted for LMI
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TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	0		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	0		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	0	0	Amount of 06-30-2024 Cash Balance Restricted for LMI
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Projects For COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL

Council Bluffs Retirement

Description:	Rebate TIF
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	Yes

▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL (78047)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS
 HAWKEYE HEIGHTS UR TIF INCREM
 TIF Taxing District Inc. Number: 780318
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2027

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2007

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	156,234	0	0	0	0

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL
 UR Area Number: 78048
 UR Area Creation Date: 06/1998
 UR Area Purpose: Slum and blight

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS SOUTH MAIN UR TIF INCREM	780321	780322	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023: 0 0 **Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024: 0 0 **Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL

Prime Square

Description:	Rebate TIF
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

The beginning fund balance was changed to reflect the conversion to accrual accounting.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2024

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)	
Urban Renewal Area:	COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL (78048)	
TIF Taxing District Name:	COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS SOUTH MAIN UR TIF INCREM	
TIF Taxing District Inc. Number:	780322	
TIF Taxing District Base Year:	2007	
FY TIF Revenue First Received:	2010	
Subject to a Statutory end date?	No	

UR Designation	
Slum	06/1998
Blighted	06/1998
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	30,295,901	0	0	0	0

FY 2024 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL
 UR Area Number: 78049
 UR Area Creation Date: 02/2006
 UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT UR TIF INCREM	780323	780324	0
CO BLUFFS CITY AG/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT UR TIF INCREM	780329	780330	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	67,185,300	0	0	0	67,185,300	0	67,185,300
Taxable	0	0	59,454,351	0	0	0	59,454,351	0	59,454,351
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	0	0	Amount of 07-01-2023 Cash Balance Restricted for LMI	
TIF Revenue:	0			
TIF Sp. Revenue Fund Interest:	0			
Property Tax Replacement Claims	0			
Asset Sales & Loan Repayments:	0			
Total Revenue:	0			
Rebate Expenditures:	0			
Non-Rebate Expenditures:	0			
Returned to County Treasurer:	0			
Total Expenditures:	0			
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	0	0	Amount of 06-30-2024 Cash Balance Restricted for LMI	

Projects For COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL

Metro Crossing, LLC

Description:	Rebate TIF
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL

Professional Fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2022
FY of Last Payment:	2023

Non-Rebates For COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Professional Fees
Tied To Project:	Metro Crossing, LLC

◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)	
Urban Renewal Area:	COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL (78049)	
TIF Taxing District Name:	CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT UR TIF INCREM	
TIF Taxing District Inc. Number:	780324	
TIF Taxing District Base Year:	2007	
FY TIF Revenue First Received:	2010	
Subject to a Statutory end date?	Yes	
Fiscal year this TIF Taxing District statutorily ends:	2026	

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2006

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	67,185,300	0	0	0	67,185,300	0	67,185,300
Taxable	0	0	59,454,351	0	0	0	59,454,351	0	59,454,351
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	3,498,026	59,454,351	0	59,454,351	1,900,297

FY 2024 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)	
Urban Renewal Area:	COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL (78049)	
TIF Taxing District Name:	CO BLUFFS CITY AG/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT UR TIF INCREM	
TIF Taxing District Inc. Number:	780330	
TIF Taxing District Base Year:	2007	
FY TIF Revenue First Received:		
Subject to a Statutory end date?	Yes	
Fiscal year this TIF Taxing District statutorily ends:	2026	

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2006

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	819	0	0	0	0

FY 2024 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL
 UR Area Number: 78052

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/LEWIS CENTRAL SCH/2013 COUNCIL BLUFFS FRANKLIN AVE UR TIF INCREM	780339	780340	4,650,932

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,534,100	0	0	0	-12,964	8,521,136	0	8,521,136
Taxable	0	4,663,896	0	0	0	-12,964	4,650,932	0	4,650,932
Homestead Credits									26

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023: **0** **0** **Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue:	148,729
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	148,729

Rebate Expenditures:	148,729
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	148,729

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024: **0** **0** **Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL

FRANKLIN AVE

Description:	REBATE TIF
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL

100% TIF, 24 SEMI ANNUAL PMT

Debt/Obligation Type:	Rebates
Principal:	600,908
Interest:	0
Total:	600,908
Annual Appropriation?:	Yes
Date Incurred:	09/26/2011
FY of Last Payment:	2027

Rebates For COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL

FRANKLIN AVE

TIF Expenditure Amount:	148,729
Rebate Paid To:	MCCARTHY CONSTRUCITON INC
Tied To Debt:	100% TIF, 24 SEMI ANNUAL PMT
Tied To Project:	FRANKLIN AVE
Projected Final FY of Rebate:	2027

▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL (78052)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/LEWIS CENTRAL SCH/2013 COUNCIL BLUFFS FRANKLIN AVE UR TIF INCREM
 TIF Taxing District Inc. Number: 780340
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,534,100	0	0	0	-12,964	8,521,136	0	8,521,136
Taxable	0	4,663,896	0	0	0	-12,964	4,650,932	0	4,650,932
Homestead Credits									26

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	180,245	4,650,932	4,650,932	0	0

FY 2024 TIF Revenue Received: 148,729

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL
 UR Area Number: 78053

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS BLUFFS NORTHWAY UR TIF INCREM	780341	780342	10,346,888

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	12,630,100	0	0	0	12,630,100	0	12,630,100
Taxable	0	0	11,314,065	0	0	0	11,314,065	0	11,314,065
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023: 0 0 **Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue:	374,334
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	374,334

Rebate Expenditures:	374,334
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	374,334

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024: 0 0 **Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL

BLUFFS NORTHWAY URBAN REVEWAL

Description:	REBATE TIF
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL

12 YR 100% REBATE

Debt/Obligation Type:	Rebates
Principal:	1,515,416
Interest:	0
Total:	1,515,416
Annual Appropriation?:	Yes
Date Incurred:	01/17/2013
FY of Last Payment:	2027

Rebates For COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL

WALMART N. 16TH ST

TIF Expenditure Amount:	374,334
Rebate Paid To:	WALMART REALESTATE TRUST
Tied To Debt:	12 YR 100% REBATE
Tied To Project:	BLUFFS NORTHWAY URBAN REVEWAL
Projected Final FY of Rebate:	2027

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL (78053)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS
 BLUFFS NORTHWAY UR TIF INCREM
 TIF Taxing District Inc. Number: 780342
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	12,630,100	0	0	0	12,630,100	0	12,630,100
Taxable	0	0	11,314,065	0	0	0	11,314,065	0	11,314,065
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	2,283,212	10,346,888	10,346,888	0	0

FY 2024 TIF Revenue Received: 374,334

◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL
 UR Area Number: 78054
 UR Area Creation Date: 12/2015
 UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2018 BLUFFS VISION UR TIF INCREM	780353	780354	7,127,020

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	14,923,500	0	0	0	14,923,500	0	14,923,500
Taxable	0	0	13,166,025	0	0	0	13,166,025	0	13,166,025
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023: 0 0 **Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue:	257,845
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	257,845
Rebate Expenditures:	257,597
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	257,597

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024: 248 0 **Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL

MAC Ventures LLC

Description:	Fieldhouse and hotel development Recreational facilities (lake development, parks, ball fields,
Classification:	trails)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL

15 year, 90% rebate

Debt/Obligation Type:	Rebates
Principal:	2,747,737
Interest:	0
Total:	2,747,737
Annual Appropriation?:	Yes
Date Incurred:	04/25/2016
FY of Last Payment:	2034

Non-Rebates For COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Project:	MAC Ventures LLC

Rebates For COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL

MAC Ventures

TIF Expenditure Amount:	257,597
Rebate Paid To:	MAC Ventures, LLC
Tied To Debt:	15 year, 90% rebate
Tied To Project:	MAC Ventures LLC
Projected Final FY of Rebate:	2034

◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Project includes construction of 98,050 sq. ft. fieldhouse, a 132 room hotel & 70,000 sq. ft. of retail. TPC is approx. \$40,225,000. City also agrees to return to MAC Ventures 100% of hotel tax generated by the hotel for 15 years, max of \$4,500,000.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2024

0

◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL (78054)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2018 BLUFFS VISION UR TIF INCREM
 TIF Taxing District Inc. Number: 780354
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	14,923,500	0	0	0	14,923,500	0	14,923,500
Taxable	0	0	13,166,025	0	0	0	13,166,025	0	13,166,025
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	7,012,200	7,911,300	7,127,020	784,280	28,374

FY 2024 TIF Revenue Received: 257,845

▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS ARBOR CREEK URBAN RENEWAL
 UR Area Number: 78904
 UR Area Creation Date: 08/2021
 UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	0	0	Amount of 07-01-2023 Cash Balance Restricted for LMI
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TIF Revenue:	0	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	0	
Rebate Expenditures:	0	
Non-Rebate Expenditures:	0	
Returned to County Treasurer:	0	
Total Expenditures:	0	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	0	0	Amount of 06-30-2024 Cash Balance Restricted for LMI
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♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS NEW HORIZON URBAN RENEWAL
 UR Area Number: 78905
 UR Area Creation Date: 06/2021
 UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
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Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	0	0	Amount of 07-01-2023 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	0	0	Amount of 06-30-2024 Cash Balance Restricted for LMI
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Projects For COUNCIL BLUFFS NEW HORIZON URBAN RENEWAL

McCarthy

Description:	Rebate TIF
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS NEW HORIZON URBAN RENEWAL

Professional Fees

Debt/Obligation Type:	Internal Loans
Principal:	3,417
Interest:	0
Total:	3,417
Annual Appropriation?:	Yes
Date Incurred:	07/01/2020
FY of Last Payment:	2024

McCarthy

Debt/Obligation Type:	Rebates
Principal:	600,000
Interest:	0
Total:	600,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2025
FY of Last Payment:	2038

Non-Rebates For COUNCIL BLUFFS NEW HORIZON URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Professional Fees
Tied To Project:	McCarthy

Rebates For COUNCIL BLUFFS NEW HORIZON URBAN RENEWAL

McCarthy

TIF Expenditure Amount:	0
Rebate Paid To:	McCarthy
Tied To Debt:	McCarthy
Tied To Project:	McCarthy
Projected Final FY of Rebate:	2038

Income Housing For COUNCIL BLUFFS NEW HORIZON URBAN RENEWAL

Amount of FY 2024 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS SOUTH AVENUE URBAN RENEWAL
 UR Area Number: 78906
 UR Area Creation Date: 07/2021
 UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
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Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	0	0	Amount of 07-01-2023 Cash Balance Restricted for LMI
---	----------	----------	---

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0
Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	0	0	Amount of 06-30-2024 Cash Balance Restricted for LMI
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Projects For COUNCIL BLUFFS SOUTH AVENUE URBAN RENEWAL

TSL

Description:	Rebate TIF
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

RESOLUTION NO. 24-334

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS APPROVING THE ANNUAL URBAN RENEWAL REPORT FOR FISCAL YEAR 2023-2024.

WHEREAS, the Urban Renewal Reporting Act of 2012 (HF 2460) requires the preparation of an annual report on active urban renewal areas and associated tax increment financing districts; and

WHEREAS, this report must be approved by the City Council before being considered complete; and

WHEREAS, the Community Development and Finance Departments worked together to complete and prepare this report in accordance with the requirements of state law; and

WHEREAS, this report is due to the Department of Management by December 1st of each year; and

WHEREAS, after review and consideration of the report, the City Council approves and hereby authorizes the submission of this report.

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

The Annual Urban Renewal report for Fiscal Year 2023-2024 is hereby approved and City staff is authorized to submit this report to the Department of Management.

ADOPTED

AND

APPROVED:

November 18, 2024

Matthew J. Walsh

Mayor

ATTEST:

Jodi Quakenbush

City Clerk

Council Communication

Department: Community Development
Case/Project No.:
Submitted by: Courtney Harter, Director,
Community Development Department

Resolution 24-335
ITEM 7.G.

Council Action: 11/18/2024

Description

Resolution authorizing the Mayor to submit an application to the Iowa Economic Development Authority's Community Development Block Grant Disaster Recovery (CDBG-DR) Program for the East Manawa Phase I Housing Development Project.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	11/8/2024
Resolution 24-335	Resolution	11/13/2024

Council Communication

Department: Community Development Case/Project No.: N/A	Ordinance No.: N/A Resolution No.: 24 - ____	City Council: 11-18-2024
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Subject/Title

Resolution authorizing the Mayor to submit an application to the Iowa Economic Development Authority's Community Development Block Grant Disaster Recovery 2019 Program (CDBG-DR) for the East Manawa Phase I Housing Development Program

Location

Southerly connection from Mohawk Road to East Manawa Drive

Background/Discussion

Background

The Iowa Economic Development Authority (IEDA) is accepting applications for the CDBG-DR Round 3 for the construction of new units of single-family for sale housing in response to the devastating impacts of the 2019 floods on Southwest Iowa. Homes constructed through this program will be built in a green, resilient manner and designed to better withstand the impacts of future natural disasters to affect the community. There is approximately \$8,140,000 available to fund the new construction of approximately 25-40 housing units, dependent on infrastructure in support of housing needs.

Funds are available to complete needed infrastructure, construction offset of new affordable housing units, providing mitigation incentives for unit resiliency, down payment assistance and administrative fees.

Discussion

Staff wishes to apply for its connection from Mohawk Road to East Manawa Drive to complete the needed infrastructure and the construction of 40 units in conjunction with Turn the Paige Investments to support the City's efforts to create new housing opportunities for Council Bluffs residents. The City plans to submit its application for \$9.225 million. While this is over the amount available currently, it is anticipated funds will be returned to the program and then Council Bluffs may be able to secure additional dollars. The total project cost is \$10,160,730 including the following:

	Per Unit Cost	Quantity	Unit of Measure	CDBG-DR Grant	Local Match
Infrastructure	\$ 40,000.00	40	Units	\$ 1,600,000.00	\$ 960,730.00
Infrastructure Admin Fee	\$ 25,000.00	1	Lump Sum	\$ 25,000.00	
Housing Construction Offset \$125k plus \$25k mitigation	\$ 150,000.00	40	Units	\$ 6,000,000.00	
Down Payment Assistance	\$ 35,000.00	40	Units	\$ 1,400,000.00	
House Administrative Fee	\$ 5,000.00	40	Units	\$ 200,000.00	
TOTAL	\$ 190,000.00	36		\$ 9,225,000.00	\$ 960,730.00

Local match will be provided through CDBG Entitlement funds and the City's EDI grant from 2022.

All units constructed through the grant will be sold to households at or below 80% of the median family income (MFI). The application will be submitted on or before November 30, 2024. No persons will be displaced by this project.

Staff Recommendation

The Community Development Department recommends City Council adopt a resolution authorizing the Mayor to execute and submit an application to the Iowa Economic Development Authority for the East Manawa Phase I Housing Development Project to construct a new road from Mohawk Road to E Manawa Drive and construct 40 new housing units.

RESOLUTION NO. 24-335

RESOLUTION AUTHORIZING THE MAYOR TO SUBMIT AN APPLICATION TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY'S COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY (CDBG-DR) PROGRAM FOR THE EAST MANAWA PHASE I HOUSING DEVELOPMENT PROJECT.

- WHEREAS,** The Iowa Economic Development Authority (IEDA) administers the Community Development Block Grant Disaster Recovery (CDBG-DR) program; and
- WHEREAS,** The Program funds provide grants to communities impacted by the 2019 flood disaster to construct new owner-occupied housing units; and
- WHEREAS,** The City is working to complete an application in conjunction with Turn the Paige Investments to construct 40 new attached single-family housing units; and
- WHEREAS,** 100% of the units will be sold to households at or below 80% of the median family income; and
- WHEREAS,** The City wishes to submit an application request in the amount of \$9,225,000 to facilitate the construction of a new road, new house construction offset, down payment assistance and administrative fees; and
- WHEREAS,** The development of the property is in the best interest of the City.

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

That the Mayor is hereby authorized to submit an application to the Iowa Economic Development Authority for Community Development Block Grant Disaster Recovery Program (CDBG-DR) for the East Manawa Phase I Housing Development Program.

ADOPTED
AND
APPROVED

November 18, 2024

Matthew J. Walsh Mayor

ATTEST: _____
Jodi Quakenbush City Clerk

Council Communication

Department: Police
Case/Project No.:
Submitted by: Chief Matt Davis

Resolution 24-336
ITEM 7.H.

Council Action: 11/18/2024

Description

Resolution permitting the creation of one additional Sergeant position in the Uniform Division.

Background/Discussion

Due to the Police Department successfully recruiting and hiring more police officers to reach full staffing, the need for an additional line-level supervision is required. This need is highlighted not only by the addition of new officers, but also the consolidation of all uniformed special operations into the Uniform Division.

This will not require any addition to staffing allocation, but would be attained through the existing sworn officer allocation.

Recommendation

Chief Davis recommends approval.

ATTACHMENTS:

Description	Type	Upload Date
Resolution 24-336	Resolution	11/13/2024

RESOLUTION NO. 24-336

**RESOLUTION PERMITTING THE CREATION OF ONE ADDITIONAL
SERGEANT POSITION IN THE UNIFORM DIVISION**

- WHEREAS, Staffing for the Police Department was increased from 118 to 121 sworn officers pursuant to Resolution Number 22-116; and
- WHEREAS, The Police Department will hire enough individuals to attain and temporarily exceed full staffing by the end of 2024 pursuant to Resolution Number 24-313; and
- WHEREAS, The Police Department requires sufficient line-level supervision to provide direction to officers and support operations; and
- WHEREAS, Creating one additional Sergeant position in the Uniform Division from the existing allocation of Police Officers will ensure that special operations conducted by sworn officers receive proper leadership and supervision; and

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

That the Police Department, upon approval by Council, be authorized create one additional Sergeant position in the Uniform Division from the existing staffing strength.

ADOPTED
AND
APPROVED

November 18, 2024

Matthew J. Walsh

Mayor

ATTEST:

Jodi Quakenbush

City Clerk

Council Communication

Department: City Clerk
Case/Project No.:
Submitted by:

Liquor Licenses
ITEM 8.A.

Council Action: 11/18/2024

Description

1. Hideaway Grill and Bar, 807 South 21st Street (NEW)
2. Oskies For Sports, 1851 Madison Avenue
3. Pizza King, 1101 North Broadway

Background/Discussion

See attached for calls for service. Hideaway Grill and Bar pending department approval.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Liquor Licenses	Other	11/13/2024

Hideaway Grill and Bar

Premise Street : 807 South 21st Street

Application Number : App-210268

Class C Retail Alcohol License

> Application Type <input checked="" type="radio"/> New	Tentative Effective Date 2024-12-01	Tentative Expiration Date 2025-11-30	Application Status  Pending Dramshop Review
--	--	---	---

STILL NEED

- Deed/Lease
- Sketch
- Notary page
- Background Info Sheet
- State criminal history record check - IA
 (emailed 11/4) ✓

<input type="checkbox"/> RENEWAL	<input checked="" type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>✓</u>	Local Amt <u>\$812.50</u>	
FIRE <u>✓</u>	Endorsed _____	
BUILDING <u>✓</u>	Issued <u>12-1-2024</u>	
ZONING <u>✓</u>	Expires <u>11-30-2025</u>	
	Council <u>11-18-2024</u>	

Oskies For Sports- LC0037259
Premise Street : 1851 Madison Ave

Application Number : App-210407

Class C Retail Alcohol License

Application Type	Tentative Effective Date	Tentative Expiration Date	Application Status
> Renewal	2024-12-16	2025-12-15	? Submitted to Local Authority

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>[Signature]</u>	Local Amt _____	
FIRE <u>✓</u>	Endorsed _____	
BUILDING <u>[Signature]</u>	Issued <u>12-10-24</u>	
ZONING <u>[Signature]</u>	Expires <u>12-15-25</u>	
	Council <u>11-18-24</u>	

Pizza King- LC0007825

Premise Street : 1101 N Broadway

Application Number : App-208951

Class C Retail Alcohol License

Application Type	Tentative Effective Date	Tentative Expiration Date	Application Status
> Renewal	2024-11-28	2025-11-27	? Submitted to Local Authority

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>✓</u>	Local Amt _____	
FIRE <u>✓</u>	Endorsed _____	
BUILDING <u>KB</u>	Issued <u>11-28-24</u>	
ZONING <u>Ⓚ</u>	Expires <u>11-27-25</u>	
	Council <u>11-18-24</u>	