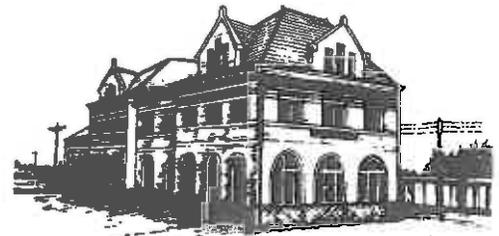


City of  
**CRESTON, IOWA**

116 W. Adams • P.O. Box 449 • Creston, Iowa 50801-0449  
Phone 641-782-2000 • Fax 641-782-6377



Creston's Restored Depot and City Hall

**MAYOR:** Warren Woods  
**COUNCIL:** Randy White, Rich Madison, Ann Levine,  
Marsha Wilson, Dave Koets, Gary Lybarger, Nancy  
Loudon  
**CITY CLERK:** Lisa Williamson  
**CITY ADMINISTRATOR:** Mike Taylor  
**CITY ATTORNEY:** Skip Kenyon & Marion James

**Regular Meeting Agenda**  
**City Hall/Restored Depot**  
**Council Chambers**  
**Tuesday, December 2, 2014**  
**6:00 p.m.**  
**11/26/2014 2:44 PM**

1. **Call Meeting to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Consideration of Agenda**
5. **Consider Adoption of the Consent Agenda – NOTE: These items are routine items and will be enacted by one motion without separate discussion unless a Council member requests an item be removed for separate consideration.**
  1. **Minutes:** November 18, 2014 – Regular Meeting
  2. **Claims & Fund Transfers:**
    - i. **Total Claims - \$137,388.44**
    - ii. **Fund Transfers - \$25,283.88**
6. **Public Forum – the Mayor and City Council welcome comments from the public on any subject pertaining to City business, including items on this agenda. You are asked to state your name and address for the record and to limit your remarks to 3 minutes in order that others may be given the opportunity to speak. The Order of Business is at the discretion of the Chair. No action will be taken.**
7. **New Business**
  1. **Appointment** with David Vollmar of Alliant Energy
  2. **Motion** to correct motion (November 18, 2014 meeting) regarding approving PSWA \$1.20 per Capita Increase by deleting the verbiage – “and the City accepts the \$5 tipping fee increase to \$65 per ton.”
  3. **Resolution** to approve an amount not to exceed \$230,150.00 to the SICOG Housing Trust Fund in Support of the LIHTC Application for the Seldin Housing Project (Lincoln School) from the LMI Fund (126)
  4. **Appointment** with Keith Sherman with Alliant Energy in reference to Franchise Fees
  5. **Resolution** to set a date for a Public Hearing for December 16, 2014 at 6 pm for proposed gas and electric franchise ordinances
  6. **Resolution** to release lien for demolition removal on property located at 602 N Poplar and execute a Quit Claim Deed to waive any interest in the defective tax sale
  7. **Appointment** with Fire Chief Jackson to update Council with his progress of 907 W Adams
  8. **Appointment** with Fire Chief Jackson/Contract Owners referencing 105 S Jarvis
    - i. Possible Council Action
8. **Other**
9. **Adjournment**

REGULAR MEETING OF THE CRESTON CITY COUNCIL NOVEMBER 18, 2014

The Creston City Council met in regular session at 6:00 o'clock p.m. on the above date in the Council Chambers of the City Hall Complex with Mayor Pro-tem White presiding.

Roll call being taken with the following Council members present: Loudon, Lybarger, Koets, Wilson, Levine, Madison and White.

Wilson moved seconded by Lybarger to approve the agenda. All voted aye. Motion declared carried.

Wilson moved seconded by Levine to approve the consent agenda, which included approval of minutes of November 4, 2014, regular meeting, claims of \$348,949.45 and fund transfers of \$60,624.29. All voted aye. Motion declared carried.

No one spoke during Public Forum.

Wilson moved seconded by Loudon to Establish the Third and Final Reading of Ordinance No. 15-159 AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CRESTON, IOWA, 1996, BY AMENDING AND ADDING PROVISIONS PERTAINING TO THE CRESTON AIRPORT ZONING REGULATIONS. Lybarger, Koets, Wilson, Levine, Madison, White and Loudon voted aye. Third and Final Reading declared Established.

A resolution was offered by Wilson seconded by Levine to approve the Fiscal Year 2016 Airport Capital Improvement Plan (CIP) based on recommendation of the Airport Commission and authorize the Mayor and Clerk to execute the proper documentation. Madison, White, Loudon, Lybarger, Koets, Wilson and Levine voted aye. Resolution declared passed.

A resolution was offered by Wilson seconded by Lybarger to appoint Marion James as Co-City Attorney for traffic matters or cases requiring appearances before the Union County Magistrate based on recommendation of the Finance Committee and authorize the Mayor and Clerk to execute the proper documentation. Levine, Madison, White, Loudon, Lybarger, Koets and Wilson voted aye. Resolution declared passed.

A resolution was offered by Wilson seconded by Loudon to approve Change Order #1 for Safety Improvement Project No. RRP-RR01(162)—8A-00 – Elm Street Railroad Crossing and authorize the Mayor and Clerk to execute the proper documentation. Lybarger, Koets, Wilson, Levine, Madison, White and Loudon voted aye. Resolution declared passed.

A resolution was offered by Wilson seconded by Levine to approve Change Order #2 for Safety Improvement Project No. RRP-RR02(162)—8A-00 – New York Avenue Railroad Crossing and authorize the Mayor and Clerk to execute the proper documentation. Madison, White, Loudon, Lybarger, Koets, Wilson and Levine voted aye. Resolution declared passed.

A resolution was offered by Wilson seconded by Loudon to approve Payment Estimate #1 of \$208,044.19 to Godbersen-Smith Construction for work completed on the Safety Improvements Projects at Railroad Crossings located at Elm Street and New York

Avenue and authorize the Mayor and Clerk to execute the proper documentation. Lybarger, Koets, Wilson, Levine, Madison, White and Loudon voted aye. Resolution declared passed.

A resolution was offered by Wilson seconded by Madison to special assess mowing nuisances due to non-payment and authorize the Mayor and Clerk to execute the proper documentation. White, Loudon, Lybarger, Koets, Wilson, Levine and Madison voted aye. Resolution declared passed.

A resolution was offered by Wilson seconded by White to authorize the City Administrator to sign a Joint Application Form for Iowa required by the Iowa DNR to apply for a Flood Plain Permit for the Adams Street Bridge Replacement Project and authorize the Mayor and Clerk to execute the proper documentation. Madison, White, Loudon, Lybarger, Koets, Wilson and Levine voted aye. Resolution declared passed.

A resolution was offered by Wilson seconded by Lybarger to reappoint Jerry White to the Planning & Zoning Board with term expiring November 13, 2019 and authorize the Mayor and Clerk to execute the proper documentation. Koets, Wilson, Levine, Madison, White, Lybarger and Loudon voted aye. Resolution declared passed.

Much discussion was held regarding the increases Prairie Solid Waste Agency (PSWA) have recently put into place to become effective January 1, 2015. The increases consist of the following – increase annual per capita rate from \$5.00 to \$6.20, increase tipping fees from \$60 per ton to \$65 per ton, and begin charging single-stream recycling towns \$25 per ton. This is all to alleviate the processing and shipping costs of the recyclables. Up to this point, PSWA has not been charging anything for the single-stream recycling and have been losing approximately \$20,000 a month because the Agency has been paying for the costs.

Wilson moved seconded by Loudon that the City accept the \$1.20 annual per capita increase, pay the additional \$.60 per capita for the months of January – June 2015, pay the full amount of \$6.20 beginning July 1, 2015 (FY 2016), and the City accepts the \$5 tipping fee increase to \$65 per ton. Wilson, Levine, White and Loudon voted aye. Lybarger, Koets and Madison voted nay. Motion declared carried.

Madison moved seconded by Wilson to adjourn the meeting. All voted aye. Council adjourned at 6:40 p.m.

---

Mayor Pro-tem

Attest:

---

City Clerk

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT		
NON-DEPARTMENTAL	GENERAL FUND	TRISTAR BENEFIT ADMINISTRATORS	GRP 93001 PREMIUMS-DEC'14	3,358.79		
			GRP 93001 PREMIUMS - DEC'1	3,358.79		
			CORR DEC'14 INVOICE	<u>3,358.79</u>		
			TOTAL:	3,358.79		
POLICE PROTECTION	GENERAL FUND	CRESTON AUTOMOTIVE	HOOD LATCH K9	54.02		
			HEARTLAND TIRE & AUTO	SNOW TIRES-REMOUNT#18	31.78	
				MOUNT SNOW TIRES #19	31.78	
		IOWA PEACE OFFICERS ASSOCIATION	IPOA DUES FY14-15	30.00		
			PETTY CASH - POLICE	USPS-CERT MAIL	3.40	
			USPS-CERT MAIL	5.95		
			USPS - CERT MAIL	6.96		
			USPS-CERT MAIL	<u>8.18</u>		
		TOTAL:	172.07			
		FIRE PROTECTION	GENERAL FUND	DANKO EMERGENCY EQUIPMENT	FIRE BOOTS, HELMET SCHULT	508.71
					ED M FELD EQUIP CO INC	MOUNT, FLOORING,GASKET
HEIMAN FIRE EQUIPMENT INC	THERMAL IMAGER				3,455.00	
WAL-MART COMMUNITY	PRINTER INK				<u>63.94</u>	
TOTAL:	4,281.50					
BUILDNG & HSNG SAFETY	GENERAL FUND	BRUCE, MIKE	REIMB COMM ELEC EXAM	<u>945.00</u>		
			TOTAL:	945.00		
ANIMAL CONTROL	GENERAL FUND	OMG MIDWEST, INC.	3YDS M4	376.80		
			CRESTON AUTOMOTIVE	TIMING BELT - RANGER	481.34	
			CRESTON MOTOR SUPPLY INC	BATTERY - FORD RANGER	103.25	
			WAL-MART COMMUNITY	CAT LITTER	38.70	
				CAT LITTER, LIGHT BULB	<u>44.88</u>	
TOTAL:	1,044.97					
AIRPORT	GENERAL FUND	SIRWA	WATER-AIRPORT	33.00		
			WEST AVLIATION INC	PER FBO CONTRACT	<u>1,354.17</u>	
			TOTAL:	1,387.17		
LIBRARY SERVICES	GENERAL FUND	COPY SYSTEMS INC	CONTRACT	27.19		
			AKIN BUILDING CENTER	BOILER REPAIRS LINCOLN SC	17.15	
			BOILER REPAIRS LINCOLN SC	1.79		
		AMAZON/SYNCHRONY BANK	DVD'S	14.96		
		DES MOINES REGISTER	SUBSCRIPTION	246.53		
		GALE CENGAGE LEARNING	CHRISTIAN	70.47		
			EDITORS	259.91		
			WESTERN HARD COVER	96.74		
			WESTERN SOFT COVER	54.96		
		INGRAM	ADULT BOOKS	26.25		
			ADULT BOOKS	229.53		
		MICROMARKETING LLC	BOOKS ON CD	344.99		
			BOOKS ON CD	8.50		
		OFFICE DEPOT	AIRFRESHENERS	42.32		
		LEON J DOROTHY	IT SERVICES	16.00		
			IT SERVICES	48.00		
			IT SERVICES	48.00		
	IT SERVICES	<u>128.00</u>				
TOTAL:	1,681.29					
ARKS	GENERAL FUND	HEARTLAND TIRE & AUTO	REPAIR TRACTOR TIRE	13.08		

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		OFFICE DEPOT	CALENDARS	8.23
			CALENDARS	6.16
			TOTAL:	27.47
CEMETERY	GENERAL FUND	GREATER REG MEDICAL CNTR SIRWA	DRUG SCREENS WATER-CEMETARY	28.00 33.00
			TOTAL:	61.00
ECONOMIC DEVELOPMENT	GENERAL FUND	AKIN BUILDING CENTER CRESTON CHAMBER OF COMMERCE	RV ANITFREEZE-WELCME CTR 15 TOURISM MARKETING	17.27 19,680.00
			TOTAL:	19,697.27
LEGISLATIVE	GENERAL FUND	WOODS, WARREN	HISTORIC PRESERVATION SEMI	135.00
			TOTAL:	135.00
FINANCIAL ADMINISTRATN	GENERAL FUND	MARTENS & COMPANY, CPA, LLP WILLIAMSON, LISA CRESTON CHAMBER OF COMMERCE ZEE MEDICAL INC IOWA ENVIRONMENTAL SERVICES INC IOWA LEAGUE OF CITIES OFFICE DEPOT SOUTHERN PRAIRIE YMCA	ANNUAL FINANCIAL REPORT-FY MILEAGE REIMBURSE-SWICAA M 2ND ANNUAL FUNDING HIGH VISABLE JACKETS ASBESTOS TEST-302 S. BIRCH 3 BUDGET WORKSHOPS FOLDERS-BUDGET SEMI-ANNUAL SCHOLARSHIPS	750.00 112.56 3,125.00 186.95 25.00 105.00 5.50 5,000.00
			TOTAL:	9,310.01
LEGAL SERVICES	GENERAL FUND	AHLERS & COONEY, P.C. THOMSON REUTERS - WEST LYNCH DALLAS, PC KENYON & NIELSEN PC-ATTYS AT LAW	PROF SVCS OCT'14 IA COURT RULES 2015 PAMPLE PROF. SVC OCT-NOV'14 QUIT CLAIM DEED-307 N DIVI	702.00 187.00 165.00 100.00
			TOTAL:	1,154.00
CITY HALL	GENERAL FUND	CRESTON CITY WATER WORKS ECHO GROUP INC	WATER-CITY HALL LIGHT BULBS	57.02 70.91
			TOTAL:	127.93
COMMUNITY CENTER MAINT	COMMUNITY CENTER	SOUTHERN PRAIRIE YMCA	SEMI-ANNUAL PMT	9,500.00
			TOTAL:	9,500.00
NON-DEPARTMENTAL	ROAD USE TAX	TRISTAR BENEFIT ADMINISTRATORS	GRP 93001 PREMIUMS-DEC'14 GRP 93001 PREMIUMS - DEC'1 CORR DEC'14 INVOICE	1,199.05 1,199.05 1,199.05
			TOTAL:	1,199.05
ROAD MAINTENANCE	ROAD USE TAX	KINSELLA, JASON OMG MIDWEST, INC.  CALHOUN-BURNS AND ASSOCIATES INC EBLEN CONSTRUCTION CO FARM & HOME SUPPLY INC  GREATER REG MEDICAL CNTR HAWKEYE TRUCK EQUIPMENT HEARTLAND TIRE & AUTO CRESTON MOTOR SUPPLY INC	155GAL USED OIL-HEAT OIL 2YDS M4 7.5YDS M4 BRIDGE INSPECT FEE SHEEPSFOOT RENTAL 10.7HR CEMENT & CLEANER PUMP & PULLEY DRUG SCREENS OVAL LED STROBE REPAIR TIRE #39 20W OIL,ANTIFRZE PLUG, SWTCH, STROBE 20T HYDRO JACK	38.75 251.20 935.00 708.75 428.00 13.94 127.99 28.00 142.70 35.00 249.13 48.33 105.98

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			PLUG, SWTCH, STROBE	63.49
			TOTAL:	3,176.26
SNG. LD ICE CONTROL	ROAD USE TAX	HALLETT MATERIALS	63.11T ICE CONTROL SAND	744.70
			94.41T ICE CONTROL SAND	1,114.03
			TOTAL:	1,858.73
SELF FUNDING INSURANCE PAYROLL TAX BENEFIT		TRISTAR BENEFIT ADMINISTRATORS	GRP 93001 PREMIUMS-DEC'14	22,099.56
			GRP 93001 PREMIUMS - DEC'1	22,641.57
			CORR DEC'14 INVOICE	22,099.56
			TOTAL:	22,641.57
MC KINLEY PARK RENOVAT RESTRICTED GIFTS-M FRY		ASSOCIATES INC	PLAYGRD & WOOD SURFACE	9,567.00
			TOTAL:	9,567.00
LIBRARY (RESTRICTED GIF RESTRICTED GIFTS-L MARGARET MANDY GAULT HOUK		AMAZON/SYNCHRONY BANK	CONTRACT - NOVEMBER	2,455.00
			BOOKS	14.40
			BOOKS	92.40
			BOOKS	23.10
			BOOKS	23.10
			AFTERTHOUGHTS BOOKS	29.92
			AFTERTHOUGHTS BOOKS	48.69
			AFTERTHOUGHTS BOOKS	15.84
		INGRAM	TEEN BOOKS-FOL	10.92
			ISSB BOOKS	51.92
			CHILDRENS BOOKS	666.85
			AFTERTHOUGHTS BOOKS	142.80
			CHILDRENS BOOKS	25.28
			TOTAL:	3,600.22
CAPITAL PROJECTS	CAPITAL PROJECTS F	CALHOUN-BURNS AND ASSOCIATES INC	PH 1 ENG-ADAMS ST BRIDGE	2,127.60
			TOTAL:	2,127.60
NON-DEPARTMENTAL	SEWER OPERATING FU	TRISTAR BENEFIT ADMINISTRATORS	GRP 93001 PREMIUMS-DEC'14	372.52
			GRP 93001 PREMIUMS - DEC'1	372.52
			CORR DEC'14 INVOICE	372.52
			TOTAL:	372.52
SANITARY SEWER/WASTWTR SEWER OPERATING FU		SAMMONS, NORMA	I&I REIMBURSEMENT	500.00
		REED, ALVIE	I&I REIMBURSEMENT	500.00
		PHIPPS & BIRD, INC.	INCUMATE REPAIR	85.55
		CRESTON CITY WATER WORKS	1/2 ONE CALL LOCATES	53.55
		FARM & HOME SUPPLY INC	HEAT LIGHTS, BULBS, ZIP T	53.37
		GREATER REG MEDICAL CNTR	DRUG SCREENS	28.00
		INDACOM ELECTRICAL SERVICE LLC	REPAIR STARTERS RECIRC	825.00
		CRESTON MOTOR SUPPLY INC	5GAL OIL	81.56
		O'HALLORAN INTERNATIONAL INC	SENSOR TPS JET TRUCK	195.66
			HOOD LATCH-SEWER TRUCK	49.89
			HOOD LATCH-SEWER TRUCK	11.21
		OFFICE DEPOT	REPORT COVERS	15.06
		PETTY CASH - SANITATION	TRUE VALUE-KEROSINE	43.98
			RADIO SHACK-CABLE	12.99
		UPS	POSTAGE	16.37
		USA BLUE BOOK	STIR PLATE, FRT	507.45
		VEENSTRA & KIMM INC	ENG SVC CHS OILSEED	187.50
			TOTAL:	3,167.14

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
ANIMAL CONTROL	ANIMAL SHELTER	*AG CRESTON VET CLINIC PC	CREDIT DISCOUNT-OCT'14	72.00-
			EMGCY MED-CAT-HARTMAN	100.00
			SPAY DOG-KRALIK	108.95
		SOUTHERN HILLS VET SVC INC	EXAM,TEST,VACC 2 CATS	35.00
			EXAM,TEST,VACC 1 CAT	35.00
		THRIVENT FINANCIAL	CARE DONATION-BAKE SALE	700.00
		WAL-MART COMMUNITY	CANDY & DECS-BRIGHT EYES	376.01
			CANDY DECS BRIGHT EYES	376.01
			CORR BANK-BRIGHT EYES	376.01-
			TOTAL:	1,282.96

===== FUND TOTALS =====

001	GENERAL FUND	43,383.47
006	COMMUNITY CENTER	9,500.00
110	ROAD USE TAX	6,234.04
112	PAYROLL TAX BENEFIT	22,641.57
166	RESTRICTED GIFTS-MCKNLY P	9,567.00
167	RESTRICTED GIFTS-LIBRARY	3,600.22
301	CAPITAL PROJECTS FUND	2,127.60
610	SEWER OPERATING FUND	3,539.66
953	ANIMAL SHELTER *AGENCY FU	1,282.96
-----		
	GRAND TOTAL:	101,876.52
-----		

CITY OF CRESTON  
MANUAL CHECKS/DEBITS - PERIOD ENDING 12/02/14

**SELF FUNDING INSURANCE**

TRISTAR BENEFIT	INV CHECK RUN	11,998.32
TRISTAR BENEFIT	INV CHECK RUN	4,150.81

**SELF FUNDING INSURANCE**

<b>TOTAL</b>	<b>16,149.13</b>
--------------	------------------

**FINANCE DEPARTMENT**

UNION CO RECORDER	RECORDING FEES	45.50
-------------------	----------------	-------

**FINANCE DEPARTMENT**

<b>TOTAL</b>	<b>45.50</b>
--------------	--------------

**DEBT SERVICE**

FIRST NATIONAL BANK	INTEREST PAYMENT	1,064.79
IOWA FINANCE AUTHORITY	INTEREST PAYMENT	525.00
IOWA FINANCE AUTHORITY	INTEREST PAYMENT	4,418.75
IOWA FINANCE AUTHORITY	INTEREST PAYMENT	1,968.75
IOWA FINANCE AUTHORITY	INTEREST PAYMENT	11,340.00
<b>DEBT SERVICE</b>	<b>TOTAL</b>	<b>19,317.29</b>

**MANUAL CHECKS/DEBITS TOTAL**

**35,511.92**

FUND TRANSFERS FOR PERIOD ENDING:

12/03/14  
POSTING DATE

THE FOLLOWING TRANSFERS ARE SCHEDULED TO BE MADE AFTER COUNCIL APPROVAL:

AMOUNT	FROM	TO	-G/L ACCT-	DR	CR
\$ 19,680.00	009 HOTEL-MOTEL TAX  FOR: 2015 TOURISM MARKETING VENDOR: CRESTON CHAMBER OF COMMERCE	001 GENERAL FUND	009 3-6910	19,680.00	
			001 3-4830		19,680.00
			009 1110		19,680.00
			001 1110	19,680.00	
\$ 5,000.00	126 TIF-JAMES SBDV(25%-LMI)  FOR: SEMI-ANNUAL SCHOLARSHIPS VENDOR: SOUTHERN PRAIRIE YMCA	001 GENERAL FUND	126 3-6910	5,000.00	
			001 3-4830		5,000.00
			126 1110		5,000.00
			001 1110	5,000.00	
\$ 603.88	122 L.O.S.T.-STR/SWR RPR/RPLC(50%)  FOR: ADAMST ST BRIDGE ENGINEERING VENDOR: CALHOUN-BURNS & ASSOCIATES	300 CAPITAL IMPROVEMENTS FUND	122 3-6910	603.88	
			300 3-4830		603.88
			122 1110		603.88
			300 1110	603.88	



## CRESTON, IOWA

January 1, 2013 – December 31, 2013

### Economic Development Support (2013) - \$2,266.00

- Assist in the economic development efforts in the community through program support of the Union County Development Corporation.
- Support site location and existing industry through support of LOIS database and Synchronist

### Community Support (2013) - \$2,350.00

- Assisted Creston and the surrounding area through annual support of the Chamber and through contributions to various events and programs through local dollars and the Alliant Energy Foundation

### Environmental Partnership Program Support (2013) - \$ 20,625

- Branching Out Projects, \$17,700 for 115 Trees. Operation Relief gave away 275 trees to 134 customers in Union County.

### Energy Efficiency Community Participation and Impacts (2013)

Description		CO2 Emissions Metric Tons/Year	Equivalent: Vehicles	Equivalent: Acres of Forest	Equivalent: Barrels of Oil
Number of Rebates	573				
Customer Rebate Incentives	\$120,633.00				
Annual kWh Impact	287,671 kWh	160 metric tons	42 vehicles	163 acres	461 barrels
Annual Therm Impact	25,760 therms	76 metric tons	30 vehicles	116 acres	330 barrels

### Community Infrastructure Investment (2013) - \$525,520.00

- Electrical Infrastructure Investment - \$467,735.00
- Natural Gas Infrastructure Investment - \$57,785.00

### Creston and Union County Property Taxes (2013)

- Creston - \$233,924.00
- Union County - \$383,975.00

### Employment

- The Creston operating facility employs 23 people from the area

Please visit [www.alliantenergy.com/iowacommunities](http://www.alliantenergy.com/iowacommunities) to learn more about Alliant Energy's community programs and services.



Agenda Item  
# 3

Project Name: Lincoln School Apartments  
 Address: 1001 West Jefferson, Creston, IA  
 Project MSA or County: Union  
 Year Built: N/A  
 50% (AMI) for the project location (4 Per HH): Source: Novoco.com \$29,800  
 Property subject to a HAP Contract (Project Based Rental Assistance)? No  
 Project located in a Qualified Census Tract? No  
 Type of Project: Family/Older Persons

Targeted HUD Income Limit	Household Size							
	1	2	3	4	5	6	7	8
<=30%	\$ 12,550	\$ 14,300	\$ 16,100	\$ 17,900	\$ 19,350	\$ 20,750	\$ 22,200	\$ 23,650
<=40%	\$ 16,700	\$ 19,100	\$ 21,450	\$ 23,850	\$ 25,750	\$ 27,650	\$ 29,550	\$ 31,500
<=50%	\$ 20,850	\$ 23,850	\$ 26,800	\$ 29,800	\$ 32,200	\$ 34,550	\$ 36,950	\$ 39,350
<=60%	\$ 25,050	\$ 28,600	\$ 32,200	\$ 35,750	\$ 38,600	\$ 41,450	\$ 44,350	\$ 47,200
<=70%	\$ 29,200	\$ 33,350	\$ 37,550	\$ 41,700	\$ 45,050	\$ 48,350	\$ 51,700	\$ 55,050
<=80%	\$ 33,400	\$ 38,150	\$ 42,950	\$ 47,700	\$ 51,500	\$ 55,350	\$ 59,150	\$ 62,950

Income Restriction (% AMI)	Number of Bedroom	# of Units	% of Total	Sq.FT per Unit	Total Sq.Ft.	Maximum Rent	Fair Market Rent	Proposed Tenant Share of Utilities	Proposed Tenant Share of Rent	Gross Rent	Annual Rent Revenue
Less than or equal to 30%	0 BR or SRO	-	0.00%	-	-	314	392	-	-	-	-
	1 BR	-	0.00%	-	-	396	432	-	-	-	-
	2 BR	-	0.00%	-	-	403	579	-	-	-	-
	3 BR	-	0.00%	-	-	466	777	-	-	-	-
	4 BR	-	0.00%	-	-	519	945	-	-	-	-
0% to 40%	0 BR or SRO	-	0.00%	-	-	418	392	-	-	-	-
	1 BR	3	11.11%	-	-	448	432	81	367	448	13,212
	2 BR	3	11.11%	-	-	536	579	98	438	536	15,768
	3 BR	3	11.11%	-	-	620	777	116	504	620	18,144
	4 BR	-	0.00%	-	-	691	945	-	-	-	-
40% to 50%	0 BR or SRO	-	0.00%	-	-	521	392	-	-	-	-
	1 BR	-	0.00%	-	-	559	432	-	-	-	-
	2 BR	-	0.00%	-	-	670	579	-	-	-	-
	3 BR	-	0.00%	-	-	775	777	-	-	-	-
	4 BR	-	0.00%	-	-	864	945	-	-	-	-
50% to 60%	0 BR or SRO	-	0.00%	-	-	626	392	-	-	-	-
	1 BR	3	11.11%	-	-	671	432	81	560	641	20,160
	2 BR	5	18.52%	-	-	805	579	98	660	758	39,600
	3 BR	4	14.81%	-	-	929	777	116	760	876	36,480
	4 BR	3	11.11%	-	-	1,036	945	140	860	1,000	30,960
60% to 70%	0 BR or SRO	-	0.00%	-	-	730	392	-	-	-	-
	1 BR	-	0.00%	-	-	782	432	-	-	-	-
	2 BR	-	0.00%	-	-	939	579	-	-	-	-
	3 BR	-	0.00%	-	-	1,084	777	-	-	-	-
	4 BR	-	0.00%	-	-	1,209	945	-	-	-	-
70% to 80%	0 BR or SRO	-	0.00%	-	-	835	392	-	-	-	-
	1 BR	-	0.00%	-	-	894	432	-	-	-	-
	2 BR	-	0.00%	-	-	1,074	579	-	-	-	-
	3 BR	-	0.00%	-	-	1,240	777	-	-	-	-
	4 BR	-	0.00%	-	-	1,384	945	-	-	-	-
Greater than or equal to 80%	0 BR or SRO	-	0.00%	-	-	NA	NA	-	-	-	-
	1 BR	1	3.70%	-	-	NA	NA	81	615	696	7,380
	2 BR	1	3.70%	-	-	NA	NA	98	715	813	8,580
	3 BR	1	3.70%	-	-	NA	NA	116	815	931	9,780
	4 BR	-	0.00%	-	-	NA	NA	-	-	-	-
Manager/Staff Units	0 BR or SRO	-	0.00%	-	-	NA	NA	-	-	-	-
	1 BR	-	0.00%	-	-	NA	NA	-	-	-	-
	2 BR	-	0.00%	-	-	NA	NA	-	-	-	-
	3 BR	-	0.00%	-	-	NA	NA	-	-	-	-
	4 BR	-	0.00%	-	-	NA	NA	-	-	-	-
<b>Total Units</b>		<b>27</b>									<b>200,064</b>

Source: Housing Authority

	Efficiency	Utility Allowances				Tenant Paid			
		1	2	3	4	1	2	3	4
Heating	Natural Gas*								
	Electric	33	42	50	65	33	42	50	65
Cooking	Natural Gas								
	Electric	12	15	16	17	12	15	16	17
Other Electric*		19	21	27	32	19	21	27	32
Air Conditioning									
Water Heat	Natural Gas								
	Electric	17	20	23	26	17	20	23	26
Water		18	22	27	33				
Sewer		12	14	20	23				
Trash Collection		20	20	20	20				
Range/Microwave (tenant owned)									
Refrigerator (tenant owned)									
<b>Total</b>		<b>131</b>	<b>154</b>	<b>183</b>	<b>216</b>	<b>81</b>	<b>98</b>	<b>116</b>	<b>140</b>

Lincoln School Apartments  
Operating Proforma

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
<b>Income</b>																
Gross Rate		\$ 200,064	\$ 204,985	\$ 208,147	\$ 212,810	\$ 218,598	\$ 222,887	\$ 225,305	\$ 228,811	\$ 234,407	\$ 238,582	\$ 243,877	\$ 248,754	\$ 253,730	\$ 258,804	\$ 263,960
Garage Income	\$ 50	\$ 7,800	\$ 7,850	\$ 8,115	\$ 8,277	\$ 8,443	\$ 8,612	\$ 8,784	\$ 8,950	\$ 9,130	\$ 9,322	\$ 9,508	\$ 9,699	\$ 9,872	\$ 10,060	\$ 10,282
Other Income	\$ 100	\$ 2,700	\$ 2,754	\$ 2,809	\$ 2,865	\$ 2,923	\$ 2,981	\$ 3,041	\$ 3,101	\$ 3,163	\$ 3,227	\$ 3,291	\$ 3,357	\$ 3,424	\$ 3,493	\$ 3,563
Vacancy	7%	\$ (14,550)	\$ (14,841)	\$ (15,128)	\$ (15,441)	\$ (15,750)	\$ (16,065)	\$ (16,388)	\$ (16,710)	\$ (17,048)	\$ (17,388)	\$ (17,737)	\$ (18,092)	\$ (18,454)	\$ (18,823)	\$ (19,177)
<b>Total Income</b>		\$ 186,014	\$ 188,854	\$ 193,832	\$ 198,011	\$ 212,171	\$ 216,416	\$ 220,743	\$ 225,150	\$ 229,431	\$ 234,254	\$ 238,938	\$ 243,718	\$ 248,593	\$ 253,564	\$ 258,639
<b>Expenses</b>																
Administrative Expenses	2%	\$ 28,800	\$ 27,295	\$ 26,114	\$ 25,857	\$ 26,828	\$ 30,721	\$ 31,842	\$ 32,112	\$ 33,568	\$ 34,876	\$ 36,614	\$ 36,882	\$ 37,783	\$ 38,818	\$ 40,084
Property Management Fee	2%	\$ 10,000	\$ 10,203	\$ 10,407	\$ 10,815	\$ 10,828	\$ 11,044	\$ 11,285	\$ 11,491	\$ 11,720	\$ 11,955	\$ 12,184	\$ 12,438	\$ 12,656	\$ 12,940	\$ 13,188
Operating & Maintenance Expenses	2%	\$ 45,200	\$ 46,885	\$ 48,271	\$ 49,718	\$ 51,211	\$ 52,747	\$ 54,329	\$ 55,730	\$ 57,838	\$ 59,387	\$ 61,148	\$ 62,883	\$ 64,872	\$ 68,818	\$ 68,823
Real Estate Taxes	see below	\$ 27,177	\$ 27,428	\$ 27,872	\$ 27,813	\$ 28,150	\$ 28,362	\$ 28,609	\$ 28,830	\$ 29,045	\$ 29,253	\$ 29,454	\$ 29,846	\$ 29,834	\$ 30,011	\$ 30,180
Insurance	3%	\$ 12,000	\$ 12,360	\$ 12,731	\$ 13,113	\$ 13,506	\$ 13,911	\$ 14,329	\$ 14,758	\$ 15,201	\$ 15,657	\$ 16,127	\$ 16,611	\$ 17,109	\$ 17,622	\$ 18,151
Other Expenses	2%	\$ 12,875	\$ 13,095	\$ 13,447	\$ 13,850	\$ 14,280	\$ 14,734	\$ 15,138	\$ 15,558	\$ 16,028	\$ 16,538	\$ 17,054	\$ 17,545	\$ 18,072	\$ 18,614	\$ 19,172
		\$ 133,055	\$ 137,205	\$ 140,842	\$ 144,180	\$ 147,786	\$ 151,467	\$ 155,309	\$ 158,210	\$ 163,230	\$ 167,347	\$ 171,571	\$ 176,807	\$ 180,358	\$ 184,822	\$ 189,808
PUPA		\$ 4,958	\$ 5,082	\$ 5,209	\$ 5,340	\$ 5,474	\$ 5,611	\$ 5,752	\$ 5,877	\$ 6,048	\$ 6,198	\$ 6,364	\$ 6,515	\$ 6,680	\$ 6,848	\$ 7,023
<b>Net Operating Income (NOI)</b>		\$ 62,159	\$ 62,729	\$ 63,291	\$ 63,843	\$ 64,385	\$ 64,916	\$ 65,434	\$ 65,940	\$ 66,431	\$ 66,908	\$ 67,368	\$ 67,811	\$ 68,237	\$ 68,642	\$ 69,027
<b>Debt Information</b>																
First Mortgage	Amount: \$ 359,000 Rate: 6.00% Term: 30	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047
Second Mortgage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Debt Service</b>	\$ 638,000	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047
<b>Net Cash Flow</b>		\$ 8,111	\$ 8,882	\$ 9,244	\$ 8,796	\$ 10,338	\$ 10,868	\$ 11,387	\$ 11,892	\$ 12,384	\$ 12,860	\$ 13,321	\$ 13,764	\$ 14,180	\$ 14,595	\$ 14,980
Debt Service Coverage Ratio	1.21x	1.16	1.18	1.17	1.18	1.19	1.20	1.21	1.22	1.23	1.24	1.25	1.25	1.26	1.27	1.28
All Projects must reflect an average Debt Service Coverage Ratio (DSCR) between 1.2 DSCR and 1.8 DSCR. Any one year cannot go below 1.15 DSCR or above 1.8 DSCR for the first 15 years.																
<b>First Mortgage - Amortization</b>																
Principal & Interest		\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047	\$ 54,047
Interest		\$ 41,820	\$ 41,546	\$ 40,710	\$ 40,043	\$ 39,343	\$ 38,626	\$ 37,828	\$ 37,025	\$ 36,174	\$ 35,280	\$ 34,342	\$ 33,367	\$ 32,352	\$ 31,296	\$ 30,098
Principal		\$ 12,097	\$ 12,792	\$ 13,337	\$ 14,004	\$ 14,704	\$ 15,409	\$ 16,211	\$ 17,022	\$ 17,873	\$ 18,787	\$ 19,705	\$ 20,618	\$ 21,528	\$ 22,432	\$ 23,332
Remaining Principal		\$ 826,909	\$ 814,901	\$ 800,864	\$ 783,080	\$ 772,155	\$ 758,216	\$ 740,804	\$ 728,483	\$ 706,806	\$ 688,843	\$ 673,150	\$ 648,447	\$ 624,722	\$ 601,911	\$ 577,980
<b>Real Estate Tax Calculation</b>																
2014 Cap Rate / Value	\$ 43.4155%	\$ 625,963	\$ 631,713	\$ 637,970	\$ 643,831	\$ 648,368	\$ 653,731	\$ 658,953	\$ 664,043	\$ 669,003	\$ 673,782	\$ 678,429	\$ 682,964	\$ 687,176	\$ 691,281	\$ 695,188
Mil Levy		\$ 27,177	\$ 27,428	\$ 27,872	\$ 27,813	\$ 28,150	\$ 28,362	\$ 28,609	\$ 28,830	\$ 29,045	\$ 29,253	\$ 29,454	\$ 29,846	\$ 29,834	\$ 30,011	\$ 30,180

Lincoln School Apartments  
Cost and Credit Calculation Worksheet

Cost Element	Factor	29		18			19		
		Total		55.17%			44.83%		
		Estimated Total Cost	Eligible Basis 30% PV 70% PV	Estimated Total Cost	Eligible Basis 30% PV 70% PV	Estimated Total Cost	Eligible Basis 30% PV 70% PV		
<b>I. Purchase Land &amp; Buildings</b>									
Land and Broker Fees		\$ 1,000		\$ 552		\$ 448			
Existing Structures		\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000				
Other									
Subtotal		\$ 10,000	\$ 9,000	\$ 9,552	\$ 9,000	\$ 448.28			
<b>II. Site Work</b>									
On-site Work		\$ 88,287	\$ 88,287			\$ 88,287			\$ 88,287
Off Site Work for Utility / Paving Extension									
Demolition									
Garages (not included in rent)									
Parking (not included in rent)									
Landscaping									
Other		\$ 14,151	\$ 14,151	\$ 7,807	\$ 7,807	\$ 6,344			\$ 6,344
Subtotal		\$ 112,438	\$ 112,438	\$ 7,807	\$ 7,807	\$ 104,630			\$ 104,630
<b>III. Construction</b>									
New Building		\$ 1,124,358	\$ 1,124,358			\$ 1,124,358			\$ 1,124,358
Rehabilitation		\$ 2,419,075	\$ 2,419,075	\$ 2,419,075	\$ 2,419,075				
Lead Based Paint Measures									
Accessory Building(s)									
Garages that are part of LIHTC Rent									
Surface parking that is part of LIHTC Rent									
Underground parking that is part of LIHTC Rent									
Community Service Facility									
General Requirements		\$ 187,150	\$ 187,150	\$ 111,089	\$ 111,089	\$ 56,082			\$ 56,082
Builder Overhead	2%	\$ 83,575	\$ 83,575	\$ 55,534	\$ 55,534	\$ 28,041			\$ 28,041
Builder Profit	4%	\$ 187,150	\$ 187,150	\$ 111,089	\$ 111,089	\$ 56,082			\$ 56,082
Builder Bond Fee									
Construction Contingency	11%	\$ 388,277	\$ 388,277	\$ 314,837	\$ 314,837	\$ 73,440			\$ 73,440
Asbestos Abatement / Containment		\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000				
Other									
Less EZ Sales Tax Rebate									
Less Energy Rebate									
Less Builder's Eligible Basis Reduction									
Subtotal		\$ 4,384,587	\$ 4,384,587	\$ 3,046,584	\$ 3,046,584	\$ 1,338,002			\$ 1,338,002
<b>IV. Professional Fees</b>									
Architect Fees - Design	4%	\$ 143,137	\$ 143,137	\$ 78,872	\$ 78,872	\$ 64,185			\$ 64,185
Architect Fees - Supervision (inspection)	1%	\$ 35,784	\$ 35,784	\$ 19,743	\$ 19,743	\$ 16,041			\$ 16,041
Engineer Fees	1%	\$ 35,784	\$ 35,784	\$ 19,743	\$ 19,743	\$ 16,041			\$ 16,041
Attorney Fees - Real Estate									
Accountant Fees									
Other - FERS Refer - The Element Group		\$ 7,800	\$ 7,800	\$ 4,138	\$ 4,138	\$ 3,362			\$ 3,362
Subtotal		\$ 222,206	\$ 222,206	\$ 122,596	\$ 122,596	\$ 99,610			\$ 99,610
<b>V. Interim Costs</b>									
Construction Insurance (In Seldin Blanket Policy)									
Construction Interest		\$ 37,755	\$ 37,755	\$ 20,830	\$ 20,830	\$ 18,925			\$ 18,925
Construction Loan Origination Fee	0.07%								
Construction Loan Credit Enhancement									
Taxes During Construction									
Water, Sewer and Impact Fees		\$ 15,000	\$ 15,000	\$ 8,276	\$ 8,276	\$ 6,724			\$ 6,724
Other									
Subtotal		\$ 52,755	\$ 52,755	\$ 29,106	\$ 29,106	\$ 25,649			\$ 25,649
<b>VI. Financing Fees and Expenses</b>									
Bond Premium									
Bond Costs									
Credit Report									
Cost of Issuance									
Permanent Loan Origination Fee	1%	\$ 8,390	\$ 8,390	\$ 4,629	\$ 4,629	\$ 3,761			\$ 3,761
Permanent Loan Credit Enhancement									
Attorney's Fees		\$ 10,900	\$ 10,900	\$ 5,517	\$ 5,517	\$ 4,483			\$ 4,483
Letter of Credit (LOC) Fees									
Title and Recording		\$ 5,900	\$ 5,900	\$ 2,759	\$ 2,759	\$ 2,241			\$ 2,241
Placement Fee									
Other									
Subtotal		\$ 23,390	\$ 23,390	\$ 12,905	\$ 12,905	\$ 10,465			\$ 10,465
<b>VII. Soft Costs</b>									
Property Appraisal		\$ 5,000	\$ 5,000	\$ 2,759	\$ 2,759	\$ 2,241			\$ 2,241
Market Study		\$ 5,000	\$ 5,000	\$ 2,759	\$ 2,759	\$ 2,241			\$ 2,241
Environmental Report		\$ 5,000	\$ 5,000	\$ 2,759	\$ 2,759	\$ 2,241			\$ 2,241
Survey		\$ 5,000	\$ 5,000	\$ 2,759	\$ 2,759	\$ 2,241			\$ 2,241
Rent-up Marketing		\$ 7,800	\$ 7,800	\$ 4,138	\$ 4,138	\$ 3,362			\$ 3,362
Tax Credit Application Fees		\$ 1,700	\$ 1,700	\$ 938	\$ 938	\$ 782			\$ 782
Tax Credit Compliance Fee	2%	\$ 875	\$ 875	\$ 372	\$ 372	\$ 303			\$ 303
Tax Credit Reservation Fee	1%	\$ 48,986	\$ 48,986	\$ 26,850	\$ 26,850	\$ 21,819			\$ 21,819
809 Fee		\$ 4,887	\$ 4,887	\$ 2,685	\$ 2,685	\$ 2,182			\$ 2,182
Cost Certification / Accounting Fee		\$ 6,000	\$ 6,000	\$ 3,310	\$ 3,310	\$ 2,690			\$ 2,690
Permanent Relocation Expenses									
Temporary Relocation Expenses									
Furnishings and Equipment (Security)	300	\$ 8,100	\$ 8,100	\$ 4,489	\$ 4,489	\$ 3,631			\$ 3,631
Capital Needs Assessment Report									
Other Attorney's Fees		\$ 3,000	\$ 3,000	\$ 4,414	\$ 4,414	\$ 3,586			\$ 3,586
Other - IFA Construction Monitoring Fee		\$ 2,000	\$ 2,000	\$ 1,103	\$ 1,103	\$ 887			\$ 887
Subtotal		\$ 107,507	\$ 107,507	\$ 59,314	\$ 59,314	\$ 48,183			\$ 48,183
<b>VIII. Syndication Costs</b>									
Bridge Loan Fees & Expenses									
Organizational (Partnership)		\$ 20,000	\$ 20,000	\$ 11,034	\$ 11,034	\$ 8,966			\$ 8,966
Tax Opinion									
Other									
Subtotal		\$ 20,000	\$ 20,000	\$ 11,034	\$ 11,034	\$ 8,966			\$ 8,966
<b>IX. Developer's Fees</b>									
Developer's Fee	60%	\$ 577,856	\$ 577,856	\$ 421,037	\$ 421,037	\$ 156,819			\$ 156,819
Developer Overhead	20%	\$ 144,464	\$ 144,464	\$ 105,259	\$ 105,259	\$ 39,205			\$ 39,205
Consultants Fee	5%								
Other	0%								
Subtotal		\$ 722,320	\$ 722,320	\$ 526,296	\$ 526,296	\$ 196,024			\$ 196,024
<b>X. Project Reserve</b>									
Rent-Up Reserve		\$ 10,000	\$ 10,000	\$ 5,517	\$ 5,517	\$ 4,483			\$ 4,483
Operating Reserve	6%	\$ 88,533	\$ 88,533	\$ 48,857	\$ 48,857	\$ 39,896			\$ 39,896
Escrows									
Other									
Subtotal		\$ 98,533	\$ 98,533	\$ 54,374	\$ 54,374	\$ 44,179			\$ 44,179

Intermediate Costs	\$ 1,246,731	\$ -	\$ 1,041,381	\$ 815,828	\$ -	\$ 702,328	\$ 431,105	\$ -	\$ 339,052
Total Development Cost	\$ 5,753,758	\$ 9,000	\$ 5,538,405	\$ 3,879,569	\$ 9,000	\$ 3,756,721	\$ 1,874,188	\$ -	\$ 1,781,684
Less Federal Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Less Federal Historic Tax Credit Residential	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Less Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Eligible Basis	\$ 5,753,758	\$ 9,000	\$ 5,538,405	\$ 3,879,569	\$ 9,000	\$ 3,756,721	\$ 1,874,188	\$ -	\$ 1,781,684
Adjustment for QCT	3.30								
Deduction from QCT Adjustment	\$ -	\$ -	\$ 7,199,927	\$ -	\$ -	\$ 4,883,737	\$ -	\$ -	\$ 2,316,180
Applicable Fraction									
Total Qualified Basis		88.89%	88.89%		88.89%	88.89%		88.89%	88.89%
Tax Credit Percentage Rate		3.30%	7.60%		3.30%	7.60%		3.30%	7.60%
Federal Tax Credits per Eligible Basis		284	466,385		284	329,924		156,471	156,471
Total Federal Tax Credits per Eligible Basis	\$ 488,859		\$ 330,186		\$ 156,471		\$ 156,471		\$ 156,471
Previous Year's Allocation	\$ -		\$ -		\$ -		\$ -		\$ -
Federal Tax Credits Requested	\$ 488,859		\$ 330,186		\$ 156,471		\$ 156,471		\$ 156,471

**Lincoln School Apartments  
Sources and Uses (Equity Gap Calculation)**

**Uses**

Total Development Costs	\$	5,753,756
Other Uses (please list below):		
	\$	-
<b>Total Uses</b>	<b>\$</b>	<b>5,753,756</b>

**Local Government Contribution  
3 points for each 1% of Total Project Costs**

3	1%	\$ 57,538
6	2%	\$ 115,075
9	3%	\$ 172,613
12	4%	\$ 230,150
15	5%	\$ 287,688
18	6%	\$ 345,225
21	7%	\$ 402,763

**Sources**

First Mortgage	\$	839,000	
Second Mortgage	\$	-	
HOME Funds	\$	-	
Other			
FHLBank - Affordable Housing Program	\$	-	
CDBG Funds	\$	-	
Tax Increment Financing / Tax Abatement	\$	-	
Historic Tax Credit Equity	\$	-	
Other Federal Loans	\$	-	
Local Municipality Loan	\$	-	
Deferred Developer Fee	\$	-	0.000%
Owner Equity	\$	287,788	5%
Other Sources (please list below):			
Southern Iowa COG Housing Trust Fund	\$	200,000	
<b>Total Sources</b>	<b>\$</b>	<b>1,326,788</b>	

**Equity Gap Calculation**

Total Uses	\$	5,753,756
Less Total Sources	\$	1,326,788
<b>Funding Shortfall (LIHTC Equity Needed)</b>	<b>\$</b>	<b>4,426,968</b>

Divided by 10-year LIHTC Period 10

LIHTC Equity Required \$ 442,697

Divided by Net Equity Factor 0.90

**Annual LIHTC Required at 9% Credit Rate** **\$ 491,885**

**Total Credits from Development Budget** **\$ 486,659**

**Difference (if negative must add sources)** **\$ (5,226)**

**Amount of Sources to Add** **\$ 47,036**

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION ADOPTING REVENUE PURPOSE STATEMENT REGARDING  
USE OF REVENUES FROM PROPOSED GAS AND ELECTRIC FRANCHISE  
FEES PURSUANT TO IOWA CODE § 364.2(4)(f)**

WHEREAS, the City of Creston is considering a renewal to its current gas franchise with IES Utilities, Inc., now Interstate Power and Light Company, and current electric franchises with IES Utilities, Inc., now Interstate Power and Light Company (under which a franchise fee will be assessed); and

WHEREAS, the City Council of the City of Creston will hold a public hearing regarding any renewal to its gas and electric franchises prior to adoption of any renewed franchises; and

WHEREAS, Iowa Code § 364.2(4)(f) requires adoption of a "Revenue Purpose Statement" by a city council prior to the adoption of any franchise containing a franchise fee or any ordinance imposing a franchise fee specifying the purpose or purposes for which any revenue generated by a franchise fee will be used; and

WHEREAS, as required by Iowa Code § 364.2(4)(f) a copy of the proposed "Revenue Purpose Statement" has been published in the manner provided by Iowa Code § 362.3.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Creston:

Section 1: The following "Revenue Purpose Statement" is hereby adopted by the City Council of the City of Creston, to wit:

**REVENUE PURPOSE STATEMENT REGARDING USE OF REVENUE FROM  
GAS AND ELECTRIC FRANCHISE FEES**

Pursuant to Iowa Code § 364.2(4)(f) the City of Creston states that all revenue generated from franchise fees assessed on the sales of gas or electricity within the city shall be deposited in the franchise fee account in the general fund and shall be used to reimburse the City for all costs associated with inspecting, supervising or otherwise regulating its franchises. Moneys in the franchise fee account in the general fund in excess of the amounts necessary for costs associated with inspecting, supervising or otherwise regulating its franchises shall be expended for any of the following:

repair, remediation, restoration, cleanup, replacement, and improvement of existing public improvements and other publicly owned property, buildings, and facilities; projects designed to prevent or mitigate future disasters as defined in Iowa Code § 29C.2; energy conservation measures for low-income homeowners, low-income energy assistance programs, and weatherization programs; public safety, including the equipping of fire, police, emergency services, sanitation, street, and civil defense departments; the establishment, construction, reconstruction, repair, equipping, remodeling, and extension of public works, public utilities, and public transportation systems; the construction, reconstruction, or repair of streets, highways, bridges, sidewalks, pedestrian underpasses and overpasses, street lighting fixtures, and public grounds, and the acquisition of real estate needed for such purposes; abatement of fees for property damaged by a disaster as defined in Iowa Code § 29C.2; and economic development activities and projects.

Section 2. The City Clerk shall cause this "Revenue Purpose Statement Regarding Use of Revenue from Gas and Electric Franchise Fees" as adopted to be published in the manner required by Iowa Code § 362.3.

Adopted the \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Warren Woods, Mayor

ATTEST:

\_\_\_\_\_  
Lisa Williamson  
City Clerk

	Aye	Nay
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

**CITY OF CRESTON, IOWA  
NATURAL GAS FRANCHISE**

**ORDINANCE NO. \_\_\_\_\_**

An Ordinance granting to Interstate Power and Light Company ("Company"), its successors and assigns, the right and non-exclusive franchise to acquire, construct, erect, maintain and operate a natural gas distribution system in the City of Creston, Union County, Iowa, and the right to lay down, operate and maintain the necessary pipes, mains, and other conductors and appliances in, along and under the streets, avenues, alleys and public places of the City of Creston, Union County, Iowa, as now or hereafter constituted, for a period of twenty-five (25) years, for the purpose of distributing, supplying and selling natural gas to the City and its inhabitants thereof and to persons and corporations beyond the limits thereof; granting to said Company the right of eminent domain, and authorizing the City to implement a franchise fee.

BE IT ORDAINED BY THE City Council of the City of Creston, Union County, Iowa, hereinafter referred to as the "City":

Section 1. There is hereby granted to Interstate Power and Light Company, hereinafter referred to as the "Company," its successors and assigns, the right, privilege and non-exclusive franchise for the term of twenty-five (25) years from and after the passage, adoption, approval and acceptance of this Ordinance, to lay down, maintain and operate the necessary pipes, mains and other conductors and appliances in, along and under the streets, avenues, alleys and public places in the City as now or hereafter constituted, for the purpose of distributing, supplying and selling gas to said City and the residents thereof and to persons and corporations beyond the limits thereof; also the right of eminent domain as provided in Section 364.2 of the Code of Iowa. The term "gas" as used in this franchise shall be construed to mean natural gas only.

Section 2. The mains and pipes of the Company must be so placed as not to interfere unnecessarily with water pipes, drains, sewers and fire plugs which have been or may hereafter be placed in any street, alley and public places in said City nor unnecessarily interfere with the proper use of the same, including ordinary drainage, or with the sewers, underground pipe and other property of the City. The Company, its successors and assigns shall hold the City free and harmless from all damages arising from the negligent acts or omissions of the Company in

the laying down, operation and maintenance of said natural gas distribution system.

Section 3. In making any excavations in any street, alley, or public place, Company, its successors and assigns, shall protect the site while work is in progress by guards, barriers or signals, shall not unnecessarily obstruct the use of the streets, and shall back fill all openings in such manner as to prevent settling or depressions in surface, pavement or sidewalk of such excavations with same materials, restoring the condition as nearly as practical. The Company shall not be required to restore or modify public right of way, sidewalks or other areas in or adjacent to the Company project to a condition superior to its immediate previously existing condition.

Section 4. The Company shall, at its cost, locate and relocate its existing facilities or equipment in, on, over or under any public street or alley in the City in such a manner as the City may at any time reasonably require for the purposes of facilitating the construction, reconstruction, maintenance or repair of the street or alley or any public improvement thereof, in or about any such street or alley or reasonably promoting the efficient operation of any such improvement. If the City requires the Company to relocate facilities in the public right of way that have been relocated at Company expense at the direction of the City during the previous ten years, the reasonable costs of such relocation will be paid by the City.

If the City orders or requests the Company to relocate its existing facilities or equipment for any reason other than as specified above, or as the result of the initial request for a commercial, private or other non-public development, the Company shall receive payment for the cost of such relocation as a precondition to relocating its existing facilities or equipment.

The City shall consider reasonable alternatives in designing its public works projects so as not arbitrarily to cause the Company unreasonable additional expense in exercising its authority under this section. The City shall also provide a reasonable alternative location for the Company's facilities as part of its relocation request.

Section 5. Prior to the City abandoning or vacating any street, avenue, alley or public ground where the Company has gas facilities, the City shall grant the Company a utility easement for said facilities. If the City does not grant the Company a utility easement for said facilities prior to abandoning or

vacating a street, avenue, alley or public place, the City shall at its cost and expense obtain easements for existing Company facilities.

Section 6. Said Company, its successors and assigns, shall throughout the term of the franchise distribute to all consumers gas of good quality and shall furnish uninterrupted service, except as interruptible service may be specifically contracted for with consumers; provided, however, that any prevention of service caused by fire, act of God or unavoidable event or accident shall not be a breach of this condition if the Company resumes service as quickly as is reasonably practical after the happening of the act causing the interruption.

Section 7. There is hereby imposed a franchise fee of five percent (5%) upon the gross revenue generated from sales of natural gas by the Company within the corporate limits of the City. The Company shall begin collecting the franchise fee upon receipt of written approval of the required tax rider tariff from the Iowa Utilities Board.

The amount of the franchise fee shall be shown separately on the utility bill to each customer. The Company shall remit franchise fee receipts to the City no more frequently than on or before the last business day of the month following each calendar year quarter.

The Company shall not, under any circumstances be required to return or refund any franchise fees that have been collected from customers and remitted to the City. In the event the Company is required to provide data or information in defense of the City's imposition of franchise fees or the Company is required to assist the City in identifying customers or calculating any franchise fee refunds for groups of or individual customers the City shall reimburse the Company for the expenses incurred by the Company to provide such data or information.

Section 8. The City will provide to the Company, by certified mail, copies of annexation ordinances and all property addresses in the annexed areas. The Company shall commence collecting the franchise fee in the annexed areas ninety (90) days after receipt of City notice.

Section 9. The term of the franchise granted by this Ordinance and the rights granted thereunder shall continue for the period of twenty-five (25) years from and after its written acceptance

by the Company. The acceptance shall be filed with the City Clerk within ninety (90) days from passage of this Ordinance.

Section 10. If any section or provision of this ordinance is held invalid by a court of competent jurisdiction, such holding shall not affect the validity of any other provisions of this ordinance which can be given effect without the invalid portion or portions and to this end each section and provision of this ordinance is severable.

Section 11. The expense of the publication of this Ordinance shall be paid by the Company.

Section 12. This Ordinance sets forth and constitutes the entire agreement between the Company and the City with respect to the rights contained herein, and may not be supplemented, superseded, modified or otherwise amended without the approval and acceptance of the Company. Notwithstanding the foregoing, in no event shall the City enact any ordinance or place any limitations, either operationally or through the assessment of fees, that create additional burdens upon the Company, or which delay utility operations.

PASSED and ADOPTED by the Creston City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
WARREN WOODS, Mayor

Attest:

\_\_\_\_\_  
LISA WILLIAMSON, City Clerk

(CITY SEAL)

**CITY OF CRESTON, IOWA  
ELECTRIC FRANCHISE**

**ORDINANCE NO. \_\_\_\_\_**

An Ordinance granting to Interstate Power and Light Company, ("Company"), its successors and assigns, the right and non-exclusive franchise to acquire, construct, reconstruct, erect, maintain and operate in the City of Creston, Union County, Iowa, works and plants for the manufacture and generation of electricity and a distribution system for electric light, heat and power and the right to erect and maintain the necessary poles, lines, wires, conduits and other appliances for the distribution of electric current along, under and upon the streets, alleys and public places in the City of Creston, Union County, Iowa, to supply individuals, corporations, communities and municipalities both inside and outside of said City with electric light, heat and power for the period of twenty-five (25) years, granting to said Company the right of eminent domain, and authorizing the City to implement a franchise fee.

BE IT ORDAINED BY THE City Council of the City of Creston, Union County, Iowa, hereinafter referred to as the "City":

Section 1. There is hereby granted to Interstate Power and Light Company, hereinafter referred to as the "Company," its successors and assigns, the right and non-exclusive franchise to acquire, construct, reconstruct, erect, maintain and operate in the City, works and plants for the manufacture and generation of electricity and a distribution system for electric light, heat and power and the right to erect and maintain the necessary poles, lines, wires, conduits and other appliances for the distribution of electric current along, under and upon the streets, alleys and public places in the said City to supply individuals, corporations, communities, and municipalities both inside and outside of said City with electric light, heat and power for the period of twenty-five (25) years; also the right of eminent domain as provided in Section 364.2 of the Code of Iowa.

Section 2. The poles, lines, wires, circuits, and other appliances shall be placed and maintained so as not to unnecessarily interfere with the travel on said streets, alleys, and public places in said City nor unnecessarily interfere with the proper use of the same, including ordinary drainage, or with the sewers, underground pipe and other property of the City. The said Company, its successors and assigns shall hold the City free

and harmless from all damages to the extent arising from the negligent acts or omissions of the Company in the erection or maintenance of said system.

Section 3. In making any excavations in any street, alley, or public place, Company, its successors and assigns, shall protect the site while work is in progress by guards, barriers or signals, shall not unnecessarily obstruct the use of the streets, and shall back fill all openings in such manner as to prevent settling or depressions in surface, pavement or sidewalk of such excavations with same materials, restoring the condition as nearly as practical. The Company shall not be required to restore or modify public right of way, sidewalks or other areas in or adjacent to the Company project to a condition superior to its immediate previously existing condition.

Section 4. The Company shall, at its cost, locate and relocate its existing facilities or equipment in, on, over or under any public street or alley in the City in such a manner as the City may at any time reasonably require for the purposes of facilitating the construction, reconstruction, maintenance or repair of the street or alley or any public improvement thereof, in or about any such street or alley or reasonably promoting the efficient operation of any such improvement. If the City requires the Company to relocate facilities in the public right of way that have been relocated at Company expense at the direction of the City during the previous ten years, the reasonable costs of such relocation will be paid by the City.

If the City orders or requests the Company to relocate its existing facilities or equipment for any reason other than as specified above, or as the result of the initial request for a commercial, private or other non-public development, the Company shall receive payment for the cost of such relocation as a precondition to relocating its existing facilities or equipment.

The City shall consider reasonable alternatives in designing its public works projects so as not arbitrarily to cause the Company unreasonable additional expense in exercising its authority under this section. The City shall also provide a reasonable alternative location for the Company's facilities as part of its relocation request.

Section 5. Prior to the City abandoning or vacating any street, avenue, alley or public ground where the Company has electric facilities, the City shall grant the Company a utility easement for said facilities. If the City does not grant the Company a

utility easement for said facilities prior to abandoning or vacating a street, avenue, alley or public place, the City shall at its cost and expense obtain easements for existing Company facilities.

Section 6. The Company is authorized and empowered to prune or remove at Company expense any tree extending into any street, alley or public grounds to maintain electric reliability, safety, to restore utility service and to prevent limbs, branches or trunks from interfering with the wires and facilities of the Company. The pruning and removal of trees shall performed in accordance with Company's then current line clearance vegetation plan as filed and approved by the Iowa Utilities Board, as well as all applicable codes and standards referenced therein.

Section 7. During the term of this franchise, the Company shall furnish electric energy in accordance with the applicable regulations of the Iowa Utilities Board and the Company's tariffs. The Company will maintain compliance with Iowa Utilities Board regulatory standards for reliability.

Section 8. Service to be rendered by the Company under this franchise shall be continuous unless prevented from doing so by fire, acts of God, unavoidable accidents or casualties, or reasonable interruptions necessary to properly service the Company's equipment, and in such event service shall be resumed as quickly as is reasonably possible.

Section 9. There is hereby imposed a franchise fee of five percent (5%) upon the gross revenue generated from sales of electricity by the Company within the corporate limits of the City. The Company shall begin collecting the franchise fee upon receipt of written approval of the required tax rider tariff from the Iowa Utilities Board.

The amount of the franchise fee shall be shown separately on the utility bill to each customer. The Company shall remit franchise fee receipts to the City no more frequently than on or before the last business day of the month following each calendar year quarter.

The Company shall not, under any circumstances be required to return or refund any franchise fees that have been collected from customers and remitted to the City. In the event the Company is required to provide data or information in defense of the City's imposition of franchise fees or the Company is

required to assist the City in identifying customers or calculating any franchise fee refunds for groups of or individual customers the City shall reimburse the Company for the expenses incurred by the Company to provide such data or information.

Section 10. The City will provide to the Company, by certified mail, copies of annexation ordinances and all property addresses in the annexed areas. The Company shall commence collecting the franchise fee in the annexed areas ninety (90) days after receipt of City notice.

Section 11. The term of the franchise granted by this Ordinance and the rights granted thereunder shall continue for the period of twenty-five (25) years from and after written acceptance by the Company. The acceptance shall be filed with the City Clerk within ninety (90) days from passage of this Ordinance.

Section 12. If any section or provision of this ordinance is held invalid by a court of competent jurisdiction, such holding shall not affect the validity of any other provisions of this ordinance which can be given effect without the invalid portion or portions and to this end each section and provision of this ordinance is severable.

Section 13. The expense of the publication of this Ordinance shall be paid by the Company.

Section 14. This Ordinance sets forth and constitutes the entire agreement between the Company and the City with respect to the rights contained herein, and may not be supplemented, superseded, modified or otherwise amended without the written approval and acceptance of the Company. Notwithstanding the foregoing, in no event shall the City enact any Ordinance or place any limitations, either operationally or through the assessment of fees other than those approved and accepted by the Company within this Ordinance, that create additional burdens upon the Company, or which delay utility operations.

PASSED and ADOPTED by the Creston City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

---

WARREN WOODS, Mayor

Attest:

LISA WILLIAMSON, City Clerk

(CITY SEAL)

DRAFT