GRINNELL CITY COUNCIL REGULAR SESSION MEETING

MONDAY, OCTOBER 17, 2016

IN THE CAULKINS ROOM OF THE DRAKE COMMUNITY LIBRARY

1. Roll Call

2. Perfecting And Approval Of Agenda

2.A. Perfecting And Approval Of Agenda

Documents:

2 - 10.17.16 - AGENDA - COUNCIL.PDF

3. Consent Agenda

3.A. Consent Agenda

Documents:

3 - CONSENT AGENDA.PDF

4. Public Hearing

4.A. Public Hearing

Documents:

4 - BIDS - GRINNELL CITY HALL_BID TAB_2016-10-10.PDF

5. Meeting Minutes/Communications

5.A. Meeting Minutes And Communications

Documents:

4 -MEETING MINUTES AND COMMUNICATIONS.PDF

6. Committee Business

6.A. Report From The Finance Committee

6.A.1. Report From The Finance Committee

Documents:

6A - FINANCE COMM AGENDA AND SUPP DOCS.PDF

6.B. Report From Planning Committee

6.B.1. Report From The Planning Committee

Documents:

10.17.16 - AGENDA - PLANNING COMM.PDF

6.C. Report From Public Safety Committee

6.C.1. Report From The Public Safety Committee

Documents:

6C - PS COMM AGENDA AND SUPP DOCS --.PDF

6.D. Report From Public Works And Grounds Committee

6.D.1. Report From The Public Works And Grounds Committee

Documents:

6D - PWG COMM AGENDA AND SUPP DOCS.PDF

7. Inquirires

8. Adjournment

GRINNELL CITY COUNCIL REGULAR SESSION MEETING
MONDAY, OCTOBER 17, 2016 AT 7:00 P.M.
IN THE CAULKINS ROOM AT THE DRAKE COMMUNITY LIBRARY

TENTATIVE AGENDA

1) Roll Call:

2) Perfecting and Approval of Agenda

3) Consent Agenda:
All items listed under the consent agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time Council votes on the motion.
- Previous minutes as drafted from the Monday, October 3, 2016 Regular Session.
- Review Campbell Fund requests.

4) Meeting Minutes/Communications:
a) Finance Committee minutes: October 3, 2016
b) Planning Committee minutes: October 3, 2016.
c) Public Safety Committee minutes: October 3, 2016.
d) Public Works and Grounds Committee minutes: October 3, 2016.
e) September 2016 Monthly Clerk's Report.
f) September 2016 Monthly Police Report.
g) September 2016 Building Permits Report.

5) Public Hearing:
a) Regarding City Hall Relocation bids (construction and furniture).

6) Committee Business:

A. Report from the Finance Committee
1. Consider resolution approving the award of the Grinnell City Hall Relocation Project (See Resolution No. 2016-205).
2. Consider resolution authorizing the Mayor to sign the Regional Sports Authority District Grant Agreement between the city of Grinnell and the Iowa Economic Development Authority (IEDA) (See Resolution No. 2016-206).
3. Consider Campbell Fund special request from Goodfellows.
4. Discuss possible housing project and incentives.

B. Report from the Planning Committee

- No Meeting –

C. Report from the Public Safety Committee

1. Request to close 8th Avenue between Park Street and the train tracks on November 1, 2016 from 11:00 am to 1 pm for a peaceful demonstration to raise community awareness surrounding institutional racism and oppression.
2. Consider resolution approving the FY17 28E agreement between the Grinnell Police Department and the Iowa Alcoholic Beverages Division for the tobacco enforcement (See Resolution No. 2016-207).
3. Update on semi-annual meeting with Midwest Ambulance in regard to EMS.
4. Discuss Iowa Law Enforcement Policy Manual and Daily Training Bulletins Subscription.
5. Consider first reading of an ordinance amending the No Parking section by adding no parking area (See Ordinance No. 1427).
6. Discuss ordinance for use of electronic smoking devices prohibited in public places.

D. Report from the Public Works and Grounds Committee
1. Consider resolution approving contract change order No. 1 in the amount of $245,447.55 for net increase to the contract with Bushong Construction Company of Montezuma, Iowa for the Central Park Improvement Project (See Resolution No. 2016-208).
2. Consider approval of IDOT temporary easements for sidewalks adjacent to State Highway 6.

7) Inquiries:

8) Adjourn

GRINNELL CITY COUNCIL REGULAR SESSION MEETING
MONDAY, OCTOBER 3, 2016 AT 7:00 P.M.
IN THE CAULKINS ROOM AT THE DRAKE COMMUNITY LIBRARY

MINUTES

The Grinnell City Council met in regular session Monday, October 3, 2016 at 7:00 p.m. in the Caulkins Room of the Drake Community Library. Mayor Canfield presided with all of the council members in attendance. Also present were Michael McAllister, John Clayton, Chad Beck, Chris Johnson, David Isch, Dennis Reilly, Grinnell College students, Russ Behrens and Kay Cmelik.

AGENDA AND CONSENT AGENDA

White made the motion, second by Hueftle-Worley to approve the agenda. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Bly to approve the consent agenda as follows:

- Previous minutes as drafted from the Monday, September 19, 2016 Regular Session.
- Approve city claims and payroll claims from September 7, 2016 through and including October 3, 2016.
- Approve liquor license renewals:
    - Casey's General Store #1950, 217 W 6th Avenue,
    - McNally's Super Valu, 1026 Main Street.
- Review Campbell Fund requests.

AYES: 6-0. Motion carried.

ROUTINE BUSINESS

The council acknowledged receipt of the previous council committee and other boards and commission minutes as follows:

a) Planning Committee minutes: September 19, 2016.
b) Public Works and Grounds Committee minutes: September 19, 2016.
c) Parks and Recreation Board minutes: September 19, 2016.
d) Employee Safety Committee minutes: September 20, 2016.
e) Veterans Commission minutes: July 26, August 2, August 8 and September 12, 2016.
f) Library Board Minutes: August 24, 2016

No Action was necessary.

FINANCE COMMITTEE BUSINESS

Wray made the motion, second by White to approve Resolution No. 2016-194 - Resolution approving and authorizing execution of a Collateral Assignment of the Grinnell Center, LLC, purchase, sale, and development agreement to Lincoln Savings Bank. AYES: 6-0. Motion carried.

The council discussed briefly future housing development plans and updating the housing study. No action was taken.

PLANNING COMMITTEE

The council briefly reviewed FY18 – FY22 Capital Improvement Plan draft. No action was necessary.

PUBLIC SAFETY COMMITTEE

White made the motion, second by Hueftle-Worley to approve the third reading and final reading of Ordinance No. 1426 - An ordinance amending provisions pertaining to interference with official acts. AYES: 6-0. Motion carried.

White made the motion, second by Hueftle-Worley to approve Brownell's variance request for smokeless powder storage. AYES: 6-0. Motion carried.

PUBLIC WORKS AND GROUNDS COMMITTEE

Hueftle-Worley made the motion, second by Wray to approve Resolution No. 2016-195 - Resolution approving change order No. 1 in the amount of $90,600.00 for a net increase to the contract with Visu-Sewer, Inc. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Bly to approve Resolution No. 2016-196 - Resolution approving change order No. 1 in the amount of $3,969.00 for a net increase to the contract with Denver Underground and Grading, Inc. of Denver, Iowa for the Pinder Avenue Sanitary Sewer Rehabilitation Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Wray to approve Resolution No. 2016-197 - Resolution authorizing payment of contractor's pay request No. 2 (final) in the amount $7,095.55 to Denver Underground and Grading, Inc. of Denver, Iowa for the Pinder Avenue Sanitary Sewer Extension Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Bly to approve Resolution No. 2016-198 Consider resolution accepting work for the Pinder Avenue Sanitary Sewer Extension Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Wray to approve Resolution No. 2016-199 - Resolution authorizing payment of contractor's pay request No. 1 in the amount of $221,296.76 to Manatts Inc of Brooklyn, Iowa for the 10th Avenue HMA Inlay Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Wray to approve Resolution No. 2016-200 - Resolution authorizing payment of contractor's pay request No. 8 in the amount of $154,204.95 to Garling Construction Inc of Belle Plaine, Iowa for the CDBG Downtown Revitalization Façade Project. AYES: 5-0. Abstention: Bly. Motion carried.

Hueftle-Worley made the motion, second by Bly to approve Resolution No. 2016-201 - Resolution authorizing payment of contractor's pay request No. 3 in the amount of $88,198.46

to Manatts Inc. of Brooklyn, Iowa for work completed on the Highway 146 and 420th Avenue Widening and Improvements Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Wray to approve Resolution No. 2016-202 - Resolution authorizing payment of contractor's pay request No. 6 in the amount of $582,214.34 to Absolute Concrete of Slater, Iowa for the Highway 146 North Construction Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Bly to approve Resolution No. 2016-203 - Resolution authorizing payment of contractor's pay request No. 4 in the amount of $86,040.55 to Bushong Construction Company of Montezuma, Iowa for work completed on the Central Park Improvements Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Wray to approve Resolution No. 2016-204 - Resolution authorizing payment of contractor's pay request No. 5 in the amount of $283,117.79 to Con-Struct Inc. of Marshalltown, Iowa for the Central Business District Phase 5 Project. AYES: 6-0. Motion carried.

INQUIRIES:

David Isch of1114 Elm Street made a comment regarding electronic cigarettes in public places. No action was taken.

ADJOURNMENT

Wray made the motion, second by White to adjourn the meeting at 7:15 p.m. AYES: All. Motion carried.

_____
GORDON R. CANFIELD, MAYOR

ATTEST:

_____
P. KAY CMELIK, CITY CLERK/FINANCE DIRECTOR

General Contractor
BID TABULATION

RESULTS - FOR PUBLIC INFORMATION

Project: Grinnell City Hall Relocation
RDG #: 2016.472.00

Bid Opening: 10/10/2016

BIDDER NAME	Bid Security	Addendums 1, 2	-	**Base Bid Lump Sum**	- - -
Bergstrom Construction, Des Moines	X	X	-	$376,300.00	-
Bushong Construction, Montezuma	X	X	-	$388,000.00	-
Garling Construction, Belle Plaine	X	X	-	$329,000.00	-

RDg...
PLANNING ● DESIGN

SUMMARY BY VENDOR
FURNISHING FOR GRINNELL CITY HALL RELOCATION

2016.472.00

REPORT #1:
17-Oct-16

VENDOR INFORMATION	BID GROUP	DESCRIPTION	MANUFACTURER	GROUP TOTAL	ORDER DATE	SCHEDULED SHIP DATE	EXPECTED DELIVERY	NOTES / STATUS	CONTRACT STATUS
7.0.0 KOCH BROTHERS 325 GRAND AVENUE DES MOINES, IOWA 50309 PHONE: (515) 283-2451 x220 FAX: (515)243-3147 CONTACT: Ella Koch Interior Design Project Mgr. E-MAIL: ekoch@kochbrothers.com	C	WAITING BENCH	INTEGRA	$ 1,263.08					
	D	TABLES	TEKNION	$ 3,040.82					
	E	WORKSTATIONS AND DESKS	TEKNION	$ 32,563.08					
		TOTAL ALL MAKES OFFICE EQUIP. CO.:		$ 36,866.98					
7.0.1 STOREY KENWORTHY 1333 OHIO STREET DES MOINES, IOWA 50314 PHONE: (515) 331-6155 FAX: (515) 270-9683 CONTACT: Jessie Cruise Account Manager E-MAIL: jcruise@storeykenworthy.com	A	TASK C HAIRS	HON	$ 3,226.96					
	G	WASTE RECEPTACLES	RUBBERMAID	$ 207.22					
		TOTAL STOREY KENWORTHY:		$ 3,434.18					
7.0.2 TRIPLETT COMPANIES WALNUT RIDGE BUSINESS PARK 3553 - 109TH STREET DES MOINES, IOWA 50322 PHONE: (515) 331-6155 FAX: (515) 270-9683 CONTACT: Laurie Bruner Account Manager E-MAIL: lbruner@tripletts.com	B	GUEST CHAIRS	SOURCE INTERNATIONAL	$ 5,421.92					
	F	HANGERS	MAGNUSSEN	$ 106.52					
		TOTAL KOCH BROTHERS:		$ 5,528.44					

PROJECT GRAND TOTAL TO DATE:	**$ 45,829.60**
PROJECT BUDGET:	**$ 170,000.00**
TOTAL BUDGET REMAINING:	**$ 124,170.40**

BID TABULATION

CITY OF GRINNELL - CITY HALL RELOCATION

2016.472.00

10/17/2016

		Bidder	A-TASK CHAIRS	B - GUEST CHAIRS	C-WAITING BENCH	D - TABLES	E - WORKSTATIONS	F - H ANGERS	G - WASTE RECEPTACLES	H -APPLIANCES	Bidder	Recommended Award Total By Vendor
		STOREY KENWORTHY	**$ 3,226.96**	$ 5,763.23	$ 1,389.65	$ 3,075.90	$ 41,918.27	NO BID	**$ 207.22**	NO BID	**STOREY KENWORTHY**	**$3,434.18**
		TRIPLETTS	NO BID	**$ 5,421.92**	$ 1,453.78	**$ 3,010.64**	$ 41,740.55	**$ 106.52**	$ 311.38	NO BID	**TRIPLETTS**	**$5,528.44**
		KOCH BROTHERS	NO BID	$ 5,476.64	**$ 1,263.08**	$ 3,040.82	**$ 32,719.96** **$ 32,563.08**	$ 144.46	$ 271.16	NO BID	**KOCH BROTHERS**	**$36,866.98**
		WORKSPACE	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	**WORKSPACE**	$0.00
		FORBES	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	NO BID	**FORBES**	$0.00
NOTES: * Deduct from Triplett if awarded with Section E				$ 275.00	$ 100.00	$ 375.00		$ 20.00	$ 35.00			
			Storey Kenworthy	Tripletts	Koch brothers	Koch Brothers	Koch Brothers	Tripletts	Stgorey Kenworthy	NA		
		Award Recommendation:	**$3,226.96**	**$5,421.92**	**$1,263.08**	**$3,040.82**	**$32,563.08**	**$106.52**	**$207.22**	**$0.00**	**Total $ Award Recommendation** *(autoloads)*	**$45,829.60**

Bid Alternate Proposed

Math Error Identified – Confirm Total with Vendor

Not Low Bid, but recommend award to this vendor so finishes match offices and workstations – (Bid Groups D + E)

Grinnell FINANCE COMMITTEE Meeting
MONDAY, OCTOBER 3, 2016 AT 7:00 A.M.
IN THE SMALL CONFERENCE ROOM OF THE
GRINNELL COMMUNITY CENTER

MINUTES

PRESENT: Wray, White, Hansen. Also present were Mayor Gordon Canfield

PERFECTING AND APPROVAL OF AGENDA: Approved as presented.

COMMITTEE BUSINESS:

1. White made the motion, second by Hansen to recommend approval of Resolution No. 2016-194 - Resolution approving and authorizing execution of a Collateral Assignment of the Grinnell Center, LLC, purchase, sale, and development agreement to Lincoln Savings Bank. AYES: 3-0. Motion carried.
2. The committee discussed future housing development plans and updating the housing study. No action was necessary.

INQUIRIES: None.

The meeting was adjourned at 7:30 a.m.

JO WRAY, CHAIR

ATTEST:

P. KAY CMELIK, CITY CLERK/FINANCE DIRECTOR

GRINNELL PLANNING COMMITTEE MEETING
MONDAY, OCTOBER 3, 2016 AT 4:45 P.M.
IN THE CAULKINS ROOM AT THE DRAKE COMMUNITY LIBRARY

MINUTES

PRESENT: Bly (Chair), Burnell, Hansen. Also present were Jo Wray, Duane Neff, Russ Behrens and Kay Cmelik.

PERFECTING AND APPROVAL OF AGENDA Approved as presented.

COMMITTEE BUSINESS:

1. The committee reviewed FY18 – FY22 Capital Improvement Plan. It was not the final draft. No action was necessary.

INQUIRIES: None.

The meeting was adjourned at 5:00 p.m.

RACHEL BLY, CHAIR

ATTEST:

P. KAY CMELIK, CITY CLERK/FINANCE DIRECTOR

GRINNELL PUBLIC SAFETY COMMITTEE MEETING
MONDAY, OCTOBER 3, 2016 AT 5:30 P.M.
IN THE CAULKINS ROOM AT
THE DRAKE COMMUNITY LIBRARY

MINUTES

PRESENT: White, Hueftle-Worley, Burnell. Also present were Mayor Canfield, Rachel Bly, Jo Wray, Dan Sicard, Russ Behrens and Kay Cmelik.

PERFECTING AND APPROVAL OF AGENDA: Approved as presented.

COMMITTEE BUSINESS:

1. Hueftle-Worley made the motion, second by Burnell to recommend approval of the third and final reading of Ordinance No. 1426 - An ordinance amending provisions pertaining to interference with official acts. AYES: 3-0. Motion carried.

2. Hueftle-Worley made the motion, second by Burnell to recommend approval of Brownell's variance request for smokeless powder storage. AYES: 3-0. Motion carried.

INQUIRIES: There was one inquiry regarding Midwest Ambulance's policy on frequent callers. No action was taken.

The meeting was adjourned at 5:50 p.m.

JIM WHITE, CHAIR

ATTEST:

P. KAY CMELIK, CITY CLERK/FINANCE DIRECTOR

Grinnell PUBLIC WORKS AND GROUNDS Meeting
MONDAY, OCTOBER 3, 2016 AT 6:15 P.M.
IN THE CAULKINS ROOM AT THE DRAKE COMMUNITY LIBRARY

MINUTES

PRESENT: Hueftle-Worley (Chair), Wray, Bly. Also present were Mayor Canfield, Jim White, Jan Anderson, Forrest Aldrich, Jim White, Grinnell College Students, Russ Behrens and Kay Cmelik.

PERFECTING AND APPROVAL OF AGENDA: Approved as presented.

COMMITTEE BUSINESS:

1. Wray made the motion, second by Bly to recommend approval of Resolution No. 2016-195 - Consider resolution approving change order No. 1 in the amount of $90,600.00 for a net increase to the contract with Visu-Sewer, Inc. (See Resolution No. 2016-195). Wray, Bly
2. Bly made the motion, second by Wray to recommend approval of Resolution No. 2016-196 - Consider resolution approving change order No. 1 in the amount of $3,969.00 for a net increase to the contract with Denver Underground and Grading, Inc. of Denver, Iowa for the Pinder Avenue Sanitary Sewer Rehabilitation Project. AYES: 3-0. Motion carried.
3. Wray made the motion, second by Bly to recommend approval of Resolution No. 2016-197 - Resolution authorizing payment of contractor's pay request No. 2 (final) in the amount $7,095.55 to Denver Underground and Grading, Inc. of Denver, Iowa for the Pinder Avenue Sanitary Sewer Extension Project. AYES: 3-0. Motion carried.
4. Bly made the motion, second by Wray to recommend approval of Resolution No. 2016-198 - Resolution accepting work for the Pinder Avenue Sanitary Sewer Extension Project. AYES: 3-0. Motion carried.
5. Wray made the motion, second by Bly to recommend approval of Resolution No. 2016-199 - Resolution authorizing payment of contractor's pay request No. 1 in the amount of $221,296.76 to Manatts Inc of Brooklyn, Iowa for the 10th Avenue HMA Inlay Project. AYES: 3-0. Motion carried.
6. Wray made the motion, second by Hueftle-Worley to recommend approval of Resolution No. 2016-200 - Resolution authorizing payment of contractor's pay request No. 8 in the amount of $154,204.95 to Garling Construction Inc of Belle Plaine, Iowa for the CDBG Downtown Revitalization Façade Project. AYES: 2. Abstention: Bly. Motion carried.
7. Bly made the motion, second by Wray to recommend approval of Resolution No. 2016-201 - Resolution authorizing payment of contractor's pay request No. 3 in the amount of $88,198.46 to Manatts Inc. of Brooklyn, Iowa for work completed on the Highway 146 and 420th Avenue Widening and Improvements Project. AYES: 3-0. Motion carried.
8. Wray made the motion, second by Bly to recommend approval of Resolution No. 2016-202 - Resolution authorizing payment of contractor's pay request No. 6 in the amount of $582,214.34 to Absolute Concrete of

Slater, Iowa for the Highway 146 North Construction Project. AYES: 3-0. Motion carried.

9. Bly made the motion, second by Wray to recommend approval of Resolution No. 2016-203 - Resolution authorizing payment of contractor's pay request No. 4 in the amount of $86,040.55 to Bushong Construction Company of Montezuma, Iowa for work completed on the Central Park Improvements Project. AYES: 3-0. Motion carried.
10. Wray made the motion, second by Bly to recommend approval of Resolution No. 204 - Resolution authorizing payment of contractor's pay request No. 5 in the amount of $283,117.79 to Con-Struct Inc. of Marshalltown, Iowa for the Central Business District Phase 5 Project. AYES: 3-0. Motion carried.

INQUIRIES: None.

The meeting was adjourned at 6:45 p.m.

_____
BYRON HUEFTLE-WORLEY, CHAIR

ATTEST:

_____
P. KAY CMELIK, CITY CLERK/FINANCE DIRECTOR

CITY OF GRINNELL
MONTH TO DATE TREASURERS REPORT
AS OF: SEPT 2016

FUND	BEGINNING CASH BALANCE	MONTH TO DATE RECEIPTS	MONTH TO DATE DISBURSEMENTS	ENDING CASH BALANCE
GENERAL FUNDS				
001-GENERAL FUND	(89,098.72)	261,006.32	286,298.77	(114,391.17)
003-LIBRARY - GENERAL FUND	0.00	37,785.88	37,785.88	0.00
004-COMM CTR RES - GENERAL	323,642.37	26,000.00	100,000.00	249,642.37
009-SPORTS AUTHORITY	(3,248.98)	25,000.00	0.00	21,751.02
010-BUILDING & PLANNING - GEN	315,873.48	17,494.19	21,937.31	311,430.36
011-UTILITY FRANCHISE - GEN	174,537.27	0.00	75,140.00	99,397.27
102 - FORBES FUND - GENERAL	13,945.34	0.00	0.00	13,945.34
103 - LIBRARY FUND STATE - GENERAL	3.50	0.00	0.00	3.50
104 - STAYING WELL - GENERAL	4,791.59	0.00	0.00	4,791.59
105 - RENAISSANCE - GEN	61,089.86	0.00	0.00	61,089.86
107 - PLANTINGS - GEN	9,993.18	0.00	0.00	9,993.18
108 - TREE FUND - GEN	3,220.00	0.00	0.00	3,220.00
109 - PENSION - GEN	100,752.05	0.00	0.00	100,752.05
130-CDBG HSG GRANT 01 - GEN	9,957.23	0.00	0.00	9,957.23
TOTAL GENERAL FUNDS	**925,458.17**	**367,286.39**	**521,161.96**	**771,582.60**
SPECIAL REVENUE FUNDS				
110-ROAD USE FUND - SPEC REV	775,861.45	118,879.71	198,150.03	696,591.13
112-T&A EMP BEN- SPEC REV	306,532.97	102,928.63	221,387.71	188,073.89
121-LOCAL OPTION SALES TAX	876,589.40	160,119.03	500,000.00	536,708.43
133-T-A RES UNEMP - SPEC REV	25,043.45	11.91	0.00	25,055.36
136-INSURANCE DED -SPEC REV	67,520.01	32.10	0.00	67,552.11
138-MED INS RESERVE - SPEC RV	152,381.08	16,606.90	17,073.09	151,914.89
140-HEALTH INS ESC-SPEC REV	9,790.58	0.00	0.00	9,790.58
145-HOTEL/MOTEL TAX - SPC REV	223,467.79	43.40	132,189.30	91,321.89
167-LIBRARY GIFTS - SPEC REV	183,437.57	239.02	1,050.84	182,625.75
490-FIRE EQMT REP FUND - SP R	300,888.24	143.07	0.00	301,031.31
491-GEN EQMT REP FUND- SP RV	459,737.80	0.00	0.00	459,737.80
492-WA EQMT REV FUND - SP RV	143,288.23	68.13	0.00	143,356.36
493-SW EQMT REV FUND- SP RV	192,477.20	91.52	0.00	192,568.72
494-SAN EQMT REP FUND-SP RV	255,228.28	92,665.34	0.00	347,893.62
496-WATER TOWER RES	7,459.18	3.55	0.00	7,462.73
498-OFFICE EQMT REP FD - SR	52,443.12	0.00	0.00	52,443.12
499-REC EQMT REP FD- SP RV	14,603.43	0.00	0.00	14,603.43
TOTAL SPECIAL REVENUE FUNDS	**4,046,749.78**	**491,832.31**	**1,069,850.97**	**3,468,731.12**
TAX INCREMENT FINANCING FUNDS				
125-URBAN REN - TIF SPEC REV	285,208.74	102,601.90	1,258.02	386,552.62
TOTAL TIF FUNDS	**285,208.74**	**102,601.90**	**1,258.02**	**386,552.62**
DEBT SERVICE FUNDS				
200-DEBT SERV - SPEC REV	5,208,339.84	38,763.72	17,729.13	5,229,374.43
TOTAL DEBT SERVICE FUNDS	**5,208,339.84**	**38,763.72**	**17,729.13**	**5,229,374.43**

CITY OF GRINNELL
MONTH TO DATE TREASURERS REPORT
AS OF: SEPT 2016

FUND	BEGINNING CASH BALANCE	MONTH TO DATE RECEIPTS	MONTH TO DATE DISBURSEMENTS	ENDING CASH BALANCE
CAPITAL PROJECT FUNDS				
301 - CLNS FY 16-17	(73,771.19)	0.00	7,719.04	(81,490.23)
305 - WEST SIDE SAN SEWER PROJ	8,464.05	353,080.00	0.00	361,544.05
309 - GMRC RISE PROJECT	(229,808.18)	0.00	440,756.86	(670,565.04)
310-CENTRAL PARK PROJECT	32,339.38	105,000.00	154,803.35	(17,463.97)
313-ITM MUSEUM/CITY HALL RELOCATION	(789,575.36)	600,000.00	2,110.99	(191,686.35)
350-AIRPORT DEVELOPMENT	49,018.43	0.00	3,295.35	45,723.08
362-HWY 146 NORTH	(97.21)	267,372.00	630,349.86	(363,075.07)
363 - STREET PROJECTS	88,490.29	0.00	10,039.81	78,450.48
364 - CBDG FAÇADE IMP	218,447.27	17,871.20	237,680.81	(1,362.34)
365-CLNS FY 15-16	24,167.76	0.00	0.00	24,167.76
369-REINVESTMENT PROJECT	3,226.43	0.00	0.00	3,226.43
371 WATER TOWER PROJECT	150,345.80	0.00	0.00	150,345.80
372-BIKE TRAIL PROJECT	10,901.26	0.00	0.00	10,901.26
374 - HWY 146 & I80 SIGNAL IMP	(230,336.19)	0.00	0.00	(230,336.19)
375-I-80 INTERCHANGE PROJECT	(60,173.45)	36,806.93	0.00	(23,366.52)
378 - WW TRMT PLAN PROJECT	579,610.67	0.00	27,592.25	552,018.42
380 - SUNSET ST IMP PROJECT	0.00	0.00	0.00	0.00
381 - CBD PHASE 5	86,038.36	500,000.00	515,364.85	70,673.51
CAPITAL PROJECT FUNDS	**(132,711.88)**	**1,880,130.13**	**2,029,713.17**	**(282,294.92)**
PERMANENT FUNDS				
500-PERP CARE FD - PERMANENT	513,886.21	477.36	0.00	514,363.57
TOTAL PERMANENT FUNDS	**513,886.21**	**477.36**	**0.00**	**514,363.57**
PROPRIETARY FUNDS				
141-WATER DEP FUND - PROP	84,660.34	50.00	0.00	84,710.34
610-WATER FUND	573,719.64	158,526.06	129,214.05	603,031.65
620-SEWER OPERATION AND MAINT	1,203,282.10	147,559.69	777,449.12	573,392.67
630-STORM SEWER FUND	662,108.49	21,222.90	439,294.07	244,037.32
670-SOLID WASTE	659,667.21	105,987.45	172,799.54	592,855.12
TOTAL PROPRIETARY FUNDS	**3,183,437.78**	**433,346.10**	**1,518,756.78**	**2,098,027.10**
TOTAL FUND BALANCES	**14,030,368.64**	**3,314,437.91**	**5,158,470.03**	**12,186,336.52**

GRINNELL POLICE DEPARTMENT

CITY OF GRINNELL, IOWA

INTER-OFFICE MEMORANDUM

FROM: Dennis Reilly
Chief of Police

DATE: October 11, 2016

TO: Honorable Gordon Canfield
Honorable Council Persons
Mr. Russell Behrens, City Manager
Ms. Kay Cmelik, City Clerk

SUBJECT: Monthly Report for **September**

Areas of Interest/Accomplishments:

- Collected 9.75 pounds of prescription drugs from the prescription drug box located in the Public Safety Building lobby.
- Quarterly department training was held.
- I attended the following: Council meeting; meeting with Sexual Assault/Domestic Violence advocates; meeting with college Intercultural Affairs office; meeting with G-N Superintendent, Local Emergency Planning Committee meeting; meeting with ICAP; Chamber of Commerce meeting.

Listed below is a summary of activities for the police department during the reporting period.

	September 16	**August 16**	**September 15**
Incident Reports	139	152	119
Arrests	32	20	26
Citations	52	64	57
Warnings	99	138	166
PD Collisions	10	15	20
PI Collisions	1	2	0
Hit & Run	4	0	2
Parking Tickets	100	85	89
Calls for Service	1038	1091	852

Respectfully Submitted,

Dennis Reilly
Chief of Police

PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2016 THRU 9/30/2016 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999

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PROJECT: 20170082 - PARKING STALL RENTAL TYPE: PARKSTALL PARKING STALL RENTAL
PROPERTY: 825 BROAD ST
APPLIED DATE: 9/02/2016 ISSUED DATE: 9/02/2016 EXPIRATION DATE: 9/08/2016 COMPLETION DATE: 9/02/2016
CONTRACTOR: CHRISTNER CHRISTNER CONTRACTING
17587 Highway 34
OTTUMWA, IA 52501
ISSUED TO: CARABELLI LLP
DR.SMITH-ROUDABUSH-CUNNINGHA
825 BROAD ST
GRINNELL, IA 50112-0106
SQUARE FEET: 0
DWELLING TYPE: PRIVATE UNITS: 0
STATUS: COMPLETE BALANCE: 0.00

DESCRIPTION: PERMIT IS FOR OCCUPYING UP TO 6 SPACES FOR THE MATERIALS AND EQUIPMENT TO BE USED DURING THE RENOVATIONS

SEGMENT: PARKSTALL - PARKING STALL RENTAL
CONTRACTOR: CHRISTNER CHRISTNER CONTRACTING CLASS: GC GENERAL CONTRACTOR
17587 Highway 34
OTTUMWA, IA 52501
ISSUED DATE: 9/02/2016 EXPIRATION DATE: 9/08/2016
BUILDING CODE: PARKSTALL PARKING STALL RENTAL
STATUS: Not Started VALUATION: 0.00 BALANCE: 0.00

PROJECT: 20170083 - PLUMBING TYPE: PLUM PLUMBING
PROPERTY: 318 BROAD ST
APPLIED DATE: 9/06/2016 ISSUED DATE: 9/06/2016 EXPIRATION DATE: 1/04/2017 COMPLETION DATE: 9/06/2016
CONTRACTOR: BROOINC BROOKWOOD
409 N 23RD AVENUE W
NEWTON, IA 50208
ISSUED TO: HESS, TAMMIE
318 BROAD ST
GRINNELL, IA 50112
SQUARE FEET: 1,320
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: COMPLETE BALANCE: 0.00

DESCRIPTION: WATER HEATER REPLACEMENT

SEGMENT: PLUM - PLUMBING
CONTRACTOR: BROOINC BROOKWOOD CLASS: MC MECHANICAL CONTRACTOR
409 N 23RD AVENUE W
NEWTON, IA 50208
ISSUED DATE: 9/06/2016 EXPIRATION DATE: 1/04/2017
BUILDING CODE: PLUM PLUMBING
STATUS: Not Started VALUATION: 1,250.00 BALANCE: 0.00

PROJECT: 20170084 - DECK/PORCH TYPE: DECK DECK/PORCH
PROPERTY: 1130 SUMMER ST
APPLIED DATE: 9/06/2016 ISSUED DATE: 9/06/2016 EXPIRATION DATE: 1/04/2017 COMPLETION DATE: 9/06/2016
CONTRACTOR: VANHAMMECO VAN HAMME CONSTRUCTION INC
1018 OAKLAND DR
TAMA, IA 52339
ISSUED TO: KLAINERT, COLLEEN
1130 SUMMER ST
GRINNELL, IA 50112
SQUARE FEET: 0
DWELLING TYPE: PRIVATE UNITS: 0
STATUS: COMPLETE BALANCE: 0.00

PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2016 THRU 9/30/2016 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999

DESCRIPTION: NEW DECK ON EAST SIDE OF HOUSE (TORE OFF OLD DECK)

SEGMENT: DECK - DECK/PORCH
CONTRACTOR: VANHAMMECO VAN HAMME CONSTRUCTION INC CLASS:
1018 OAKLAND DR
TAMA, IA 52339
ISSUED DATE: 9/06/2016 EXPIRATION DATE: 1/04/2017
BUILDING CODE: DECK DECK/PORCH
STATUS: Not Started VALUATION: 3,595.00 BALANCE: 0.00

PROJECT: 20170085 - MECHANICAL TYPE: MECH MECHANICAL
PROPERTY: 520 MAIN ST
APPLIED DATE: 9/07/2016 ISSUED DATE: 9/07/2016 EXPIRATION DATE: 1/05/2017 COMPLETION DATE: 9/07/2016
CONTRACTOR: LATCENTEIN LATCHAM ENTERPRISES INC ISSUED TO: LATHAM, DONALD
PO BOX 252 504 MAIN STREET
GRINNELL, IA 50112 GRINNELL, IA 50112
SQUARE FEET: 0
DWELLING TYPE: PRIVATE UNITS: 0
STATUS: COMPLETE BALANCE: 0.00

DESCRIPTION: NEW HEATING AND AIR CONDITIONING.

SEGMENT: MECH - MECHANICAL
CONTRACTOR: LATCENTEIN LATCHAM ENTERPRISES INC CLASS: GC GENERAL CONTRACTOR
PO BOX 252
GRINNELL, IA 50112
ISSUED DATE: 9/07/2016 EXPIRATION DATE: 1/05/2017
BUILDING CODE: MECH MECHANICAL
STATUS: Not Started VALUATION: 6,000.00 BALANCE: 0.00

PROJECT: 20170086 - DECK/PORCH TYPE: DECK DECK/PORCH
PROPERTY: 1136 SUMMER ST
APPLIED DATE: 9/07/2016 ISSUED DATE: 9/07/2016 EXPIRATION DATE: 1/05/2017 COMPLETION DATE: 9/07/2016
CONTRACTOR: ISSUED TO: PARKER, NINO
1136 SUMMER ST
GRINNELL, IA 50112
SQUARE FEET: 0
DWELLING TYPE: PRIVATE UNITS: 0
STATUS: COMPLETE BALANCE: 0.00

DESCRIPTION: NEW WOOD PORCH AND LANDING

SEGMENT: DECK - DECK/PORCH
CONTRACTOR: CLASS:
ISSUED DATE: 9/07/2016 EXPIRATION DATE: 1/05/2017
BUILDING CODE: DECK DECK/PORCH
STATUS: Not Started VALUATION: 1,000.00 BALANCE: 0.00

PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2016 THRU 9/30/2016 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999

PROJECT: 20170087 - ROOF TYPE: ROOF ROOF
PROPERTY: 1018 WASHINGTON AVE
APPLIED DATE: 9/08/2016 ISSUED DATE: 9/08/2016 EXPIRATION DATE: 1/06/2017 COMPLETION DATE: 9/08/2016
CONTRACTOR: ISSUED TO: SPRIGGS, RAY
1133 BROAD ST
GRINNELL, IA 50112-0107
SQUARE FEET: 344
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: COMPLETE BALANCE: 0.00

SEGMENT: ROOF - ROOF
CONTRACTOR: CLASS:
ISSUED DATE: 9/08/2016 EXPIRATION DATE: 1/06/2017
BUILDING CODE: ROOF ROOF
STATUS: Not Started VALUATION: 1,200.00 BALANCE: 0.00

PROJECT: 20170088 - WALL SIGN TYPE: SIGN-WALL WALL SIGN
PROPERTY: 707 WEST ST S 300
APPLIED DATE: 9/13/2016 ISSUED DATE: 9/13/2016 EXPIRATION DATE: 1/11/2017 COMPLETION DATE: 9/13/2016
CONTRACTOR: ASISIGN ASI SIGNS ISSUED TO: CASA MARGARITAS
1219 ZIMMERMAN DRIVE 707 WEST ST S
GRINNELL, IA 50112 STE 300
GRINNELL, IA 50112-0000
SQUARE FEET: 0
DWELLING TYPE: PRIVATE UNITS: 0
STATUS: COMPLETE BALANCE: 0.00

DESCRIPTION: INSTALLATION OF A 62 SQ FT ON-SITE LIGHTED SIGN.

SEGMENT: SIGN-WALL - WALL SIGN
CONTRACTOR: ASISIGN ASI SIGNS CLASS: SC SIGN CONTRACTOR
1219 ZIMMERMAN DRIVE
GRINNELL, IA 50112
ISSUED DATE: 9/13/2016 EXPIRATION DATE: 1/11/2017
BUILDING CODE: SIGN-WALL WALL SIGN
STATUS: Not Started VALUATION: 7,998.25 BALANCE: 0.00

PROJECT: 20170089 - RESIDENTIAL ACCESSORY BUILDING TYPE: 05-RESACC RESIDENTIAL ACCESSORY BLD
PROPERTY: 1328 PRAIRIE ST
APPLIED DATE: 9/13/2016 ISSUED DATE: 9/13/2016 EXPIRATION DATE: 1/11/2017 COMPLETION DATE: 9/13/2016
CONTRACTOR: ISSUED TO: WILLETT, KELLY
1328 PRAIRIE STREET
GRINNELL, IA 50112
SQUARE FEET: 832
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: COMPLETE BALANCE: 0.00

PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2016 THRU 9/30/2016 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999

DESCRIPTION: PLACING A 14X22 ACCESSORY STRUCTURE IN THE REAR YARD.

SEGMENT: 05-RESACC - RESIDENTIAL ACCESSORY BLD
CONTRACTOR: CLASS:
ISSUED DATE: 9/13/2016 EXPIRATION DATE: 1/11/2017
BUILDING CODE: RESACC RESIDENTIAL ACCESSORY BUILDING
STATUS: Not Started VALUATION: 2,305.00 BALANCE: 0.00

PROJECT: 20170090 - COMMERCIAL ACCESSORY BLDG TYPE: 15-COMACC COMMERCIAL ACCESSORY BLD
PROPERTY: 803 6TH AVE
APPLIED DATE: 9/15/2016 ISSUED DATE: 9/15/2016 EXPIRATION DATE: 1/13/2017 COMPLETION DATE: 9/15/2016
CONTRACTOR: ISSUED TO: MARCINIK, ROBIN
3183 E 156TH ST N
GRINNELL, IA 50112
SQUARE FEET: 1,246
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: COMPLETE BALANCE: 0.00

DESCRIPTION: INSTALLATION OF A SOTRAGE SHED.

SEGMENT: 15-COMACC - COMMERCIAL ACCESSORY BLD
CONTRACTOR: CLASS:
ISSUED DATE: 9/15/2016 EXPIRATION DATE: 1/13/2017
BUILDING CODE: COMACC COMMERCIAL ACCESSORY BUILDING
STATUS: Not Started VALUATION: 2,500.00 BALANCE: 0.00

PROJECT: 20170091 - RESIDENTIAL REMODEL TYPE: 04-RESREM RESIDENTIAL REMODEL
PROPERTY: 1839 REED ST
APPLIED DATE: 9/15/2016 ISSUED DATE: 9/15/2016 EXPIRATION DATE: 1/13/2017 COMPLETION DATE: 9/15/2016
CONTRACTOR: VANDLINDCO VANDER LINDEN CONSTRUCTION INC ISSUED TO: HARRINGTON, MELANIE
605 VAN HORN CIRCLE 1839 REED ST
GRINNELL, IA 50112 GRINNELL, IA 50112
SQUARE FEET: 1,664
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: COMPLETE BALANCE: 0.00

DESCRIPTION: KITCHEN REMODEL.

SEGMENT: 04-RESREM - RESIDENTIAL REMODEL
CONTRACTOR: VANDLINDCO VANDER LINDEN CONSTRUCTION INC CLASS: GC GENERAL CONTRACTOR
605 VAN HORN CIRCLE
GRINNELL, IA 50112
ISSUED DATE: 9/15/2016 EXPIRATION DATE: 1/13/2017
BUILDING CODE: RESREM RESIDENTIAL REMODEL
STATUS: Not Started VALUATION: 13,708.00 BALANCE: 0.00

PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2016 THRU 9/30/2016 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999

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PROJECT: 20170092 - COMMERCIAL ADDITION TYPE: 13-COMBLD COMMERCIAL ADDITION
PROPERTY: 1006 INDUSTRIAL AVE
APPLIED DATE: 9/15/2016 ISSUED DATE: 9/15/2016 EXPIRATION DATE: 1/13/2017 COMPLETION DATE: 9/15/2016
CONTRACTOR: KREMIN KEMIN ISSUED TO: KEY COOPERATIVE
2111 E 17 ST STE H 1006 INDUSTRIAL AVENUE
DES MOINES, IA 50316 GRINNELL, IA 50112
SQUARE FEET: 0
DWELLING TYPE: PRIVATE UNITS: 0
STATUS: COMPLETE BALANCE: 0.00

DESCRIPTION: ADDING A 6,650 GALLON DOUBLE WALLED LIQUID TANK.

SEGMENT: 13-COMADD - COMMERCIAL ADDITION
CONTRACTOR: KREMIN KEMIN CLASS:
2111 E 17 ST STE H
DES MOINES, IA 50316
ISSUED DATE: 9/15/2016 EXPIRATION DATE: 1/13/2017
BUILDING CODE: COMADD COMMERCIAL ADDITION
STATUS: Not Started VALUATION: 100,000.00 BALANCE: 0.00

PROJECT: 20170094 - COMMERCIAL REMODEL TYPE: 14-COMREM COMMERCIAL REMODEL
PROPERTY: 812 COMMERCIAL ST
APPLIED DATE: 9/16/2016 ISSUED DATE: 9/16/2016 EXPIRATION DATE: 1/14/2017 COMPLETION DATE: 9/16/2016
CONTRACTOR: HWDBUILDER HWD BUILDERS ISSUED TO: TLB HOLDINGS LLC
627 N 19TH AVE E 808 COMMERCIAL ST
NEWTON, IA 50208 GRINNELL, IA 50112
SQUARE FEET: 0
DWELLING TYPE: PRIVATE UNITS: 0
STATUS: COMPLETE BALANCE: 0.00

DESCRIPTION: REARRANGING WALLS TO FIT NEW TENNANT; ADDING A KITCHEN AND BATHROOM AREA.

SEGMENT: 14-COMREM - COMMERCIAL REMODEL
CONTRACTOR: HWDBUILDER HWD BUILDERS CLASS:
627 N 19TH AVE E
NEWTON, IA 50208
ISSUED DATE: 9/16/2016 EXPIRATION DATE: 1/14/2017
BUILDING CODE: COMREM COMMERCIAL REMODEL
STATUS: Not Started VALUATION: 55,000.00 BALANCE: 0.00

PROJECT: 20170096 - ROOF TYPE: ROOF ROOF
PROPERTY: 415 6TH AVE W
APPLIED DATE: 9/19/2016 ISSUED DATE: 9/19/2016 EXPIRATION DATE: 1/17/2017 COMPLETION DATE: 9/19/2016
CONTRACTOR: BARRINGER BARRINGER BROTHERS INC ISSUED TO: GRINNELL HEALTHCARE CTR LLC
1501 OPTIMIST CT 415 6TH AVE W
BELLEVILLE, IL 62220 GRINNELL, IA 50112
SQUARE FEET: 23,456
DWELLING TYPE: PRIVATE UNITS: 3
STATUS: COMPLETE BALANCE: 0.00

PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2016 THRU 9/30/2016 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999

DESCRIPTION: COMPLETE TEAROFF AND REPLACE ROOF.

SEGMENT: ROOF - ROOF
CONTRACTOR: CLASS:
ISSUED DATE: 9/19/2016 EXPIRATION DATE: 1/17/2017
BUILDING CODE: ROOF ROOF
STATUS: Not Started VALUATION: 58,600.00 BALANCE: 0.00

PROJECT: 20170097 - NEW RESIDENTIAL BUILDING TYPE: 01-NEWRES NEW RESIDENTIAL BUILDING
PROPERTY: 1427 10TH AVE
APPLIED DATE: 9/20/2016 ISSUED DATE: 9/20/2016 EXPIRATION DATE: 1/18/2017 COMPLETION DATE: 0/00/0000
CONTRACTOR: ISSUED TO: DUNN, JIM
734 16TH AVE UNIT 5
GRINNELL, IA 50112
SQUARE FEET: 1
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 40.96

SEGMENT: 01-NEWRES - NEW RESIDENTIAL BUILDING
CONTRACTOR: CLASS:
ISSUED DATE: 9/20/2016 EXPIRATION DATE: 1/18/2017
BUILDING CODE: 102 SINGLE FAMILY DETACHED
STATUS: Open VALUATION: 1.00 BALANCE: 40.96

SEGMENT: MECH-NC - MECHANICAL
CONTRACTOR: CLASS:
ISSUED DATE: 9/20/2016 EXPIRATION DATE: 1/18/2017
BUILDING CODE: MECH-NC MECHANICAL NO CHARGE
STATUS: Not Started VALUATION: 0.00 BALANCE: 0.00

SEGMENT: PLUM-NC - PLUMBING
CONTRACTOR: CLASS:
ISSUED DATE: 9/20/2016 EXPIRATION DATE: 1/18/2017
BUILDING CODE: PLB-NC PLUMBING-NO CHARGE
STATUS: Not Started VALUATION: 0.00 BALANCE: 0.00

PROJECT: 20170098 - MECHANICAL TYPE: MECH MECHANICAL
PROPERTY: 707 WEST ST S 300
APPLIED DATE: 9/21/2016 ISSUED DATE: 9/21/2016 EXPIRATION DATE: 1/19/2017 COMPLETION DATE: 9/21/2016
CONTRACTOR: COMM SERV COMMERCIAL SERVICE INNOVATION ISSUED TO: CASA MARGARITAS
8825 NE 78TH AVE 707 WEST ST S
BONDURANT, IA 50035 STE 300
GRINNELL, IA 50112-0000
SQUARE FEET: 10,030
DWELLING TYPE: PRIVATE UNITS: 3
STATUS: COMPLETE BALANCE: 0.00

DESCRIPTION: INSTALLATINO OF GREASE HOOD FOR KITCHEN.

PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2016 THRU 9/30/2016 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999

SEGMENT: MECH - MECHANICAL
CONTRACTOR: COMM SERV COMMERCIAL SERVICE INNOVATION CLASS: HVACP HVAC & PLUMBING
8825 NE 78TH AVE
BONDURANT, IA 50035
ISSUED DATE: 9/21/2016 EXPIRATION DATE: 1/19/2017
BUILDING CODE: MECH MECHANICAL
STATUS: Not Started VALUATION: 7,000.00 BALANCE: 0.00

PROJECT: 20170099 - MECHANICAL TYPE: MECH MECHANICAL
PROPERTY: 1228 REED ST
APPLIED DATE: 9/21/2016 ISSUED DATE: 9/21/2016 EXPIRATION DATE: 1/19/2017 COMPLETION DATE: 9/21/2016
CONTRACTOR: POTS POTS PLUMBING & HEATING ISSUED TO: PINKERTON, AUTUM
740 MAIN ST 1228 REED ST
ACKLEY, IA 50601 GRINNELL, IA 50112
SQUARE FEET: 1,469
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: COMPLETE BALANCE: 0.00

DESCRIPTION: INSTALLATION OF A NEW WATERHEATER AND FURNACE.

SEGMENT: MECH - MECHANICAL
CONTRACTOR: POTS POTS PLUMBING & HEATING CLASS: HVACP HVAC & PLUMBING
740 MAIN ST
ACKLEY, IA 50601
ISSUED DATE: 9/21/2016 EXPIRATION DATE: 1/19/2017
BUILDING CODE: MECH MECHANICAL
STATUS: Not Started VALUATION: 3,165.00 BALANCE: 0.00

PROJECT: 20170100 - MECHANICAL TYPE: MECH MECHANICAL
PROPERTY: 1309 PRINCE ST
APPLIED DATE: 9/21/2016 ISSUED DATE: 9/21/2016 EXPIRATION DATE: 1/19/2017 COMPLETION DATE: 9/21/2016
CONTRACTOR: JENSHEAT&A JENSEN HEATING & AIR CONDITION ISSUED TO: KRIEGEL, MIKE AND CINDY
519 WEST STREET 1309 PRINCE ST
GRINNELL, IA 50112 GRINNELL, IA 50112
SQUARE FEET: 1,260
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: COMPLETE BALANCE: 0.00

DESCRIPTION: REPLACE FURNACE AND A/C UNIT.

SEGMENT: MECH - MECHANICAL
CONTRACTOR: JENSHEAT&A JENSEN HEATING & AIR CONDITION CLASS: MC MECHANICAL CONTRACTOR
519 WEST STREET
GRINNELL, IA 50112
ISSUED DATE: 9/21/2016 EXPIRATION DATE: 1/19/2017
BUILDING CODE: MECH MECHANICAL
STATUS: Not Started VALUATION: 8,440.00 BALANCE: 0.00

PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2016 THRU 9/30/2016 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999

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PROJECT: 20170101 - RESIDENTIAL REMODEL TYPE: 04-RESREM RESIDENTIAL REMODEL
PROPERTY: 1713 4TH AVE
APPLIED DATE: 9/23/2016 ISSUED DATE: 9/23/2016 EXPIRATION DATE: 1/21/2017 COMPLETION DATE: 9/23/2016
CONTRACTOR: WINGERTER WINGERTER CONSTRUCTION ISSUED TO: OSGOOD, PAULA & RUSSELL
404 BROAD ST 1717 4TH AVE
GRINNELL, IA 50112 GRINNELL, IA 50112
SQUARE FEET: 1,610
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: COMPLETE BALANCE: 0.00

DESCRIPTION: BUILDING A MASTER BATHROOM WITHIN THE MASTER BEDROOM.

SEGMENT: 04-RESREM - RESIDENTIAL REMODEL
CONTRACTOR: WINGERTER WINGERTER CONSTRUCTION CLASS: GC GENERAL CONTRACTOR
404 BROAD ST
GRINNELL, IA 50112
ISSUED DATE: 9/23/2016 EXPIRATION DATE: 1/21/2017
BUILDING CODE: RESREM RESIDENTIAL REMODEL
STATUS: Not Started VALUATION: 18,800.00 BALANCE: 0.00

PROJECT: 20170102 - ROOF TYPE: ROOF ROOF
PROPERTY: 1901 SUMMER ST
APPLIED DATE: 9/26/2016 ISSUED DATE: 9/26/2016 EXPIRATION DATE: 1/24/2017 COMPLETION DATE: 9/26/2016
CONTRACTOR: VANDSTOUCA VANDE STOUWE CARPENTRY INC ISSUED TO: JACOBSON, PETER
PO BOX 107 1901 SUMMER ST
GRINNELL, IA 50112 GRINNELL, IA 50112
SQUARE FEET: 0
DWELLING TYPE: PRIVATE UNITS: 0
STATUS: COMPLETE BALANCE: 0.00

DESCRIPTION: TEAR OFF AND REPLACE ROOF - NOT INCLUDING ADDITION

SEGMENT: ROOF - ROOF
CONTRACTOR: VANDSTOUCA VANDE STOUWE CARPENTRY INC CLASS: GC GENERAL CONTRACTOR
PO BOX 107
GRINNELL, IA 50112
ISSUED DATE: 9/26/2016 EXPIRATION DATE: 1/24/2017
BUILDING CODE: ROOF ROOF
STATUS: Not Started VALUATION: 8,000.00 BALANCE: 0.00

PROJECT: 20170103 - SIDING TYPE: SIDING SIDING
PROPERTY: 1816 STOECKER ST
APPLIED DATE: 9/27/2016 ISSUED DATE: 9/27/2016 EXPIRATION DATE: 1/25/2017 COMPLETION DATE: 9/27/2016
CONTRACTOR: CUSTOMHOME CUSTOM HOME EXT ISSUED TO: HONSBRUCH, HARLAN
2509 47TH ST 1816 STOECKER
DES MOINES, IA 50310 GRINNELL, IA 50112
SQUARE FEET: 1,316
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: COMPLETE BALANCE: 0.00

PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2016 THRU 9/30/2016 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999

DESCRIPTION: REPLACING ALL EXISTING SIDING WITH NEW.

SEGMENT: SIDING - SIDING
CONTRACTOR: CUSTOMHOME CUSTOM HOME EXT CLASS:
2509 47TH ST
DES MOINES, IA 50310
ISSUED DATE: 9/27/2016 EXPIRATION DATE: 1/25/2017
BUILDING CODE: SIDING SIDING
STATUS: Not Started VALUATION: 10,500.00 BALANCE: 0.00

PROJECT: 20170104 - ROOF TYPE: ROOF ROOF
PROPERTY: 1116 SUMMER ST
APPLIED DATE: 9/28/2016 ISSUED DATE: 9/28/2016 EXPIRATION DATE: 1/26/2017 COMPLETION DATE: 9/28/2016
CONTRACTOR: HENNCONS HENNING CONSTRUCTION ISSUED TO: MCCUE, SARA
819 E 9TH STREET N 1116 SUMMER ST
NEWTON, IA 50208 GRINNELL, IA 50112
SQUARE FEET: 1,744
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: COMPLETE BALANCE: 0.00

DESCRIPTION: COMPLETE ROOF TEAROFF ANAD REPLACE.

SEGMENT: ROOF - ROOF
CONTRACTOR: HENNCONS HENNING CONSTRUCTION CLASS: GC GENERAL CONTRACTOR
819 E 9TH STREET N
NEWTON, IA 50208
ISSUED DATE: 9/28/2016 EXPIRATION DATE: 1/26/2017
BUILDING CODE: ROOF ROOF
STATUS: Not Started VALUATION: 10,000.00 BALANCE: 0.00

PROJECT: 20170105 - MECHANICAL TYPE: MECH MECHANICAL
PROPERTY: 1812 10TH AVE PL
APPLIED DATE: 9/29/2016 ISSUED DATE: 9/29/2016 EXPIRATION DATE: 1/27/2017 COMPLETION DATE: 9/29/2016
CONTRACTOR: JENSHEAT&A JENSEN HEATING & AIR CONDITION ISSUED TO: CULHAM, PHILIP
519 WEST STREET 1812 10TH AVE PL
GRINNELL, IA 50112 GRINNELL, IA 50112
SQUARE FEET: 1,064
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: COMPLETE BALANCE: 0.00

DESCRIPTION: REPLACE EXISTING FURNACE AND A/C WITH NEW.

SEGMENT: MECH - MECHANICAL
CONTRACTOR: JENSHEAT&A JENSEN HEATING & AIR CONDITION CLASS: MC MECHANICAL CONTRACTOR
519 WEST STREET
GRINNELL, IA 50112
ISSUED DATE: 9/29/2016 EXPIRATION DATE: 1/27/2017
BUILDING CODE: MECH MECHANICAL
STATUS: Not Started VALUATION: 5,290.30 BALANCE: 0.00

PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2016 THRU 9/30/2016 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999

==========

PROJECT: 20170106 - WATER HEATER CHANGEOUT TYPE: WH C/O WATER HEATER CHANGEOUT
PROPERTY: 922 REED ST
APPLIED DATE: 9/30/2016 ISSUED DATE: 9/30/2016 EXPIRATION DATE: 1/28/2017 COMPLETION DATE: 0/00/0000
CONTRACTOR: GERMPLUMHE GERMAN PLUMBING HEATING & COOL ISSUED TO: LAMB, DALE
610 1ST AVENUE 922 REED ST
GRINNELL, IA 50112 GRINNELL, IA 50112
SQUARE FEET: 1,994
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 52.23

SEGMENT: WH C/O - WATER HEATER CHANGEOUT
CONTRACTOR: GERMPLUMHE GERMAN PLUMBING HEATING & COOL CLASS: MC MECHANICAL CONTRACTOR
610 1ST AVENUE
GRINNELL, IA 50112
ISSUED DATE: 9/30/2016 EXPIRATION DATE: 1/28/2017
BUILDING CODE: WH C/O WATER HEATER CHANGEOUT
STATUS: Not Started VALUATION: 936.00 BALANCE: 52.23

TOTAL PRINTED: 23 PROJECTS TOTAL VALUATION: $325,288.55 TOTAL BALANCE: $93.19

PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2016 THRU 9/30/2016 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999

*** SEGMENT RECAP ***

PROJECT SEGMENT	# OF SEGMENTS	BALANCE
01-NEWRES - NEW RESIDENTIAL BUILD	1	40.96
04-RESREM - RESIDENTIAL REMODEL	2	0.00
05-RESACC - RESIDENTIAL ACCESSORY	1	0.00
13-COMADD - COMMERCIAL ADDITION	1	0.00
14-COMREM - COMMERCIAL REMODEL	1	0.00
15-COMACC - COMMERCIAL ACCESSORY	1	0.00
DECK - DECK/PORCH	2	0.00
MECH - MECHANICAL	5	0.00
MECH-NC - MECHANICAL	1	0.00
PARKSTALL - PARKING STALL RENTAL	1	0.00
PLUM - PLUMBING	1	0.00
PLUM-NC - PLUMBING	1	0.00
ROOF - ROOF	4	0.00
SIDING - SIDING	1	0.00
SIGN-WALL - WALL SIGN	1	0.00
WH - WATER HEATER CHANGEOUT	1	52.23
*** TOTALS ***	25	93.19

PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2016 THRU 9/30/2016 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999

*** PROJECT TYPE RECAP ***

PROJECT TYPE	# OF PROJECTS	BALANCE
01-NEWRES - NEW RESIDENTIAL BUILD	1	40.96
04-RESREM - RESIDENTIAL REMODEL	2	0.00
05-RESACC - RESIDENTIAL ACCESSORY	1	0.00
13-COMBLD - COMMERCIAL ADDITION	1	0.00
14-COMREM - COMMERCIAL REMODEL	1	0.00
15-COMACC - COMMERCIAL ACCESSORY	1	0.00
DECK - DECK/PORCH	2	0.00
MECH - MECHANICAL	5	0.00
PARKSTALL - PARKING STALL RENTAL	1	0.00
PLUM - PLUMBING	1	0.00
ROOF - ROOF	4	0.00
SIDING - SIDING	1	0.00
SIGN-WALL - WALL SIGN	1	0.00
WH - WATER HEATER CHANGEOUT	1	52.23
*** TOTALS ***	23	93.19

PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2016 THRU 9/30/2016 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999

*** MONTHLY RECAP BASED ON ISSUED DATE ***

ISSUED YEAR: 2016

MONTH	PROJECTS	VALUATION	BALANCE
SEPTEMBER	23	325,288.00	93.19

SELECTION CRITERIA

REPORT SELECTION

PROJECT RANGE FROM: THROUGH ZZZZZZZZZZ
PROJECT TYPE: All
CONTRACTOR CLASS: All All Contractor Classes
CONTRACTOR: All
PROJECT STATUS: All
SEGMENTS: All
PHASES: All
COMMENT CODES: All

PROJECT DATES

APPLIED RANGE FROM: 09/01/2016 THROUGH 09/30/2016
ISSUED RANGE FROM: 00/00/0000 THROUGH 99/99/9999
EXPIRE RANGE FROM: 00/00/0000 THROUGH 99/99/9999
COMPLETION RANGE FROM: 00/00/0000 THROUGH 99/99/9999

BALANCE SELECTION

SELECTION: ALL

PRINT OPTIONS

PRINT MONTHLY RECAP YES
PRINT SEGMENTS: YES
PRINT PHASES: NO
ONE PROJECT PER PAGE: NO
PRINT REJECTION NOTES: NO
PRINT PROJECT W/O SEGMENTS: NO
PRINT CONDITIONS: NO
PRINT DESCRIPTION: YES
PRINT NOTES: NO
SEQUENCE: Project
COMMENT CODES: None

*** END OF REPORT ***

Grinnell FINANCE COMMITTEE Meeting
MONDAY, OCTOBER 17, 2016 AT 7:00 A.M.
IN THE SMALL CONFERENCE ROOM OF THE
GRINNELL COMMUNITY CENTER

TENTATIVE AGENDA

ROLL CALL: Wray, White, Hansen.

PERFECTING AND APPROVAL OF AGENDA:

COMMITTEE BUSINESS:

1. Consider resolution approving the award of the Grinnell City Hall Relocation Project (See Resolution No. 2016-205).
2. Consider resolution authorizing the Mayor to sign the Regional Sports Authority District Grant Agreement between the city of Grinnell and the Iowa Economic Development Authority (IEDA) (See Resolution No. 2016-206).
3. Consider Campbell Fund special request from Goodfellows.
4. Discuss possible housing project and incentives.

INQUIRIES:

ADJOURNMENT

RESOLUTION NO. 2016-205

RESOLUTION TO AWARD CONTRACTS FOR CITY HALL RELOCATION PROJECT

WHEREAS, pursuant to notice duly published in the manner and form prescribed by law and as required by law, bids and proposals were received for Monday, October 10 at 2:00 p.m.; and

WHEREAS, all of the said bids and proposals have been carefully considered, and it is necessary and advisable that provision be made for the award of the contract for the Project;

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Grinnell, Iowa, as follows:

Section 1. The bid for the Project submitted by the following contractors are fully responsive to the plans and specifications for the Project, heretofore approved by the Council, and is the lowest responsible bids received, such bids being as follows:

Name and Address of Contractor		Amount of Bid
Garling Construction, Inc. 1129 11 Street Belle Plaine, Iowa 52208	(Construction)	$329,000.00
Koch Brothers Systems Furniture Des Moines, IA 50309	(Furniture)	$ 46,000.00

Section 2. The contract for the Project is hereby awarded to such contractors at the total estimated cost set out above, the final settlement to be made on the basis of the unit prices therein set out and the actual final quantities of each class of materials furnished, the said contract to be subject to the terms of the aforementioned resolution, the notice of hearing and letting, the plans and specifications and the terms of the bidder's written proposal.

Section 3. The Mayor and City Clerk are hereby directed and authorized to execute the contracts with the Contractors for the construction and furniture and installation of the said improvements.

Section 4. The amount of the contractors' performance and/or payment bonds where required are hereby fixed and determined to be 100% of the amount of the contract.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Passed and approved this 17th day of October, 2016.

_____
GORDON CANFIELD, MAYOR

Attest:

_____

AIA® Document A101™ – 2007

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the Seventeenth day of October in the year Two Thousand Sixteen (Oct. 17, 2016).
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

City of Grinnell
927 4th Avenue
Grinnell, IA 50113
Phone: (641) 236-2606
www.grinnelliowa.gov

and the Contractor:
(Name, legal status, address and other information)

Garling Construction, Inc.
1120 11th Street
Belle Plaine, IA 52208
Phone: (319) 444-3409
www.garlingconstruction.com

for the following Project:
(Name, location and detailed description)

Grinnell City Hall Relocation (RDG# 2016.472.00 file 7.0.1)
Grinnell, Iowa

The Architect:
(Name, legal status, address and other information)

RDG IA Inc
d/b/a RDG Planning & Design
301 Grand Avenue
Des Moines, IA 50309-1718
Phone Number: 515-288-3141
Website: www.rdgusa.com

The Owner and Contractor agree as follows.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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User Notes: (1666665590)

TABLE OF ARTICLES

1 THE CONTRACT DOCUMENTS

2 THE WORK OF THIS CONTRACT

3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

4 CONTRACT SUM

5 PAYMENTS

6 DISPUTE RESOLUTION

7 TERMINATION OR SUSPENSION

8 MISCELLANEOUS PROVISIONS

9 ENUMERATION OF CONTRACT DOCUMENTS

10 INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.
(Insert the date of commencement if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

If, prior to the commencement of the Work, the Owner requires time to file mortgages and other security interests, the Owner's time requirement shall be as follows:

§ 3.2 The Contract Time shall be measured from the date of commencement.

§ 3.3 The Contractor shall achieve Substantial Completion of the entire Work not later than ( ) days from the date of commencement, or as follows:
(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. If appropriate, insert requirements for earlier Substantial Completion of certain portions of the Work.)

December 20, 2016

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Portion of Work	Substantial Completion Date

, subject to adjustments of this Contract Time as provided in the Contract Documents.
(Insert provisions, if any, for liquidated damages relating to failure to achieve Substantial Completion on time or for bonus payments for early completion of the Work.)

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be ~~($),~~ Three Hundred Twenty Nine Thousand Dollars and Zero Cents. ($329,000.00). subject to additions and deductions as provided in the Contract Documents.

§ 4.2 The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:
(State the numbers or other identification of accepted alternates. If the bidding or proposal documents permit the Owner to accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)

None.

§ 4.3 Unit prices, if any:
(Identify and state the unit price; state quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price Per Unit ($0.00)

None.

§ 4.4 Allowances included in the Contract Sum, if any:
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price
Allowance A (window film)	$17,500.00
Allowance B (door security hardware)	$12,000.00

ARTICLE 5 PAYMENTS

§ 5.1 PROGRESS PAYMENTS

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the 28th day of a month, the Owner shall make payment of the certified amount to the Contractor not later than the 28th day of the next month. If an Application for Payment is received by the Architect after the application date fixed above, payment shall be made by the Owner not later than ~~( )~~ thirty (30) days after the Architect receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

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§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

.1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of ~~percent (%).~~ five percent (5%). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 7.3.9 of AIA Document A201™–2007, General Conditions of the Contract for Construction;

.2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of ~~percent (%);~~five percent (5%);

.3 Subtract the aggregate of previous payments made by the Owner; and

.4 Subtract amounts, if any, for which the Architect has withheld or nullified a Certificate for Payment as provided in Section 9.5 of AIA Document A201–2007.

§ 5.1.7 The progress payment amount determined in accordance with Section 5.1.6 shall be further modified under the following circumstances:

.1 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to the full amount of the Contract Sum, less such amounts as the Architect shall determine for incomplete Work, retainage applicable to such work and unsettled claims; and
(Section 9.8.5 of AIA Document A201–2007 requires release of applicable retainage upon Substantial Completion of Work with consent of surety, if any.)

.2 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Section 9.10.3 of AIA Document A201–2007.

§ 5.1.8 Reduction or limitation of retainage, if any, shall be as follows:
(If it is intended, prior to Substantial Completion of the entire Work, to reduce or limit the retainage resulting from the percentages inserted in Sections 5.1.6.1 and 5.1.6.2 above, and this is not explained elsewhere in the Contract Documents, insert here provisions for such reduction or limitation.)

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 FINAL PAYMENT

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

.1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Section 12.2.2 of AIA Document A201–2007, and to satisfy other requirements, if any, which extend beyond final payment; and

.2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 INITIAL DECISION MAKER

The Architect will serve as Initial Decision Maker pursuant to Section 15.2 of AIA Document A201–2007, unless the parties appoint below another individual, not a party to this Agreement, to serve as Initial Decision Maker.

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(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 6.2 BINDING DISPUTE RESOLUTION

For any Claim subject to, but not resolved by, mediation pursuant to Section 15.3 of AIA Document A201–2007, the method of binding dispute resolution shall be as follows:
(Check the appropriate box. If the Owner and Contractor do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.)

[ ] Arbitration pursuant to Section 15.4 of AIA Document A201–2007

[X] Litigation in a court of competent jurisdiction

[ ] Other *(Specify)*

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2007.

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2007.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2007 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.
(Insert rate of interest agreed upon, if any.)

%

§ 8.3 The Owner's representative:
(Name, address and other information)

Russ Behrens, City Manager
927 4th Avenue
Grinnell, IA 50012
Phone: (641) 236-2600

§ 8.4 The Contractor's representative:
(Name, address and other information)

Darin Riherd, Project Manager
Garling Construction, Inc.
1120 11th Street
Belle Plaine, IA 52208
Phone: (319) 444-3409
www.garlingconstruction.com

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§ 8.5 Neither the Owner's nor the Contractor's representative shall be changed without ten days written notice to the other party.

§ 8.6 Other provisions:

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated in the sections below.

§ 9.1.1 The Agreement is this executed AIA Document A101–2007, Standard Form of Agreement Between Owner and Contractor.

§ 9.1.2 The General Conditions are AIA Document A201–2007, General Conditions of the Contract for Construction.

§ 9.1.3 The Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
00 73 13	Supplementary Conditions	Sept. 19, 2016	10

§ 9.1.4 The Specifications:
(Either list the Specifications here or refer to an exhibit attached to this Agreement.)

Exhibit A: Table of Contents

Section	Title	Date	Pages

§ 9.1.5 The Drawings:
(Either list the Drawings here or refer to an exhibit attached to this Agreement.)

Exhibit A: Drawings Cover Sheet

Number	Title	Date

§ 9.1.6 The Addenda, if any:

Number	Date	Pages
Addendum #1	Oct. 3, 2016	23
Addendum #2	Oct. 6, 2016	11

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.

§ 9.1.7 ~~Additional documents, if any, forming part of the Contract Documents:~~

~~**.1** AIA Document E201™–2007, Digital Data Protocol Exhibit, if completed by the parties, or the following:~~

.2 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201–2007 provides that bidding requirements such as advertisement or invitation to bid, Instructions to Bidders, sample forms and the Contractor's bid are not part of the Contract Documents

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unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)

i. Exhibit A, Table of Contents, attached hereto and incorporated herein by this reference.
ii. Exhibit B, Drawing Cover Sheet, attached hereto and incorporated herein by this reference.

ARTICLE 10 INSURANCE AND BONDS

The Contractor shall purchase and maintain insurance and provide bonds as set forth in Article 11 of AIA Document A201–2007.

~~*(State bonding requirements, if any, and limits of liability for insurance required in Article 11 of AIA Document A201–2007.)*~~

~~**Type of insurance or bond**~~	~~**Limit of liability or bond amount ($0.00)**~~

This Agreement entered into as of the day and year first written above.

OWNER *(Signature)*	**CONTRACTOR** *(Signature)*
Mayor or Designee City of Grinnell	President or Designee Garling Construction, Inc.
(Printed name and title)	*(Printed name and title)*

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EXHIBIT A

SECTION 00 01 10 – TABLE OF CONTENTS

Prepared By:	Section No.	Section Title	Pages
PROCUREMENT AND CONTRACTING DOCUMENTS GROUP			
	DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS		
	INTRODUCTORY INFORMATION		
ARCH	00 01 01	PROJECT TITLE PAGE	1
ARCH	00 01 05	CERTIFICATION PAGE	1
ARCH	00 01 10	TABLE OF CONTENTS	5
	PROCUREMENT REQUIREMENTS		
ARCH	00 11 13	NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING	2
ARCH	00 21 13	INSTRUCTIONS TO BIDDERS	6
ARCH	00 26 00	PROCUREMENT SUBSTITUTION PROCEDURES	4
ARCH	00 41 13	BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)	3
	CONTRACTING REQUIREMENTS		
ARCH	00 52 13	AGREEMENT FORM	1
		AIA DOCUMENT A101	7
ARCH	00 61 13	BOND FORMS	1
ARCH	00 72 13	GENERAL CONDITIONS	1
		AIA DOCUMENT A201	39
ARCH	00 73 13	SUPPLEMENTARY CONDITIONS	10
SPECIFICATIONS GROUP			
GENERAL REQUIREMENTS SUBGROUP			
	DIVISION 01 - GENERAL REQUIREMENTS		
ARCH	01 10 00	SUMMARY	3
ARCH	01 21 00	ALLOWANCES	2
ARCH	01 25 00	SUBSTITUTION PROCEDURES	3
ARCH	01 26 00	CONTRACT MODIFICATION PROCEDURES	2
ARCH	01 29 00	PAYMENT PROCEDURES	4
ARCH	01 31 00	PROJECT MANAGEMENT AND COORDINATION	7
ARCH	01 32 00	CONSTRUCTION PROGRESS DOCUMENTATION	4
ARCH	01 33 00	SUBMITTAL PROCEDURES	10

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NOT APPLICABLE

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NOT APPLICABLE

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NOT APPLICABLE

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NOT APPLICABLE

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NOT APPLICABLE

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NOT APPLICABLE

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NOT APPLICABLE

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NOT APPLICABLE

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NOT APPLICABLE

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NOT APPLICABLE

DIVISION 33 – UTILITIES

NOT APPLICABLE

DIVISION 34 – TRANSPORTATION

NOT APPLICABLE

DIVISION 35 – WATERWAY AND MARINE CONSTRUCTION

NOT APPLICABLE

PROCESS EQUIPMENTSUBGROUP

DIVISION 40 – PROCESS INTEGRATION

NOT APPLICABLE

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NOT APPLICABLE

DIVISION 42 – PROCESS HEATING, COOLING, AND DRYING EQUIPMENT

NOT APPLICABLE

DIVISION 43 – PROCESS GAS AND LIQUID HANDLING, PURIFICATION AND STORAGE EQUIPMENT

NOT APPLICABLE

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NOT APPLICABLE

DIVISION 45 – INDUSTRY-SPECIFIC MANUFACTURING EQUIPMENT

NOT APPLICABLE

DIVISION 48 – ELECTRICAL POWER GENERATION

NOT APPLICABLE

Abbreviation	Company Name	Discipline:
ARCH	RDG Planning & Design	Architect
OWNER	City of Grinnell, Iowa	Owner

END OF SECTION 00 01 10

RDg...
PLANNING ● DESIGN

CITY OF GRINNELL
City of Grinnell City Hall Relocation
520 4th AVENUE
GRINNELL, IA 50112

CONSTRUCTION DOCUMENTS

© 2016 RDG Planning & Design

PROJECT NUMBER: **2016.472.00**
DATE: **19 SEP 2016**
DRAWING INDEX:

GENERAL

G01.01 COVER

ARCHITECTURE

A00.01 CODE PLAN
A01.01 FLOOR PLAN LEVEL 0, 1 & 2
A02.01 REFLECTED CEILING PLAN LEVEL 0, 1 & 2
A09.01 INTERIOR ELEVATIONS & DETAILS
A10.01 FINISH PLAN LEVEL 0, 1 & 2
A10.02 INTERIOR DETAILS
A13.01 MILLWORK DETAILS
F01.01 FURNITURE PLAN LEVEL 0, 1 & 2

PLUMBING

P1.01 FLOOR PLAN - LEVEL 0, 1, & 2 - PLUMBING

ELECTRICAL

ED1.1 FLOOR PLAN – ELECTRICAL DEMOLITION
EL01.1 FLOOR PLAN – LIGHTING DEMOLITION
EL01 FLOOR PLAN – ELECTRICAL LVL 0, LVL 1, LVL 2
EL02.1 ELECTRICAL SCHEDULES & DETAILS
EL1.01 FLOOR PLAN – LIGHTING LVL 0, LVL 1, LVL 2
EL4.01 LIGHTING CONTROL GENERAL NOTES
EL4.02 LIGHTING CONTROL SEQUENCES
T1.01 FLOOR PLAN – TECHNOLOGY LVL 0, LVL 1, LVL 2

ARCHITECTURAL

I hereby certify that this portion of this technical submission, consisting of pages was prepared by me or under my direct supervision and responsible charge. I am a duly registered architect under the laws of the State of Iowa.

R. Rogg, II

Signature

Registration Number: Date Issued:
Pages or Sheets covered by this seal:
As listed above

MECHANICAL / PLUMBING

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.

R. Rogg, II

R. Rogg, II Date

Pages or Sheets covered by this seal:
As listed above

ELECTRICAL

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.

R. Rogg, II

R. Rogg, II Date

Pages or Sheets covered by this seal:
As listed above

EXHIBIT B

RESOLUTION NO. 2016-206

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO SIGN THE REGIONAL SPORTS AUTHORITY DISTRICT GRANT AGREEMENT BETWEEN THE CITY OF GRINNELL AND IOWA ECONOMIC DEVELOPMENT AUTHORITY (IEDA).

WHEREAS, the city of Grinnell has been awarded the Regional Sports Authority District (RSAD) in the amount of $50,000; and

WHEREAS, the city of Grinnell and the Iowa Economic Development Authority have reviewed and agreed to the terms and conditions within the Regional Sports Authority District (RSAD) grand agreement; and

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRINNELL that authorization be given to Mayor Canfield to sign the Regional Sports Authority District grant agreement between the city of Grinnell and Iowa Economic Development Authority Program Contract.

PASSED AND APPROVED THIS 17th day of October, 2016.

_____
GORDON R. CANFIELD, MAYOR

ATTEST:

_____
P. KAY CMELIK, CITY CLERK

IOWA ECONOMIC DEVELOPMENT AUTHORITY

REGIONAL SPORTS AUTHORITY DISTRICT GRANT AGREEMENT

BETWEEN IOWA ECONOMIC DEVELOPMENT AUTHORITY
200 East Grand Avenue
Des Moines, Iowa 50309
(hereinafter "IEDA")

GRANT NUMBER: 17-RSAD-05

EFFECTIVE DATE: July 1, 2016
PROJECT COMPLETION DATE: June 30, 2017

AND Grinnell Convention & Visitors Bureau/Hotel-Motel Tax Committee
927 4th Avenue
Grinnell, Iowa 50112
(hereinafter "Grantee")

AWARD AMOUNT: $50,000.00
CASH MATCH: $25,000.00
TOTAL PROJECT COST: $75,000

In consideration of the promises and mutual covenants and agreements contained herein, the Parties agree as follows:

1. DEFINITIONS.
"Grantee" means an entity as defined in 261 Iowa Administrative Code, Chapter 38, Section 38.1. The Grantee shall have the primary responsibility for the Project and shall be the fiscal agent. The grantee shall ensure that the minimum match requirements are met, as defined in 261 IAC 38.3(1), and that all other conditions of this Agreement are met.

"Project" means the activities and other obligations to be performed or accomplished by the Grantee as described in this Agreement, the application approved by the IEDA (Attachment C), the award letter (Attachment B), and described in the Work Statement and Budget (Attachment A).

"Project Completion Date" means June 30, 2017, which is the date by which the Project tasks must be complete.

2. PRIOR EXPENSES. No expenditures made prior to the Effective Date may be included as Project costs for the purpose of this Agreement.

3. TOTAL PAYMENT. Total payment of state funds under this Agreement is not to exceed $50,000.00 as shown in Attachment A. unless modified by written amendment of this Contract. All payments under this Agreement are subject to receipt by the IEDA of sufficient State funds for this activity. Any termination, reduction, or delay of state funds to the IEDA shall, at the option of the IEDA, result in the termination, reduction, or delay of state funds to the Grantee.

4. CASH MATCH. The Grantee shall ensure that a minimum of fifty percent (50%) local cash match of grant funds is provided for the Project.

5. COST VARIATION. In the event that the total Project cost is less than the amount specified in this Agreement, IEDA's participation shall be reduced at the same ratio as IEDA funds are to the total Project budget, and any disbursed excess above the reduced IEDA participation shall be returned immediately to IEDA.

6. REPORTING REQUIREMENTS. The Grantee shall submit a written evaluation of promotional effort to the IEDA within ninety (90) days of the project completion date for IEDA's review to verify that the terms of this Agreement have been met. The Grantee shall also submit a financial report as specified by IEDA upon completion of the project. Documentation required before final payment is made is defined in 261 IAC 38.6(4).

7. PAYMENT PROCEDURES. Payment shall be made in two disbursements. The first disbursement of seventy-five percent (75%) of grant funds shall be made at the start of this Agreement subject to approval of waiver by the Department of Revenue and documentation that the Grantee has control of seventy-five percent (75%) of the required matching funds. The second disbursement will be made after the project has been completed and IEDA has received and reviewed the final product identified in Section 6 REPORTING REQUIREMENTS. Requests for payment shall be made using the standard IEDA fund request form or a detailed invoice that contains the same information as the IEDA fund request form. If the total grant award amount has not been claimed within ninety (90) days of the Contract Completion Date, then IEDA shall be under no obligation for further disbursement.

8. IEDA RECOGNITION. The Grantee will ensure that all publications in printed and electronic form produced in association with this Agreement shall include the following phrase: This project is sponsored in part by the IOWA ECONOMIC DEVELOPMENT AUTHORITY.

9. UTILIZATION OF CONSULTANT(S). If consultant(s) are to be hired in association with the Project, the Grantee is responsible for recruiting, selecting, and contracting (e.g. terms and conditions, scope of work, payment) with

consultant(s).

10. DEFAULT. The occurrence of any one or more of the following events shall constitute cause for IEDA to declare the Grantee in default of its obligations under this Agreement: a) non-performance; b) a failure of the Grantee to make substantial and timely progress toward performance of the Agreement; c) a failure of the Grantee's work product and services to conform with the terms of this Agreement and any and all attachments; d) a breach of any term of this Agreement; e) misspending grant proceeds for purposes not described in Work Statement and Budget (Attachment A). IEDA shall issue a written notice of default providing therein a fifteen (15) day period during which the Grantee shall have an opportunity to cure, provided that cure is possible and feasible.

11. TERMINATION. This Agreement may be terminated in the following circumstances: a) by either party, without cause, after thirty (30) days written notice provided that no funds have been disbursed; b) as a result of the Grantee's default under this Agreement; c) as a result of the termination or reduction of funding to IEDA; d) upon written mutual agreement by all parties.

12. REMEDY UPON TERMINATION. In the event of termination of this Agreement or reduction of the Agreement amount, the exclusive, sole, and complete remedy of the Grantee shall be payment for work completed prior to termination or the reduced Agreement amount, whichever is less.

13. PROCEDURE UPON TERMINATION. If this Agreement is terminated due to Grantee's failure to cure a default, the Grantee shall return to IEDA all Grant funds within one (1) week of receipt of Notice of Termination.

14. NONASSIGNMENT. This Agreement may not be assigned without prior IEDA written consent.

15. MODIFICATION. No change, modification, or termination of any of the terms, provisions, or conditions of this Agreement shall be effective unless made in writing and signed by the Grantee. Notwithstanding the sentence above, IEDA may unilaterally modify the Agreement at will in order to accommodate any change in any applicable federal, state, or local laws, regulations, rules, or policies. A copy of such unilateral modification will be given to the Grantee as an amendment to this Agreement.

16. COMPLIANCE WITH LAWS AND REGULATIONS; DECLARATION OF THE GRANTEE. The Grantee shall comply with all applicable State and federal laws, rules, ordinances, regulations and orders. The Grantee declares that it has complied with all federal, state, and local laws regarding business permits and licenses that may be required to carry out the work to be performed under this Agreement.

17. COMPLIANCE WITH EE0/AA PROVISIONS. The Grantee shall comply with the provisions of federal, state, and local laws, rules, and executive orders to ensure that no employee or applicant for employment is discriminated against because of race, religion, color, age, sex, national origin, or disability. A breach of this provision shall be considered a material breach of this Agreement.

18. INDEMNIFICATION AGAINST LOSS OR DAMAGE. The Grantee shall jointly and severally defend, indemnify, and hold IEDA, its successors and assigns, harmless from and against any liability, loss, damage, or expense, including reasonable counsel fees, which IEDA may incur or sustain by reason of (a) the failure of the Grantee to fully perform and comply with the terms and obligations of this Agreement; (b) the Grantee's performance or attempted performance of this Agreement; (c) the Grantee's activities with subgrants and third parties.

19. ACCESS TO RECORDS. The Grantee shall permit IEDA or its agents to access and examine, audit, excerpt, and transcribe any directly pertinent books, documents, reports, papers, and records of the Grantee relating to orders, invoices, or payments or any other documentation or materials pertaining to this Agreement. Upon the request of IEDA, the Grantee shall deliver to IEDA or its agents said documentation or materials.

20. RECORDS RETENTION. All records of the Grantee relating to this Agreement shall be retained for a period of three (3) years following the date of final payment or completion of any required audit, whichever is later.

21. UNALLOWABLE COSTS. If IEDA determines at any time, whether through monitoring, audit, closeout procedures, or by other means that the Grantee has received grant funds or requested reimbursement for costs which are unallowable under the terms of this Agreement, the Grantee will be notified of the questioned costs and given an opportunity to justify questioned costs. If it is IEDA's final determination that costs previously paid by IEDA are unallowable under the terms of the Agreement, the expenditures will be disallowed and the Grantee shall immediately repay to IEDA any and all disallowed costs.

22. SURVIVAL OF AGREEMENT. If any portion of this Agreement is held to be invalid or unenforceable, the remainder shall be valid and enforceable.

23. GOVERNING LAW. This Agreement shall be interpreted in accordance with the law of the State of Iowa, and any action relating to the Agreement shall only be commenced in the Iowa District Court for Polk County or the United States District Court for the Southern District of Iowa.

24. FINAL AUTHORITY. The decision of IEDA shall be binding on the Grantee. IEDA shall have the final authority to assess whether the Grantee has complied with the terms of this Agreement.

25. INTELLECTUAL PROPERTY. All concepts, tapes, compilations, or other work product procured or created by the Grantee or its employees or agents for IEDA in connection with this Agreement shall be the property of IEDA. IEDA shall be deemed the author of such work product and all rights in the work product including copyrights and other rights, title and interest in such materials. Accordingly, IEDA may adapt, change, edit, or use these materials in combination with the works of others and may publish the materials. If for any reason IEDA is not deemed to be the author and owner of these materials for all purposes then this Agreement shall be considered an irrevocable, perpetual assignment by the Grantee to IEDA of all rights it may have in any work product. The Grantee shall take any steps necessary to ensure that persons working on behalf of the Grantee will not have any claim to the work product or the rights in the work product.

26. DOCUMENTS INCORPORATED BY REFERENCE. The following documents are hereby incorporated by reference:

(a) Attachment A – Work Statement and Budget.
(b) Attachment B – Award Letter.
(c) Attachment C – Application as approved by IEDA.

27. ORDER OF PRIORITY. In the event of a conflict between documents, the follow order or priority shall be applied:

(a) Articles 1-28 of this Agreement.
(b) Attachment A – Work Statement and Budget.
(c) Attachment B – Award Letter.
(d) Attachment C – Application as approved by IEDA.

28. INTEGRATION. This Agreement contains the entire understanding between the Grantee and IEDA and any representations that may have been made before or after the signing of this Agreement, which are not contained herein, are nonbinding, void, and of no effect. Neither of the parties has relied on any such prior representation in entering into this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed, effective as of the Effective Date first stated.

FOR GRANTEE: _____ _____
Signature Title

FOR IEDA: _____
Deborah V. Durham, Director

ATTACHMENT A

WORK STATEMENT and BUDGET

The Grantee shall submit a comprehensive report to be used as a model for other entities with similar concerns.

	Grant Amount	Cash Match	Total Project Cost
TOTAL	$50,000.00	$25,000.00	$75,000.00

Cash Match Source	Cash
City of Grinnell & City of Grinnell Hotel/Motel Tax Committee	$25,000.00

Event Name	Projected Attendance	Dates	Explanation of how state funds will be used to support the event
Grinnell High School Volleyball Tournament	528	September 3, 2016	Funds will be used for event officials
Adult Pickleball Tournament	107	April 1, 2017	Funds will be used for event promotion and facility rental
Live Healthy Iowa	117	April 8, 2017	Funds will be used for event promotion and facility rental
641 Soccer League Tournament	812	April 8 & 22, 2017	Funds will be used for event officials and facility rental
Imagine Grinnell Run	117	May 13, 2017	Funds will be used for event promotion and awards
Greater Nebraska Swim Team	383	May 25-27, 2017	Funds will be used for facility rental
Grinnell Regional Medical Center Golf Tournament	453	June 10, 2017	Funds will be used for facility rental
Extreme Bull Riding	585	June 30, 2017	Funds will be used for facility rental and event awards
Iowa Sales Association	388	June 23-25, 2017	Funds will be used for facility rental
Hawkeye NAVHDA Fall Test	95	September 16, 2016	Funds will be used for facility rental
Iowa Spaniel Fall Test	95	September 24, 2016	Funds will be used for facility rental
4H Shooting Sports State Match	190	October 1, 2017	Funds will be used for facility rental

Pheasants Forever Youth Hunt	119	October 8, 2016	Funds will be used for facility rental
Gayle Blevins Hitting Clinic	77	December 28, 2016	Funds will be used for facility rental and instructor fees
Grinnell Youth Wrestling Tournament	718	December 31, 2016	Funds will be used for facility rental, event officials and awards
High School Wrestling Tournament	664	December 30, 2016	Funds will be used for event officials and awards
High School Indoor Track Meet	616	March 30, 2017	Funds will be used for facility rental, event officials and awards
High School Softball Tournament	526	May 27, 2017	Funds will be used for event officials and awards
High School Baseball Tournament	528	May 28, 2017	Funds will be used for event officials and awards
Jr Golf Tournament	306	August 13, 2016	Funds will be used for facility rental and event awards
Iowa v. Iowa State Golf Tournament	204	September 11, 2016	Funds will be used for facility rental and event awards
Skate Park Demonstration	152	September 17, 2016	Funds will be used for event awards
Water Polo Tournament	524	April 1, 2017	Funds will be used for facility rental and event officials
Grinnell College Sports Camp	162	June 5-23, 2017	Funds will be used for facility rental
CICS Basketball Tournament	2,055	December 3-4 & 10-11, 2016 January 7-8 & 21-22, 2017	Funds will be used for facility rental and event officials
Tiger Sharks Conference Swim Meet	704	January 2017	Funds will be used for facility rental and event promotion
Grinnell Booster Club Basketball Tournament	1,360	February 25-26, 2017	Funds will be used for facility rental, event officials and promotion
Unified Day	50	February 4, 2017	Funds will be used for facility rental
Last Chance Diving Meet	1,130	February 26-27, 2017	Funds will be used for facility rental and event officials
Tiger Sharks Swim Invitational	1,004	March 18, 2017	Funds will be used for facility rental, event officials and supplies

Grinnell Taekwondo Tournament	754	April 8, 2017	Funds will be used for facility rental and event supplies
Tiger Baseball Classic	608	May 6-7, 2017	Funds will be used for facility rental, event officials and supplies
Ahrens Classic USSSA Softball Tournament	1,212	May 20-21, 2017	Funds will be used for facility rental, event officials and supplies
Grinnell Games	2,004	June 10-11, 2017	Funds will be used for facility rental, event officials, promotion and supplies
Small Town Baseball Tournament	1,964	June 16-18, 2017	Funds will be used for facility rental
Tiger Sharks Swim Meet	603	June 24, 2017	Funds will be used for facility rental, event promotion and supplies
Central Iowa Aquatics Beat the Heat Swim Meet	756	July 8-10, 2016	Funds will be used for facility rental
ACAC Summer Detasseler Swim Meet	689	July 16-17, 2016	Funds will be used for facility rental
British Soccer Camp	64	June 6, 2016	Funds will be used for facility rental and event supplies
Grinnell USSSA Softball Invitational	910	October 8-9, 2016	Funds will be used for facility rental, event officials and supplies
Iowa Intensity Basketball Tournament	1,385	November 12-13, 2016	Funds will be used for facility rental, event officials and supplies

ATTACHMENT B – Award Letter

Due to its size, Attachment B will not be attached to this Agreement but will be kept on file at the IOWA ECONOMIC DEVELOPMENT AUTHORITY. It shall, nevertheless, be considered an incorporated element of this Agreement.

ATTACHMENT C – Application as approved by IEDA

Due to its size, Attachment C will not be attached to this Agreement, but will be kept on file at the IOWA ECONOMIC DEVELOPMENT AUTHORITY. It shall, nevertheless, be considered an incorporated element of this Agreement.

Goodfellows

P. O. Box 229
Grinnell, IA 50112
Phone: (641) 990-0404

October 4, 2016

Russ Behrens, City Manager
City of Grinnell
927 4th Avenue
Grinnell, IA 50112

Dear Mr. Behrens

We are once again making preparations to provide food packages to every family that signs up for the Christmas Share program this year. We are hopeful the Campbell Fund will again help support our mission. Last year we were able to purchase $5,490 in holiday meals, but were also able to provide extra cereal, peanut butter, crackers, protein bars, oatmeal, canned chicken, banana chips, dried cranberries, pretzels, ramen noodles, tuna and tuna helper to families with children, thanks to a very giving Grinnell. This additional food helps get kids through the holiday break and back on school lunch programs. We intend to again include "kid friendly food" in packages going to families with children, again if at all possible.

Our sign-up is scheduled for the week of October 31 through November 4 at the Drake Community Library. We are pleased that we were able to provide food to 184 families with food last year.

Goodfellows is sponsored by the American Legion Auxiliary. Board Members are Shirley Sears, Clovis Hollmann, Karen Strrovers, and Pam Blagden. If you have any questions or if you need further information, please feel free to contact me.

Thank you for your consideration,

Pam Montgomery

Pam Montgomery, Treasurer
Goodfellows

REAL PROPERTY RESEARCH GROUP
WASHINGTON/BALTIMORE ■ ATLANTA

Housing Market Assessment

City of Grinnell

Poweshiek County, Iowa

Prepared for:

Grinnell Chamber of Commerce, Grinnell College, and the City of Grinnell

Project #12-3546

Effective Date: November 5, 2012
Site Inspection: October 16-18, 2012

AN AFFILIATE OF NATIONAL HOUSING & REHABILITATION ASSOCIATION
National Council of Housing Market Analysts
Formerly known as National Council of Affordable Housing Market Analysts

10400 Little Patuxent Parkway ■ Suite 450 ■ Columbia, Maryland 21044 ■ 410.772.1004 ■ Fax 866.243.5057
3227 South Cherokee Lane ■ Suite 1360 ■ Woodstock, Georgia 30188 ■ 770.517.2666 ■ Fax 866.243.5057

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EXECUTIVE SUMMARY

The Grinnell Chamber of Commerce, Grinnell College, and the City of Grinnell have retained Real Property Research Group, Inc. to conduct a Housing Market Assessment for the City of Grinnell. For the purpose of this analysis, RPRG evaluated current market conditions and the balance of supply and demand in the rental and for-sale markets, considering all housing types regardless of age or income restrictions. Based on these findings, RPRG also suggested appropriate product types for potential development in Grinnell, including target market, structure type, and price position.

RPRG's expects this Housing Market Assessment to be utilized by the Grinnell Chamber of Commerce, Grinnell College, and the City of Grinnell for internal assessment, helping to guide programs and policies. The report will also serve to document the marketability of various housing products to other Intended Users, including potential investors, developers, and lenders. Based on our research, including a site visit in October 16-18, 2012, we have arrived at the following findings:

Site and Neighborhood Analysis:

Grinnell is an attractive, modest-sized community in east central Iowa that serves as both the population center and economic hub of rural Poweshiek County. The city offers ample access to community amenities, major employers, and traffic arteries within the region, and is easily accessible via Interstate 80. Several sites in Grinnell are suitable for future housing development, most of which are infill or redevelopment opportunities. Overall, the city contains the necessary infrastructure and facilities to support growth, but has been historically limited by a lack of quality housing units and higher land/home costs.

Economic Context:

Poweshiek County's economy has been relatively steady over past decade, maintaining a modest unemployment rate and a stable at-place employment base. Like most areas of the country, Poweshiek County suffered notable job loss and higher unemployment during the course of the most recent national recession (2008 to 2009), but has shown signs of stabilization over the past two years with the addition of 264 jobs. As home to several of the region's largest major employers, Poweshiek County is advantageously positioned to benefit from upcoming economic expansions, one of which will add 162 jobs to the county over the next three years. Furthermore, the City of Grinnell has consistently outperformed the county in terms of job growth, adding 151 paid employees from 2004 to 2010 compared to a loss of 248 employees in portions of Poweshiek County outside of Grinnell. (Note: All economic data referenced in the executive summary is presented in greater detail in Section 3 of the report. Sources of economic data include the U.S. Bureau of Labor Statistics, the U.S. Census Bureau, Iowa Workforce Development, and local interviews.)

- Following a decade high unemployment rate of 6.6 percent during the peak of the most recent national recession (2009), Poweshiek County's unemployment rate fell in consecutive years reaching 5.9 percent in 2011. This trend continued through the first half of 2012, during which the county's unemployment rate fell to 5.3 percent compared to rates of 5.5 percent and 8.3 percent in Iowa and the nation, respectively. Since 2000, Poweshiek County's unemployment rate has remained well below national figures and comparable to or slightly above the state, overall.

- Poweshiek County's At-Place Employment expanded in six of eleven years from 2001 to 2011; however, job gains were more than offset by losses as the county experienced a net loss of 285 jobs (2.9 percent) since 2000. Following the loss of 630 jobs in 2009, at the height of the most

recent national recession, the county began to show signs of stabilization by recouping 264 jobs over the past two years.

- The two largest employment sectors in Poweshiek County are education-health and manufacturing, accounting for a combined 39.7 percent of all jobs within the county. By comparison, these two sectors comprise just 24 percent of jobs nationally. Poweshiek County also has a significant percentage of jobs (15.8 percent) in the trade-transportation-utilities sector, though this is lower than the national average of 19.2 percent.

- Between 2001 and 2011, nine of eleven industry sectors in Poweshiek County experienced a net loss in jobs. Annualized losses of 0.8 percent in education-health, 0.8 percent in manufacturing, and 1.3 percent in trade-transportation utilities had the greatest overall impact as the county's three largest industries. The only two employment sectors to experience growth during this period were natural resources mining and professional business.

- Brownells, a firearm accessories manufacturer in Montezuma, recently announced it will construct a new 200,000 square foot facility in Grinnell and add at least 162 new jobs over a three-year period. Brownells is currently hiring for positions at the facility, which is expected to be complete by the fall of 2013.

Growth Trends:

The Grinnell Market Area remained stable during the past decade (2000 and 2010), with limited population and household growth. While naturally occurring growth is expected to continue this trend over the next five years, the Grinnell Market Area's population and household bases will be augmented by upcoming economic expansions and the relocation of in-commuting workers. Overall, older adult and senior households are expected to increase at a faster rate than that of total households in the Grinnell Market Area on a percentage basis.

- Between the 2000 and 2010 Census counts, the Grinnell Market Area experienced minimal population and household growth. The net growth in the Grinnell Market Area during this decade was 70 people (0.8 percent) and 38 households (1.1 percent). Between 2012 and 2017, using Census growth rates, the Grinnell Market Area is projected to add 35 people and 19 households - increases of 0.4 percent and 0.5 percent, respectively.

- Between 2012 and 2017, households with householders age 55+ are projected to increase at an annual rate of 1.3 percent or 23 households. This would bring the total number of householders age 55+ in the Grinnell Market Area to 1,814. Households with a householder age 65+ will increase at an annual rate of 1.4 percent or 16 households per year.

Demographic Trends:

The demographics of the Grinnell Market Area are representative of a small college community with a high percentage of young adults and one and two person households. Outside of students, however, the Grinnell Market Area contains a number of young professionals, families, and seniors with relatively high incomes and modest but increasing renter percentages.

- The population of the Grinnell Market Area is younger than that of the Secondary Market Area with median ages of 35 and 40, respectively. Overall, the Grinnell Market Area contains a relatively even population distribution with a notably higher percentage of young adults (relative to the Secondary Market Area) due to the presence of Grinnell College. Among the

remaining age cohorts, adults (persons age 35-61 years), seniors (persons age 62+) and children (persons 19 years or younger) comprise roughly 23 to 28 percent of the population in the Grinnell Market Area.

- Single persons and married couples without children comprise nearly two-thirds (63.6 percent) of all households in the Grinnell Market Area, compared to 60.0 percent in the Secondary Market Area. Overall, the Grinnell Market Area has a significantly lower marriage rate (44.0 percent versus 52.1 percent) and percentage of households with children (27.2 percent versus 30.8 percent) relative to the Secondary Market Area.

- As of the 2010 Census, 64.7 percent of households owned their home, compared to 35.3 percent of households who were renters. Based on 2000 and 2010 Census data, the Grinnell Market Area gained 39 renter households and lost one owner household for the decade. Based on Esri estimates, this trend in household tenure is expected to continue in the Grinnell Market Area as the rental rate is projected to increase from 35.5 percent in 2012 to 35.7 percent in 2017.

- Working age adults (age 35-59 years) and seniors (age 60+) each account for approximately 44 percent of all owner households in the Grinnell Market Area.

- Young adult households form the core of the market area's renters, as 39.0 percent of renter householders are ages 15-34. The Grinnell Market Area also has a notable proportion of working age adult renter householders (age 35 to 59 years) at 34.4 percent and senior renter householders (persons age 60 and older) at 26.6 percent.

- Approximately three-quarters of all renter households in the Grinnell Market Area contain one or two persons while 13 percent of Grinnell Market Area renter households contain three persons. Households with four or more persons account for just 12.4 percent of renter households in the Grinnell Market Area relative to 20.4 percent in the Secondary Market Area.

- RPRG estimates that the 2012 median household income in the Grinnell Market Area is $50,219, which is $2,064 or 3.9 percent below the $52,283 median income in the Secondary Market Area. Overall, the household income distribution in the Grinnell Market Area is relatively even among income classifications; however, moderate to high income households (those earning $35,000-$74,999) are the most prevalent at 41 percent.

- The median income for renter households in 2012 is estimated to be $31,970. This is 51.5 percent of the median income for homeowner households of $62,117. Approximately 40 percent of all market area renter households have an annual income below $25,000. Another 32.0 percent have incomes ranging from $25,000 to $49,999.

General Occupancy Rental Analysis:

RPRG surveyed seven multi-family rental communities located in the Grinnell Market Area. Of these seven properties, two are deeply subsidized through the USDA Rural Development Program, two are income and rent restricted through the Low Income Housing Tax Credit Program, and three are market rate. As a significant portion of Grinnell's existing rental stock is comprised of scattered site rental units, RPRG also surveyed six property management companies to supplement the multi-family rental analysis. Overall, the rental market is performing well with an average vacancy rate of 3.4 percent (excluding deeply subsidized properties).

- Combined, the five non-subsidized rental communities offer 209 rental units of which three or 1.4 percent were reported vacant. Overall, all five rental communities had vacancy rates below

five percent and three of the five communities reported waiting lists. Of particular note is the LIHTC community Westfield, which indicated a waiting list of 130 people.

- Among the two deeply subsidized properties, five of 36 total units (13.9 percent) were available at the time of our survey. Given the subsidized nature of these communities, it is possible these vacancies may be transitional as communities with rental assistance often experience greater turnover than those without such subsidies. The older age and relatively poor condition of the properties is also likely a factor. In either case, while the vacancy rate is high, it is only a reflection of five vacant units.

- Among the five non-subsidized multi-family communities surveyed, average effective rents and rents per square foot by floor plan are as follows:

    - **One-bedroom** effective rents averaged $434 per month. The average one-bedroom square footage was 715 square feet, resulting in a net rent per square foot of $0.61.
    - **Two-bedroom** effective rents averaged $545 per month. The average two-bedroom square footage was 946 square feet, resulting in a net rent per square foot of $0.58.
    - **Three-bedroom** effective rents averaged $653 per month. The average three-bedroom square footage was 1,200 square feet, resulting in a net rent per square foot of $0.54.

- Scattered site rentals have a variety of unit types which include smaller multi-family apartment buildings, townhomes, duplexes, loft apartments, and single-family detached homes. The average years built were not available on a unit by unit basis, but they are likely to be consistent with the age of the overall existing housing stock.

- In total, the six companies manage 175 scattered site units, of which 10 or 5.7 percent were reported vacant. Vacancy rates ranged from zero percent to 33.3 percent; however, the 33.3 percent vacancy rate was based on just one vacant unit (of three) managed by RJ Properties.

- Among the individual scattered site units, average rents, square footage, and rent per square foot are as follows:

    - **One bedroom units** reported an average rent of $410 for 625 square feet, or $0.66 per square foot.
    - **Two bedroom units** reported an average rent of $576 for 1,022 square feet, or $0.56 per square foot.
    - **Three bedroom units** reported an average rent of $660 for 1,122 square feet, or $0.59 per square foot.
    - **The lone four bedroom unit** reported a rent of $700 for 1,250 square feet, or $0.52 per square foot.

- While no rental communities were identified as planned or under construction, Southgate Apartments is currently vacant for rehabilitation. As a former USDA Rural Development property, Southgate is converting their 12 units into market rate housing.

Senior Rental Analysis:

As part of the Grinnell Housing Market Assessment, RPRG also examined the senior rental market in Grinnell. In total, ten senior rental communities were indentified including seven deeply subsidized

properties, two continuing care retirement communities (CCRC), and one assisted living facility. The CCR properties and the assisted living community declined to provide occupancy data.

Windsor Manor, an assisted living community located in south Grinnell, contains 40 total units/beds among one and two bedroom floor plans. Base rates, including a minimum level of care, three meals per day, and periodic housekeeping, range from $3,975 for one bedroom units to $5,470 for two bedroom units. One bedroom units offer 473 square feet and two bedroom units offer 668 square feet, resulting in prices per square foot of $8.40 and $8.19, respectively.

- Seeland Park/St. Francis Manor and Mayflower Homes are continuing care retirement communities (CCRC) that contain for-sale (up-front fee or purchase price) and rental (monthly fee) components. Both of these communities offer a variety of unit types including one and two bedroom apartments, duplexes, patio homes, and assisted living units. Mayflower entrance fees / purchase prices range from $46,000 to $137,280 (depending upon plan) with monthly rates of $750 to $975. Seeland Park entrance fees / purchase prices range from $68,900 to $139,900 (based on listing of available homes) with a flat monthly fee of $335 for the minimum level of care.

- Seven senior rental communities, two of which are designated for disabled persons, are all deeply subsidized through the USDA Rural Development and/or LIHTC programs. These communities offer 149 total rental units all of which were occupied at the time of our survey.

For-Sale Analysis:

RPRG evaluated MLS data for the City of Grinnell, including overall trends and recent sales. RPRG also compiled housing data on the four active for-sale communities in the city from the Poweshiek County Tax Assessor.

- Looking at average quarterly sales in Grinnell, activity peaked in mid 2008 and has been cyclical since with peaks in mid 2010 and mid 2011. The cyclical nature of the sales volume is due in part to winter weather conditions, which make it difficult to move and buy/sell a home. Recent sales in Grinnell are down slightly relative to the previous two years, with 2012's 2nd quarter peak and 1st quarter valley falling below those in 2010 and 2011.

- The monthly median sales price has been relatively stable in Grinnell with the exception of the first quarter of 2009; however, as only ten homes were sold during the quarter, this was likely due to low volume during the height of the national housing market downturn. The only other noticeable price changes were dips in the first quarters of 2010 and 2011.

- Based on resale data in Grinnell, the ratio of sold properties to active listings was significantly higher at the four lowest price points ($10,000 to $160,000), suggesting a greater demand exists for low and moderately priced housing units. The average months in inventory for these lower priced units was just 3.8 months compared to 8.9 months

- Excluding East Street, which is still undergoing subdivision, Prairie Pointe Estates offers the largest median lot size of the active for-sale communities by a significant margin at roughly three-quarters of an acre. Prairie Street and East Gate Estates offer the next largest lots with comparable median sizes of 0.27 acre and 0.25 acre, respectively. As the most affordable community, Melrose Lane has the smallest median lot size of 0.19 acre. Lot pricing by sales price and 2012 assessment value for each active for-sale community are as follows:

    - **Prairie Pointe Estates** had a median sales price of $69,000 and a median 2012 assessment value of $84,835. Based on a median lot size of 0.76, Prairie Pointe Estates

had a median sales price per acre of $90,789 and a median 2012 assessment value per acre of $111,625.

- **Prairie Street** had a median sales price of $37,850 and a median 2012 assessment value of $36,850. Based on a median lot size of 0.27, Prairie Street had a median sales price per acre of $140,185 and a median 2012 assessment value per acre of $136,481.
- **East Gate Estates** had a median sales price of $32,250 and a median 2012 assessment value of $32,440. Based on a median lot size of 0.25, East Gate Estates had a median sales price per acre of $129,000 and a median 2012 assessment value per acre of $129,760.
- **Melrose Lane** had a median 2012 assessment value of $26,680. Based on a median lot size of 0.19, Melrose Lane had a median 2012 assessment value per acre of $140,421.

General Housing Demand:

Based on upcoming job growth and the desire of some commuting workers to relocate to the Grinnell Market Area, demand exists for both rental and for-sale housing units over the next three years. In total, we project the Grinnell Market Area will have a net demand for 122 rental units and 108 ownership units through January of 2016. While the Grinnell Chamber of Commerce focus group findings indicate up to 40 percent of commuting workers would consider moving to Grinnell if more housing options were available, it is difficult to project if and when these commuters would actually move. Given the typical slow pace of construction and natural absorption of housing units into the market, we believe a reasonable estimate for in-commuter relocation is six percent over three years or two percent per year; however, as the potential housing demand from in-commuters is significant, using more conservative or more aggressive in-commuter relocation percentages results in multiple alternate demand scenarios.

Senior Rental Housing Demand:

Overall, the independent senior rental market in the Grinnell Market Area is in relative balance with a small positive net demand for senior rental housing. Given the planned job growth in Grinnell is unlikely to add many senior renter households (62+) and seniors are much more likely to be at or near retirement age, opportunities to develop senior rental housing in the Grinnell Market Area will be limited over the next three years.

Product Recommendations:

Based on the existing housing stock, demographics of the region, planned job growth, and current market conditions, demand exists for both rental and for-sale housing in Grinnell over the next three years. General product recommendations and pricing for rental and for-sale housing opportunities are as follows:

Rental Housing:

Demand for quality market rate rental units is evident in the market, as upper income renters (incomes of $50,000 to $74,999 per year) and moderate income renters (incomes of $35,000 to $49,000 per year) comprise approximately 41 to 43 of all renter households in the Grinnell Market Area and the Secondary Market Area. Both renter household groups are also among the most underserved by the existing rental stock in the Grinnell Market Area. Over the next three years, the number of moderate and upper income renter households living in the Grinnell Market Area is expected to increase as two-thirds of Brownells projected workforce will be salaried employees in mid to upper management or professional level positions.

Demand is also strong for quality affordable housing units in the Grinnell Market Area. Currently, both LIHTC communities are performing well with a combined vacancy rate of 2.2 percent and significant waiting lists. Nearly one-third (29-30 percent) of all renter households in both the Grinnell Market Area and the Secondary Market earn from $15,000 to $34,999 annually. As with the demand for market rate housing, the planned job growth in Grinnell will also bring additional hourly and lower paid service workers to the Grinnell Market Area, further increasing the demand for affordable housing units over the next three years.

Brief product recommendations to satisfy projected rental demand are as follows:

- **Single-Family Detached Homes** - We recommend building two and three bedroom homes offering roughly 1,100 to 1,300 square feet and 1,300 to 1,500 square feet, respectively. At a minimum, the homes should include an attached garage or carport, standard kitchen appliances (refrigerator, range/oven, dishwasher, and, garbage disposal), and washer/dryer connections. The target market of this product type would primarily be couples and small to large families.

- **Townhomes/Attached Homes -** We recommend a 20 to 50 unit community comprised of two and three bedroom floor plans. Each unit should offer roughly 1,000 to 1,200 square feet (two bedroom units) and 1,200 to 1,400 square feet (three bedroom units), standard kitchen appliances (refrigerator, range/oven, dishwasher, and, garbage disposal), and washer/dryer connections. The target market of this product type would include couples, roommates, and small to large families.

- **Garden-style Apartments –**We recommend a 40 to 60 unit community, consisting of two to three story garden style buildings with brick/stone and Hardiplank siding exteriors. The community should offer one, two, and three bedroom floor plans with approximate unit sizes of 650-750 square feet, 950-1,150 square feet, and 1,100-1,300 square feet, respectively. The unit distribution should include 50 percent two bedroom units, 35 percent one bedroom units, and 15 percent three bedroom units. Garden-style apartments will appeal to a wide variety of households including single persons, couples, roommates, small families, and possibly some seniors.

- **Adaptive Reuse –**Grinnell offers several opportunities for adaptive reuse housing including school buildings that may be vacated and the Iowa Transportation Museum. Given its location one block from downtown, the Iowa Transportation Museum would be an ideal fit for loft style apartments targeting younger professionals living in and around the Grinnell Market Area. It could also be successful as a mixed-income or affordable housing community targeting single working-age adults and couples. The school buildings would likely work best as affordable housing communities.

- **Pricing** – Assuming an appropriate product based on the recommendations above, RPRG's recommended rents for each product type, assuming that residents are responsible for all utilities except the cost of trash removal, are as follows.

Unit Type	Building Type	Bed	Bath	Avg. Square Feet	Net Rent	Rent/Sq Ft
Market	Garden	1	1	700	$500	$0.71
Market	Garden	2	2	1,050	$650	$0.62
Market	Townhome	2	2	1,100	$675	$0.61
Market	SF Detached	2	2	1,200	$700	$0.58
Market	Garden	3	2	1,200	$700	$0.58
Market	Townhome	3	2	1,300	$725	$0.56
Market	SF Detached	3	2	1,400	$800	$0.57
				1,136	**$679**	**$0.60**

Rents include: trash removal

Unit Type	AMI Level	Bed	Bath	Avg. Square Feet	Net Rent	Rent/Sq Ft
LIHTC	60%	1	1	700	$450	$0.64
LIHTC	60%	2	2	1,050	$585	$0.56
LIHTC	60%	3	2	1,200	$685	$0.57
Total/Avg.				**1,136**	**$609**	**$0.54**

Rents include: trash removal

For-Sale Housing:

Limited quality housing units exist for moderate and upper income households in the Grinnell Market Area. Given moderate and upper income households comprise approximately 60 to 62 percent of all owner households in both the Grinnell Market Area and the Secondary Market Area, a distinct gap exists between the existing housing supply and the current housing demand. Over the next three years, housing demand from moderate and upper income households is expected to increase further as new workers from planned job growth consider a move to Grinnell.

Brief product recommendations to satisfy projected for-sale demand are as follows:

- **Single-Family Detached Homes** – We recommend building three bedroom homes offering roughly 1,800 to 2,800 of finished square feet. At a minimum, the homes should include attractive exterior features (brick/stone accents), attached garages, standard kitchen appliances (refrigerator, range/oven, dishwasher, and, garbage disposal), washer/dryer connections, a patio/deck, and an unfinished basement. The target market of this product type would primarily be couples and small to large families.

- **Townhomes/Attached Homes -** We recommend two-story units for townhomes and one to two-story units for attached homes with attractive exterior features (brick/stone accents), attached garages, standard in-unit kitchen appliances (refrigerator, range/oven, dishwasher, and, garbage disposal), washer/dryer connections, and patios. Units should include both two and three bedroom floor plans with approximate sizes ranging from 1,100 to 1,300 square feet and 1,300 to 1,500 square feet, respectively. The target market of this product type would include couples, roommates, and small to large families.

- **Condominiums –** Based on field observations, interviews with community members, and our competitive surveys, households living in Grinnell generally prefer more space, privacy, and a yard. As such, higher density unit types, while necessary for many renter households, are not preferable to owner households. While it is possible some demand may exist for condominium units in the Grinnell Market Area, we believe the product types previously discussed are a better fit for the market at this time.

- **Pricing -** Assuming an appropriate product based on the recommendations above, RPRG's recommended prices for each product type are as follows:

Senior Rental Housing:

Based on net demand estimates, household growth projections, and the demographic characteristics of the Grinnell Market Area, the senior housing supply is likely to remain in relative balance with senior housing demand over the next three years. Given upcoming job growth and the potential relocation of in-commuting workers is unlikely to have a significant impact on the Grinnell

Market Area's senior household base (62+), we would not recommend the addition of senior specific housing at this time. The only exception would be for a deeply subsidized senior community, as a significant proportion of senior renter households in both the Grinnell Market Area and the Secondary Market Area have an annual income of less than $25,000. This is supported by existing deeply subsidized senior rental communities in the Grinnell Market Area, all of which were fully occupied with waiting lists.

Grinnell Market Area For-Sale Units - Recommended Pricing						
Product Type	Bed	Bath	Square Feet	Base Price	Sales Price*	Sales Price/Sq. Ft.
Townhome	2	1.5	1,100	$65,000	$74,750	$67.95
Townhome	2	1.5	1,200	$80,000	$92,000	$76.67
Townhome	2	1.5	1,300	$100,000	$115,000	$88.46
Townhome	3	2.5	1,300	$100,000	$115,000	$88.46
Townhome	3	2.5	1,500	$120,000	$138,000	$92.00
Attached Home	2	2	1,500	$120,000	$138,000	$92.00
Attached Home	3	2	1,700	$140,000	$161,000	$94.71
Single-Family Detached Home	3	2.5	1,800	$150,000	$172,500	$95.83
Single-Family Detached Home	3	2.5	2,400	$185,000	$212,750	$88.65
Single-Family Detached Home	3	2.5	2,800	$215,000	$247,250	$88.30
Average			**1,660**	**$127,500**	**$146,625**	**$88.33**

*Increased by 15% for options

Affordability:

Affordability estimates and capture rates, including income qualified households in both the Grinnell Market Area and those that could potentially relocate from the Secondary Market Area, are reasonable and achievable in the market for recommended rental and for-sale housing options. As such, sufficient income qualified households exist to support the projected rental and for-sale demand over the next three years. Affordability estimates for the Grinnell Market Area and Secondary Market Area are also conservative, as they do not include potential renter and owner households willing to relocate from other parts of Iowa and outside the state.

Final Conclusion / Recommendation

The City of Grinnell is home to a diverse group of major employers, making it a regional economic hub for workers living throughout the surrounding counties, nearby cities, and major metropolitan areas of Des Moines, West Des Moines, and Iowa City. Despite its economic stability, Grinnell experienced minimal population and household growth over the past decade as roughly two-thirds of its workforce chooses to commute rather than live in the city. This decision is due in part to Grinnell's limited housing stock, most of which is at least 40 years old and not attractive to or suitable for its burgeoning skilled labor force. As land availability is also limited, particularly in the more affluent northern half of the city, higher development costs have raised prices for the newest and most attractive housing options (both rental and for-sale), largely excluding moderate and upper income households in the process. As these households have the means to obtain suitable housing at more affordable prices in Grinnell's immediately surrounding area, they have a greater deal of flexibility on where they choose to live and work.

The Grinnell Market Area's existing rental stock is performing well with an overall average vacancy rate of approximately three percent. The demand for high quality rental units is evident, as the newest of the rental communities are at or near full occupancy with waiting lists for some units.

Downtown loft apartments are also in high demand as they are also fully occupied with waiting lists, despite having some of the highest rents in the market. Overall, the lack of quality rental units in the Grinnell Market Area has led to pent up demand for new affordable and market rate rental units. On the for-sale housing side, the construction of new housing units has been very limited over the past ten years. While four newly constructed single-family detached home communities have lots available for purchase, high land and development costs appear to be an impediment to new home construction for most households.

Over the next three years, Grinnell is expected to add approximately 170 to 230 jobs, most of which will occur at Brownells new warehouse and distribution facility in the southern portion of the city (162 jobs). This new job growth will attract households with a wide range of incomes to the area, including a number of mid-level professionals who are likely to be moderate to upper income earners. In most instances, new workers will likely attempt to establish a residence in Grinnell first, creating additional housing demand above and beyond that of existing in-commuters and local residents. It is this component of demand in the Grinnell Market Area that is most likely to drive housing growth over the next three years as the existing housing stock is not currently capable of supporting these additional households. While substantial potential exists for Grinnell to attract in-commuting households to live in the city, we believe households relocating to Grinnell as a direct result of job growth should be the initial focus of housing development.

Based on current market conditions, projected job growth, and potential in-commuter relocation, we conservatively estimate the Grinnell Market Area will have a net demand for 122 rental units and 108 for-sale units over the next three years. We recommend that new housing units largely target moderate to upper income households, which form the core of the Grinnell Market Area's workforce, while also exploring affordable housing opportunities to serve low income households currently living in or relocating to the city. An assortment of product types are suitable for development within the Grinnell Market Area, including single-family detached homes, townhomes/attached homes, multi-family housing, and adaptive reuse communities. Based on all of the factors discussed above, we believe a variety of opportunities exist for housing development in Grinnell and would be well received in the community. Given the projected job growth and pent-up demand in the rental market, we do not expect new housing communities to have an adverse long-term impact on the existing housing stock.

1. INTRODUCTION

A. Purpose of Report

The Grinnell Chamber of Commerce, Grinnell College, and the City of Grinnell have retained Real Property Research Group, Inc. to conduct a Housing Market Assessment for the City of Grinnell. For the purpose of this analysis, RPRG evaluated current market conditions and the balance of supply and demand in the rental and for-sale markets, considering all housing types regardless of age or income restrictions. Based on these findings, RPRG also suggested appropriate product types for potential development in Grinnell, including target market, structure type, and price position. If appropriate, components of this analysis can be converted sometime in the future to a full market analysis of a specific product, suitable for submission to lenders, HUD, or the Iowa Finance Authority (IFA).

B. Format of Report

The report format is a Housing Market Assessment, a comprehensive city-wide analysis that does not focus on a specific product or site. If we were to prepare a comprehensive feasibility study for a specific development, there would be changes, additions and deletions to the material presented here. Moreover, the findings, conclusions and/or recommendations yielded as a result of a product specific study may differ from those presented here.

C. Client, Intended User, and Intended Use

The Client is the Grinnell Chamber of Commerce, Grinnell College, and the City of Grinnell. RPRG's expects this Housing Market Assessment to be utilized by the Grinnell Chamber of Commerce, Grinnell College, and the City of Grinnell for internal assessment, helping to guide programs and policies. The report will also serve to document the marketability of various housing products to other Intended Users, including potential investors, developers, and lenders.

D. Scope of Work

The Housing Market Assessment includes an area analysis, a demographic analysis, an economic analysis, a competitive analysis (rental and for-sale), and an overall supply/demand analysis. Subsequently, we include product, pricing and other recommendations as well as an affordability analysis based on the recommended product(s).

- Michael Riley (Analyst) conducted a visit to the City of Grinnell on October 16-18th, 2012.
- Primary information gathered through field and phone interviews was used throughout the various sections of this report. The interviewees included rental community property managers, Angela Harrington – President of the Grinnell Chamber of Commerce, Russ Behrens – City Manager of Grinnell, Monica Chavez-Silva – Director of Community Enhancement for Grinnell College, Kevin Kolbe – Broker Manager for Ramsey-Weeks, Inc., Deb Collum-Calderwood – Executive Director of Poweshiek Iowa Development, Duane Neff – Director of the Grinnell Building and Planning Department, Sharon Van Dyke – Director of the Grinnell Low Rent Housing Department, Meg Ruzek – Vice President of Human Resources at Brownells, and Becky Yoose – Systems Librarian at Grinnell College.

- All pertinent information obtained was incorporated in the appropriate section(s) of this report.

E. Report Limitations

The conclusions reached in a market assessment are inherently subjective and should not be relied upon as a determinative predictor of results that will actually occur in the marketplace. There can be no assurance that the estimates made or assumptions employed in preparing this report will in fact be realized or that other methods or assumptions might not be appropriate. The conclusions expressed in this report are as of the date of this report, and an analysis conducted as of another date may require different conclusions. The actual results achieved will depend on a variety of factors, including the performance of management, the impact of changes in general and local economic conditions, and the absence of material changes in the regulatory or competitive environment. Reference is made to the statement of Underlying Assumptions and Limiting Conditions contained in Appendix I of this report.

F. Other Pertinent Remarks

None.

2. SITE AND NEIGHBORHOOD ANALYSIS

A. Area Overview

1. Introduction and Background

The City of Grinnell is located in east central Iowa, approximately 50 miles east of the Des Moines Metropolitan Area. While modest in size, Grinnell is supported by a strong economic base, including a diverse group of major employers. As both the largest city and economic center of rural Poweshiek County, Grinnell attracts its workforce from throughout the region (eastern and central Iowa) and is conveniently located just three miles north of Iowa's primary east/west thoroughfare, Interstate 80. As of the 2010 Census, Grinnell contained a population of approximately 9,200 people and an employment base of 5,200 jobs (approximately 6,000 jobs within the Grinnell ZIP Code).

At the heart of Grinnell is Grinnell College, a private liberal arts and sciences school founded in 1846. With an estimated enrollment of 1,600 students, Grinnell College has a significant impact on the community, whose household base includes a number of younger professionals and students. As many major employers in the Grinnell area require a skilled labor force, Grinnell is also home to a number of moderate to high income earners including doctors, accountants, professors, engineers, and other skilled professionals. Given the community's varied household composition, residents of Grinnell have a wide range of housing needs. This analysis will examine whether or not Grinnell's existing housing stock is sufficient to meet these needs, both now and in the future, and if not what housing development opportunities should be pursued to best suit the community.

2. General Description of Existing Land Uses

Grinnell is primarily a residential community with neighborhoods surrounding a small downtown central business core. Grinnell's downtown district contains a variety of commercial development including retail shops, restaurants, and local service providers. Above these commercial establishments, loft apartments are common and are especially popular with younger professionals. Reflective of the city's culture and history, many downtown buildings feature distinctive architectural styles, the most notable of which is Louis Sullivan's "jewel box" design on the former Merchants National Bank. This "jewel box" design was also incorporated by the city into four intersections and two crosswalks around the Main Street / Broad Street block of 4th and 5th Avenues.

Moving outward from downtown, residential development becomes the dominant land use. Overall, Grinnell offers a varied housing stock with a wide range of building ages, styles, conditions, and values. The most common residential unit type is single-family detached dwellings, which include everything from early 1900's Victorian style homes to modern brick ranches. On average, the northern portion of Grinnell (north of U.S. Highway 6) tends to hold higher values, with a greater collection of newer housing units and a number of the city's amenities (Ahrens/Paschall Memorial Park, Grinnell Country Club, and the Grinnell Mutual Aquatic Center). Grinnell College is also located in the northeastern portion of the city, attracting faculty, staff, and some students desiring to live close to campus.

Among larger multi-family residential communities, Grinnell's housing stock is generally limited to deeply subsidized or income restricted properties that are generally older and in fair to poor condition. The largest cluster of apartments can be found just northwest of Grinnell Regional Medical Center along 4th Avenue. Communities in this vicinity include several USDA Rural Development properties, targeting families and seniors, and a general occupancy Low Income Housing Tax Credit (LIHTC) community (Westfield) that offers some market rate units. The only two

completely market rate rental communities with more than 25 units are Gracie Park and Prairie Jewel, both of which are located on the city's southeast side. Other multi-family housing types in Grinnell include two condominium communities, townhomes, attached homes (duplexes), senior assisted living facilities, a senior LIHTC community, and two senior Continuing Care Retirement Communities (CCRC) with duplexes, apartments, and assisted living units.

The southernmost portion of Grinnell (south of Garfield Avenue) contains the city's two largest commercial retailers (Wal-mart and Hy-Vee) along State Highway 146 and light industrial facilities housing some of the area's major employers (JELD-WEN Doors and Windows, Donaldson). Moving further south toward Interstate 80, land uses include a handful of service stations, fast food restaurants, and hotels, as well as Grinnell Regional Airport.

B. Site Analysis

1. Sites of Current and Potential Housing Development

For the purposes of this analysis, local government and community officials identified several sites in Grinnell that could be used for new housing development. While new housing development will not necessarily be limited to these areas, these are likely opportunities for development. A brief description of each site, along with pictures, aerial photographs, and a map of each site location, are provided below (Map 1, Figure 1 - Figure 4).

1. **The Iowa Transportation Museum** – Originally funded through a 3.6 million dollar federal grant, The Iowa Transportation Museum was developed as part of an adaptive reuse of the former Spaulding Manufacturing Company building in downtown Grinnell; however, government and community officials indicated the project is nearing the end of its financial resources and is unlikely to move forward despite the completion of phase I. Given the site's location at 4th and Spring Street (one block west of downtown), it has great potential as a possible housing community. At the time of the site visit, two developers were considering the site for such a use, though immediate development plans did not exist.

2. **Reed Street** – Six vacant lots are currently available for residential development on the eastern side of Reed Street, immediately adjacent to Grinnell Regional Medical Center. At present, a developer has plans to construct twelve townhome units on the site that could be either rental or for-sale housing. This site would be well suited for a variety of new housing types.

3. **RC Industries** – The 122,000 square foot industrial warehouse, previously operated by RC industries, is vacant and available for redevelopment in western Grinnell. Located on the south side of U.S. Highway 6 near its intersection with Bliss Street, the RC Industries site encompasses 32 acres and is in an excellent location close to the recently constructed aquatic center, Grinnell High School, and Lions Park. It is also bordered by both single-family homes and multi-family apartment communities, allowing for a wide range of potential housing possibilities.

4. **Iowa Telecom** – A 63,416 square foot commercial office building, once home to Iowa Telecom, is vacant and available for redevelopment in northern Grinnell at the intersection of Sunset Street and 11th Avenue. Similar to the RC Industries site, it is located in a desirable neighborhood surrounded by single-family detached homes, multi-family apartments, and Grinnell High School.

5. **Prairie Street** – An existing and active single-family detached neighborhood, developed by Beck Construction, is located along Prairie Street in the northwestern corner of Grinnell. As one the most desirable areas of the city, homes along Prairie Street are typically newer and more expensive than in most portions of the city. A handful of buildable lots still remain along the western side of Prairie Street, which are being offered for-sale for $41,000 to $51,500. An 8.5 acre tract of buildable land also owned by Beck Construction exists immediately to the west of Prairie Street, which could serve as the logical next phase of the neighborhood but is not currently being developed.

6. **Prairie Pointe Estates and Villas at Prairie Pointe** – Prairie Pointe Estates is a new single-family detached home community developed by Vander Linden Construction. Located in the northeastern tip of Grinnell, Prairie Pointe Estates offers perimeter lots ranging in size from 0.4 acre to 1.2 acres with prices starting at $45,000. In the center of Prairie Point Estates is Villas at Prairie Pointe, a smaller lot community designed for more moderately priced homes. The Prairie Pointe neighborhoods are located in an excellent location, next to Ahrens/Paschall Memorial Park. According to the most recent Poweshiek County tax assessment data, only four of Prairie Pointe Estates 25 lots had been sold. Villas at Prairie Pointe has 26 total lots, two of which have been sold and have homes either completed or under construction.

7. **Willows Mobile Home Park** – Willows is an existing mobile home community that rents lots to residents at a rate of $200 per month. Willows contains a total of 130 lots, 60 of which are currently vacant. The City of Grinnell has had ongoing discussions with the owner regarding possible redevelopment, as the community is in extremely poor condition and contains numerous substandard housing units. Located on the southeast side of Grinnell at the eastern terminus of 1st Avenue, the Willows site is bordered by multi-family apartments and single-family detached homes. As such, it would support a variety of housing types, all of which would improve the existing land use and overall appeal of the neighborhood.

8. **Melrose Lane** – Also developed by Beck Construction, Melrose Lane is a single-family detached home community on the southeast side of Grinnell. Located on the south side of Davis Avenue between East Street and Penrose Street, Melrose lane still has 13 lots available which are being offered for-sale for approximately $25,000 to $28,000.

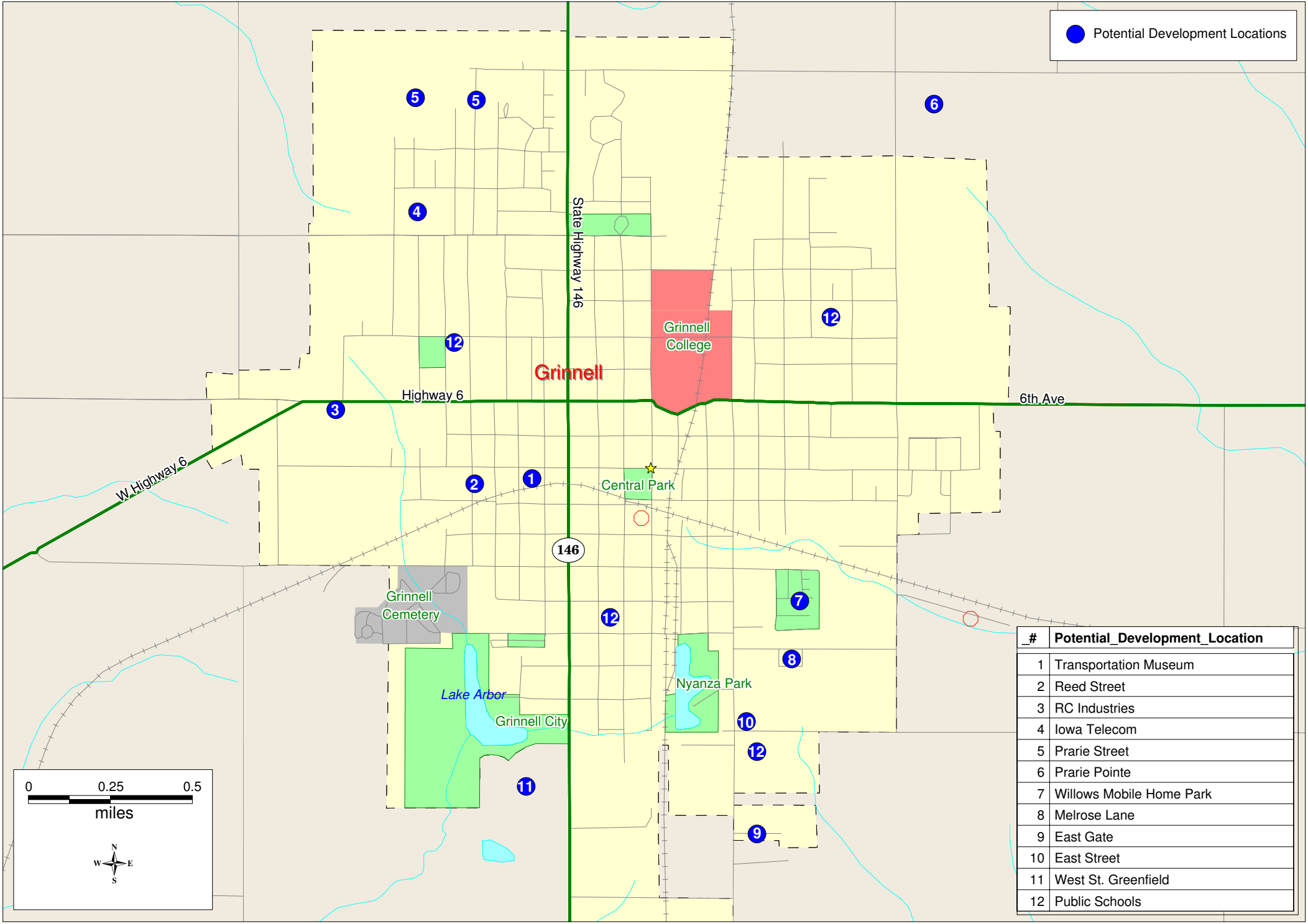
9. **East Gate** – East Gate is an active single-family home community with 12 buildable lots still available. Located in the southeastern corner of Grinnell just south of East Street's intersection with Garfield Avenue, East Gate is convenient to major employers along State Highway 146 including the JELD-WEN Doors and Windows and Donaldson plants within one-half mile.

10. **East Street** – East Street is a 4.7 acre parcel of land bought and being subdivided by the City of Grinnell as part of their Housing Initiative Program. The City is selling the lots at cost (approximately $15,000) in order to facilitate the construction of new homes at affordable prices. At the time of the site visit, one home was currently under construction.

11. **West Street Greenfield** – West Street Greenfield is a 12.3 acre tract of buildable land located just west of State Highway 146 and south of Anytime Fitness. While no plans exist at this time, the site is suitable for housing development and would be convenient to major employers located on State Highway 146.

12. **Public Schools** – The Grinnell-Newburg Community School District is currently considering a plan for consolidation of its school buildings. While no final decision has been made, the school district could vacate one or more buildings among its elementary and middle schools. All of the school buildings are of an older vintage and may be eligible for historic tax credits.

The buildings could be adaptively reused into new housing units or completely redeveloped. The schools each have varying size lots, but Grinnell Middle School is by far the largest. A significant portion of the middle school site also consists of undeveloped land, which could be immediately ready for new development.



_#	Potential_Development_Location
1	Transportation Museum
2	Reed Street
3	RC Industries
4	Iowa Telecom
5	Prarie Street
6	Prarie Pointe
7	Willows Mobile Home Park
8	Melrose Lane
9	East Gate
10	East Street
11	West St. Greenfield
12	Public Schools

Map 1
Potential Development Locations
Grinnell, IA

Figure 1 Aerial Images of Potential Housing Development Sites, South of U.S. Highway 6

Figure 2 Aerial Images of Potential Housing Development Sites, North of U.S. Highway 6

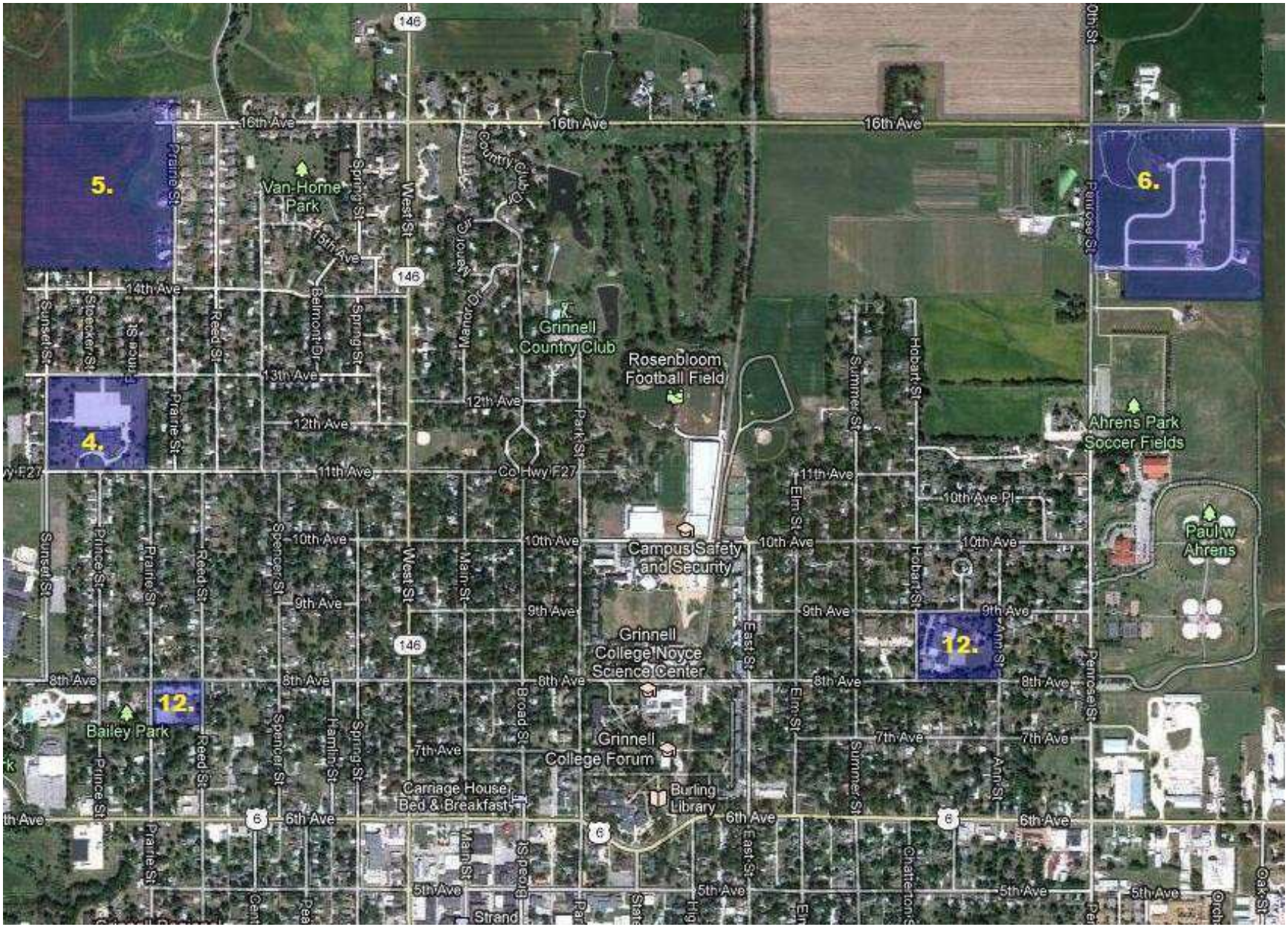


Figure 3 Views of Potential Development Sites

1. View of the Transportation Museum (Building 1)

1a. View of the Transportation Museum (Building 2)

2. View of Reed Street Site facing southeast

3. View of RC Industries site facing south

3a. View of RC Industries site facing southeast

4. View of Iowa Telecom site facing southwest

Figure 4 Views of Potential Development Sites

5. View of an existing home near Prairie Street and 16th Avenue

5a. View of buildable lots on Prairie Street

6. View of an existing home in Prairie Pointe Estates

7. View of a mobile home and available lot in Willows Mobile Home Park

8. View of an existing home on Melrose Lane

9. View of an existing home in East Gate

C. Neighborhood Analysis

1. Neighborhood Investment and Planning Activities

While new development in Grinnell has been relatively limited over the past decade, the city currently has five active single-family subdivisions with buildable lots available (scattered throughout the city) and a handful of homes currently under construction. Other recent or new investments are also evident, including the recently constructed Grinnell Mutual Aquatic Center and two retail strip centers under construction adjacent to the Wal-Mart Supercenter on State Highway 146. Among planning activities, the city and county are working on several potential development possibilities in southern Grinnell including a commercial hub along Interstate 80. The construction of Brownells new Grinnell facility is also expected to be completed in southern Grinnell by the fall of 2013.

2. Public Safety

In 2009, a total of 413 crimes were reported in Poweshiek County (most recent data available). Based on a 2009 population of 18,423, the crime rate was 22.42 crimes per 1,000 persons (Table 1). Approximately 93 percent of crimes reported in Poweshiek County were burglaries, larceny-theft, or motor vehicle theft. A small percentage of crimes in Poweshiek County were violent crimes. Based on this data and field observations, we do not expect crime or the perception of crime to negatively impact housing development within the city. Extensive security measures, such as gated access or security cameras, are not prevalent among the multi-family rental stock in Grinnell.

Table 1 2009 Crime Statistics, Poweshiek County

Crimes Reported in Poweshiek County, IA in 2009		
Crime	**Number**	**Rate***
Total	413	22.42
Murder	0	0.00
Rape	9	0.49
Robbery	0	0.00
Aggravated Assault	18	0.98
Burglary	126	6.84
Larceny-Theft	243	13.19
Motor Vehicle Thefts	17	0.92

*Rate is per 1,000 persons

Source: Iowa Department of Public Safety

3. Vehicular Access

Grinnell is bisected by U.S. Highway 6 (runs east to west) and State Highway 146 (runs north to south), the latter of which connects to Interstate 80 approximately 3.5 miles south of the city center. As such, the city is divided into four quadrants with neighborhoods in each conveniently accessible to both major roadways. Outside of these two major arterials, the vast majority of roads in Grinnell are residential surface streets with light traffic throughout the day. While traffic lights exist at major intersections, stop signs are the primary mode of traffic flow throughout the city. Overall, no impediments to ingress or egress to/from Grinnell were observed at the time of the site visit.

4. Availability of Public and Inter Regional Transit

Given the small size of the city, Grinnell does not operate a public transportation system; however, residents of Grinnell have access to Peoplerides, a regional public transit system providing shuttle service throughout the counties of Poweshiek, Hardin, Marshall, and Tama. Rides can be scheduled by appointment for trips that either originate or end in the four-county region.

Grinnell is served by Interstate 80, Iowa's primary east/west thoroughfare. From Interstate 80, the major metropolitan areas of Des Moines, Iowa City, Omaha (Nebraska), and Davenport can all be reached within 180 miles. The closest major airport to Grinnell is Des Moines International Airport, located on the south side of Des Moines approximately 55 miles to the southwest. Grinnell also contains a regional airport, utilized for corporate and recreational general aviation activities.

5. Pedestrian Access

The City of Grinnell encompasses roughly two square miles, excluding only the southernmost portion of the city limits narrowly following State Highway 146 from Interstate 80 to Garfield Avenue. Given its small size, nearly all areas of the city can be reached on foot from sidewalks prevalent along most roadways. Downtown Grinnell is particularly pedestrian friendly, as it contains attractive "Jewel Box" intersections (based on the historic architectural style of Louis Sullivan) and crosswalks with pedestrian traffic signs and designated walking areas. Most neighborhoods have community amenities and services within a walking distance of one mile.

6. Accessibility Improvements under Construction and Planned

Roadway Improvements under Construction and Planned

RPRG reviewed information from local stakeholders to assess whether any capital improvement projects affecting road, transit, or pedestrian access to the subject site are currently underway or likely to commence within the next few years. Observations made during the site visit contributed to the process. Through this research, RPRG did not identify any projects that would have a direct impact on the City of Grinnell.

Transit and Other Improvements Planned or Under Construction

None identified.

D. Residential Support Network

1. Key Facilities and Services Near the Subject Sites

The appeal of any given community is often based in part on its proximity to those facilities and services required on a daily basis. Key facilities and services and their distances from the center of Grinnell are listed in Table 2. The location of those facilities is plotted on Map 2.

Table 2 Key Facilities and Services

Establishment	Type	Address	Distance*
Grinnell Police Department	Police	1020 Spring St.	0.1 mile
Grinnell Fire Department	Fire	1020 Spring St.	0.1 mile
Casey's General Store	Convenience Store	1002 West St.	0.1 mile
McNally's Foods	Grocery	1021 Maint St.	0.1 mile
Visitor Center / Chamber of Commerce	Government	833 4th Ave.	0.2 mile
Medicap Pharmacy	Pharmacy	320 6th Ave.	0.3 mile
Drake Community Library	Library	930 Park St.	0.3 mile
New Horizons Alternative School	Public School	927 4th Ave.	0.3 mile
Grinnell Senior Center	Senior Center	927 4th Ave.	0.3 mile
Post Office	Post Office	932 Broad St.	0.3 mile
Fareway	Grocery	727 West St.	0.4 mile
Grinnell Medical Association	Doctor/Medical	210 4th Ave.	0.4 mile
Bailey Park Elementary School	Public School	210 8th Ave W.	0.4 mile
Casey's General Store	Convenience Store	217 6th Ave.	0.4 mile
Grinnell Family Medicine	Doctor/Medical	224 3rd Ave.	0.5 mile
Grinnell Regional Medical Center	Hospital	210 4th Ave.	0.5 mile
Grinnell High School	Public School	1333 Sunset St.	0.6 mile
Davis Elementary School	Public School	818 Hamilton Ave.	0.7 mile
Fairview Elementary School	Public School	1310 Hobart St.	0.8 mile
Casey's General Store	Convenience Store	1718 6th Ave.	0.8 mile
Ahrens Family Center	Community Center	1510 Penrose St.	1 mile
Dollar General	General Retail	114 West St. S	1.1 miles
Grinnell Middle School	Public School	132 East St. S	1.2 miles
Hy-Vee	Grocery	320 West St. S	1.3 miles
Wal Mart	General Retail	415 Industrial Ave.	1.8 miles

*Reflects amenities' distance from the city center

2. Essential Services

Health Care

Grinnell Regional Medical Center (GRMC) is the primary healthcare provider for Grinnell and the greater six-county region of east-central Iowa (Region Six), serving an estimated 40,000 residents. With a staff of more than 425 employees, including over 40 physicians, the 49-bed nonprofit facility offers a full range of medical services including both general and emergency care. Grinnell Regional Medical Center is located approximately one-half mile west of downtown Grinnell, bounded by 4th Avenue to the north, Reed Street to the east, 3rd Avenue to the south, and Prince Street to the west.

In addition to major medical care, numerous independent healthcare practitioners are located throughout Grinnell. These include a variety of service providers, ranging from general/family

practice to long-term care and rehabilitation. Outside of Grinnell, the next closest major medical facility is Skiff Medical Center, located approximately twenty miles west in Newton.

Education

The Grinnell-Newburg Community School District provides public education to students living in portions of western Poweshiek and eastern Jasper Counties, including the City of Grinnell. At present, the district is comprised of one preschool, three elementary schools, one middle school, and one high school with an estimated 2012-2013 enrollment of 1,750 students; however, the school system is considering a plan for building consolidation. All six public schools are located within the Grinnell city limits.

Iowa public school systems administer the Iowa Test of Basic Skills (ITBS) to students in grades three through eight to assess progress. High school students are also tested with an assessment program called the Iowa Test of Educational Development (ITED). To determine relative performance within the region, Grinnell-Newburg Community School District 2011 ITBS and ITED scores (grades 4, 8, and 11) were compared to those of neighboring districts, including Brooklyn-Guerney-Malcomb (BGM), Newton, Lynnville-Sully, Montezuma, Des Moines, Marshalltown, and Oskaloosa. Overall, Grinnell-Newburg ranked first among elementary schools (Table 3), first among middle schools (Table 4), and second among high schools (Table 5). In addition, all composite test scores for Grinnell-Newburg Community schools, which average proficiency ratings in reading and math, exceeded state averages.

Grinnell is home to two post-secondary educational institutions, Grinnell College and Iowa Valley Community College – Grinnell. Grinnell College is the largest and most distinguished of the two with an enrollment of approximately 1,600 students. As a private liberal arts and sciences school, Grinnell College offers 26 bachelor degree programs including those in the Humanities, Science, and Social Studies fields.

Senior Services

The primary senior service facility in Grinnell is the Grinnell Senior Center, located at 927 4th Avenue just east of downtown. The Grinnell Senior Center contains meeting space with a full kitchen and hosts a variety of programs, activities, and social events. Additional senior services are available to residents of Grinnell through the Hawkeye Valley Area Agency on Aging, a regional senior services provider serving a ten-county region in northeast Iowa.

3. Commercial Goods and Services

Convenience Goods

The term “convenience goods” refers to inexpensive, nondurable items that households purchase on a frequent basis and for which they generally do not comparison shop. Examples of convenience goods are groceries, fast food, health and beauty aids, household cleaning products, newspapers, and gasoline.

The largest concentration of retail and commercial development in Grinnell is located in its downtown district, centered on Main Street between 4th and 5th avenues. Encompassing a nine block area, downtown Grinnell contains a wide variety of shops, restaurants, and specialty service providers including The Strand Movie Theater. Outside of downtown, numerous national chains can be found on U.S. Highway 6 or State Highway 146 within one to two miles of the city center. Commercial development along these major thoroughfares includes multiple fast food restaurants,

convenience stores, service stations, and larger-scale facilities such as Hy-Vee (grocery) and Wal-Mart (grocery/general retail).

Shoppers Goods

The term "shoppers goods" refers to larger ticket merchandise that households purchase on an infrequent basis and for which they usually comparison shop. The category is sometimes called "comparison goods." Examples of shoppers' goods are apparel and accessories, furniture and home furnishings, appliances, jewelry, and sporting goods.

The single-largest provider of commercial goods in Grinnell is Wal-Mart, located on the west side of State Highway 146 between downtown and Interstate 80. As a "Supercenter" location, the Wal-mart contains both a general retail section (comparison goods) and a full-service grocery store. More expansive shopping outlets, including "big-box" retailers and malls, are located in the Des Moines metro area approximately 50 miles to the west.

4. Recreational Amenities

Grinnell offers a vast array of recreational amenities, appealing to a wide range of interests and age groups. The most notable of these is Ahrens/Paschall Memorial Park, a recreation and sports complex funded by the private nonprofit Ahrens Park Foundation. Ahrens/Paschall Memorial Park offers eight youth softball and baseball fields (utilized by the Grinnell Little League), two outdoor basketball courts, two tennis courts, a sand volleyball court, three youth soccer fields, a golf driving range, multiple playground areas, three picnic shelters, a sledding hill, and a one and one-half mile walking path. Ahrens/Paschall Memorial Park is also home to the Ahrens Family Center (daycare/preschool), the Grinnell Athletic and Recreation Center (gymnasium), and the Ahrens Park Foundation offices. Other recreational amenities within the city include the recently constructed Grinnell Mutual Aquatic Center (water park), Lion's Park, Central Park, James Miller Park, Jaycee Park, Bailey Park, Van Horne Park, Merrill Park, Thomazin Park, Arbor Lake Park, Drake Community Library, the Grinnell Historical Museum, the Grinnell Arts Center, and Grinnell Country Club (private). Grinnell College athletic facilities, including a natatorium, basketball court, tennis courts, and indoor/outdoor tracks, are also available for public use.

Table 3 2011 Grinnell-Newburg and Surrounding District ITBS Test Scores, Elementary Schools

ITBS - 2011			Grade 4		
Rank	District	School	Reading	Math	Composite
1	Grinnell-Newburg	Davis	92.0%	94.0%	93.0%
2	Brooklyn-Guernsey-Malcom	Brooklyn-Guernsey-Malcom	83.0%	90.0%	86.5%
3	Newton	Newton	84.0%	81.0%	82.5%
4	Oskaloosa	Oskaloosa	76.0%	81.0%	78.5%
5	Lynnville-Sully	Lynnville-Sully	78.0%	78.0%	78.0%
6	Montezuma	Montezuma	74.0%	71.0%	72.5%
7	Marshalltown	Marshalltown	67.0%	73.0%	70.0%
8	Des Moines	Des Moines	70.0%	69.0%	69.5%
		State Average	**82.0%**	**82.0%**	**82.0%**

Source: Iowa Department of Education

Table 4 2011 Grinnell-Newburg and Surrounding District ITBS Test Scores, Middle Schools

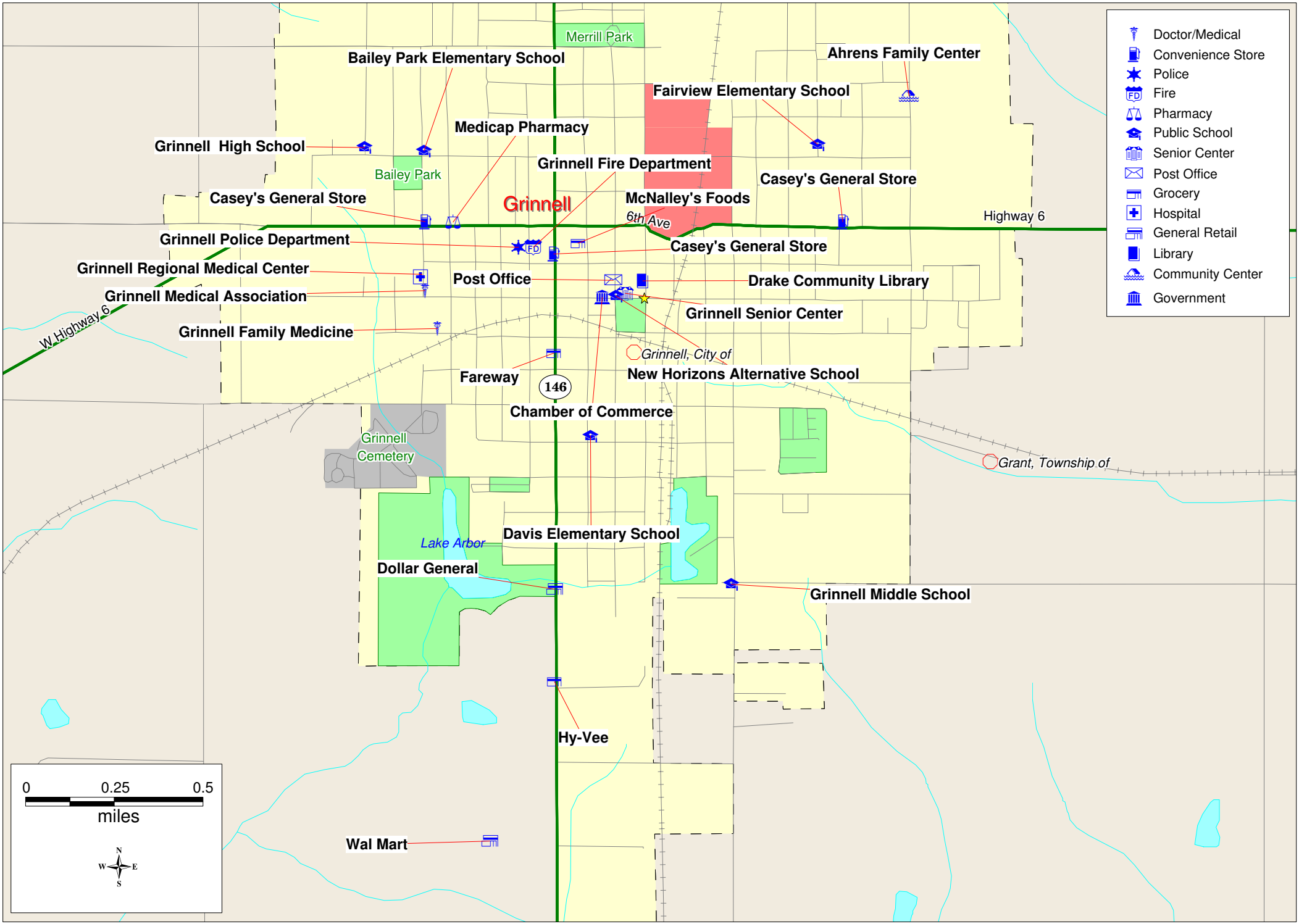
ITBS - 2011			Grade 8		
Rank	District	School	Reading	Math	Composite
1	Grinnell-Newburg	Grinnell	82.0%	84.0%	83.0%
2	Montezuma	Montezuma	79.0%	85.0%	82.0%
3	Newton	Berg	80.0%	76.0%	78.0%
4	Lynnville-Sully	Lynnville-Sully	72.0%	81.0%	76.5%
5	Oskaloosa	Oskaloosa	72.0%	78.0%	75.0%
6	Marshalltown	Marshalltown	66.0%	69.0%	67.5%
7	Brooklyn-Guernsey-Malcom	Brooklyn-Guernsey-Malcom	65.0%	67.0%	66.0%
8	Des Moines	Des Moines	61.0%	63.0%	62.0%
		State Average	**76.0%**	**78.0%**	**77.0%**

Source: Iowa Department of Education

Table 5 2011 Grinnell-Newburg and Surrounding District ITED Test Scores, High Schools

ITED - 2011			Grade 11		
Rank	District	School	Reading	Math	Composite
1	Montezuma	Montezuma	80.0%	90.0%	85.0%
2	Grinnell-Newburg	Grinnell	83.0%	81.0%	82.0%
3	Lynnville-Sully	Lynnville-Sully	79.0%	85.0%	82.0%
4	Newton	Newton	81.0%	72.0%	76.5%
5	Brooklyn-Guernsey-Malcom	Brooklyn-Guernsey-Malcom	65.0%	78.0%	71.5%
6	Oskaloosa	Oskaloosa	70.0%	71.0%	70.5%
7	Marshalltown	Marshalltown	65.0%	67.0%	66.0%
8	Des Moines	Des Moines	66.0%	59.0%	62.5%
		State Average	**78.0%**	**78.0%**	**78.0%**

Source: Iowa Department of Education



Map 2
Neighborhood Amenities
Grinnell, IA

3. ECONOMIC ANALYSIS

A. Introduction

This section of the report focuses primarily on economic trends and conditions in Poweshiek County, the jurisdiction in which Grinnell is located. For purposes of comparison, economic trends in the State of Iowa and the nation are also discussed.

B. Labor Force, Resident Employment, and Unemployment

1. Trends in County Labor Force and Resident Employment

Poweshiek County's labor force remained relatively stable from 2000 to 2011, dropping slightly from 2003 to 2004 and 2008 to 2009 during the course of two national recessions. Overall, the county experienced a net decline of 153 workers (1.5 percent) from 2001 to 2011 and fluctuated between 10,200 and 10,800 workers during the period (Table 6). Through the second quarter of 2012, the labor force increased slightly; however, quarterly figures are traditionally less accurate than annual totals.

2. Trends in County Unemployment Rate

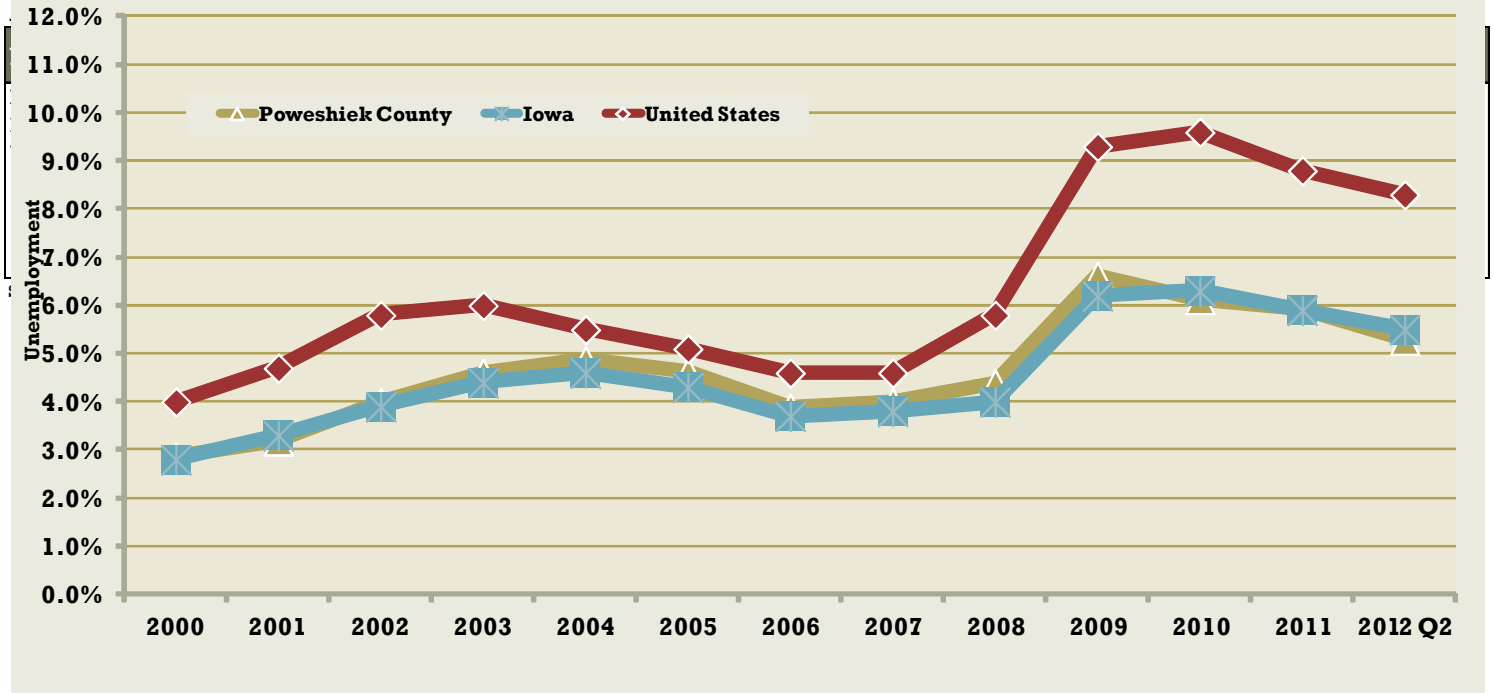
Poweshiek County's unemployment rate increased from a low of 2.9 percent in 2000 to 4.9 percent in 2004 before leveling off in the middle portion of the decade (2005-2008). During this period, the county's unemployment rate ranged from 3.9 percent to 4.6 percent. In 2009, during the height of the most recent national recession, Poweshiek County's unemployment rate jumped from 4.4 percent to 6.6 percent; however, the county recovered over the next two years dropping the unemployment rate to 5.9 percent by 2011. This trend continued through the first two quarters of 2012, during which the county's unemployment rate fell to 5.3 percent versus 5.5 percent in the State of Iowa and 8.3 percent nationally. Since 2000, Poweshiek County's unemployment rate has remained well below national figures and comparable to or slightly above the state.

Table 6 Labor Force and Unemployment Rates

Annual Unemployment Rates - Not Seasonally Adjusted

Annual Unemployment	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012 Q2
Labor Force	10,414	10,756	10,791	10,262	10,225	10,258	10,624	10,787	10,452	10,219	10,244	10,261	10,350
Employment	10,117	10,413	10,360	9,790	9,728	9,784	10,212	10,357	9,994	9,543	9,617	9,654	9,803
Unemployment	297	343	431	472	497	474	412	430	458	676	627	607	547
Unemployment Rate													
Poweshiek County	2.9%	3.2%	4.0%	4.6%	4.9%	4.6%	3.9%	4.0%	4.4%	6.6%	6.1%	5.9%	5.3%
Iowa	2.8%	3.3%	3.9%	4.4%	4.6%	4.3%	3.7%	3.8%	4.0%	6.2%	6.3%	5.9%	5.5%
United States	4.0%	4.7%	5.8%	6.0%	5.5%	5.1%	4.6%	4.6%	5.8%	9.3%	9.6%	8.8%	8.3%

Source: U.S. Department of Labor, Bureau of Labor Statistics



NOTE: BLS procedures are designed to distinguish between employed and unemployed within the labor force at any given point in time. While they publish estimates of labor force, employment, and unemployment levels, labor force data is a reflection of Census bureau annual population estimates as of the time period in question. BLS does not analyze the time series changes in labor force, employed persons, or unemployed persons. Thus, it would be erroneous to interpret trends in labor force statistics over time.

C. Commuting Patterns

Given the number of large employers, diversity of industries, and skilled labor force required, Grinnell attracts workers from throughout the region including Poweshiek County, neighboring counties, and the larger metropolitan areas of Des Moines, West Des Moines, and Iowa City. In an effort to determine the place of residence of workers commuting into Grinnell, we examined the U.S. Census Bureau's Longitudinal Employment-Household Dynamics (LED) through its On The Map website (onthemap.ces.census.gov). The geography tested for this analysis is the ZIP Code of Grinnell (50112).

Just over one-third (35.5 percent) of workers employed in Grinnell as of the 2010 Census also lived in Grinnell (Table 7). Outside of Grinnell, workers' places of residence vary greatly as Newton has the highest number of Grinnell commuters at just 3.4 percent. Other top locations for commuters include Marshalltown (1.6 percent), Brooklyn (1.4 percent), Montezuma (1.3 percent), Des Moines (1.2 percent), Kellogg (1.1 percent), and Oskaloosa (1.0 percent).

The same Census commuting data indicates that nearly half (45.9 percent) of Grinnell workers commuted less than 10 miles and another 27.3 percent commuted 10 to 24 miles. Combined, 73.2 percent of commuting workers lived within 24 miles of Grinnell.

Table 7 Job Counts by Place – Where Workers in Grinnell Live (2010)

Jobs Counts by Places (Cities, CDPs, etc.) Where Workers Live - Primary Jobs	2010	
Grinnell ZIP Code (50112)	Count	Share
Grinnell city, IA	2,140	35.5%
Newton city, IA	203	3.4%
Marshalltown city, IA	99	1.6%
Brooklyn city, IA	83	1.4%
Montezuma city, IA	81	1.3%
Des Moines city, IA	70	1.2%
Kellogg city, IA	66	1.1%
Oskaloosa city, IA	60	1.0%
Tama city, IA	51	0.8%
Cedar Rapids city, IA	48	0.8%
Sully city, IA	43	0.7%
Searsboro city, IA	39	0.6%
Iowa City city, IA	37	0.6%
West Des Moines city, IA	34	0.6%
Toledo city, IA	32	0.5%
Ottumwa city, IA	31	0.5%
New Sharon city, IA	29	0.5%
Holiday Lake CDP, IA	27	0.4%
Pella city, IA	27	0.4%
Urbandale city, IA	25	0.4%
All Other Locations	2,693	44.6%
Total Primary Jobs	**6,032**	**100.0%**

Source: 2010 U.S. Census, LED on the Map Data

D. At-Place Employment

1. Trends in Total At-Place Employment

Poweshiek County's At-Place Employment expanded in six of eleven years from 2001 to 2011; however, job gains were more than offset by losses suffered during two national recessions (2002 to 2004 and 2008 to 2009). As a result, the county experienced a net loss of 285 jobs (2.9 percent) between 2000 and 2011 (Figure 5). Following the loss of 630 jobs in 2009 at the height of the most recent national recession, the county began to show signs of stabilization by recouping 264 jobs over the past two years. While at-place employment figures indicate the county lost 416 jobs through the first quarter of 2012, quarterly figures are historically less accurate than annual totals. Based on a review of Iowa's WARN list, which provides advance warning notices of layoffs or closures by county (for most businesses over 100 employees), no job losses were incurred or impending in Poweshiek County through September of 2012.

2. At-Place Employment by Industry Sector

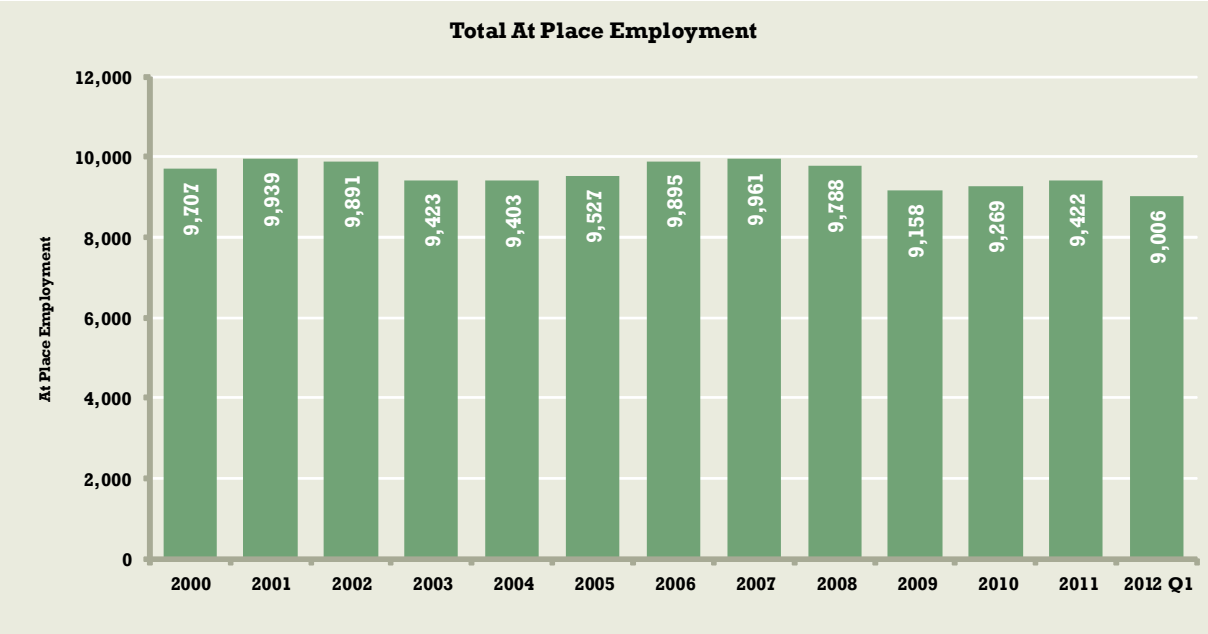
The two largest employment sectors in Poweshiek County are education-health and manufacturing, accounting for a combined 39.7 percent of all jobs within the county. By comparison, these two sectors comprise just 24 percent of jobs nationally (Figure 6). Poweshiek County also has a significant percentage of jobs (15.8 percent) in the trade-transportation-utilities sector, though this is lower than the national average of 19.2 percent. Other industry sectors in which Poweshiek County has a higher percentage of employment relative to the nation include financial activities, construction, and natural resources-mining. Conversely, Poweshiek County has notably fewer jobs on a percentage basis in the government, professional business, and leisure-hospitality sectors.

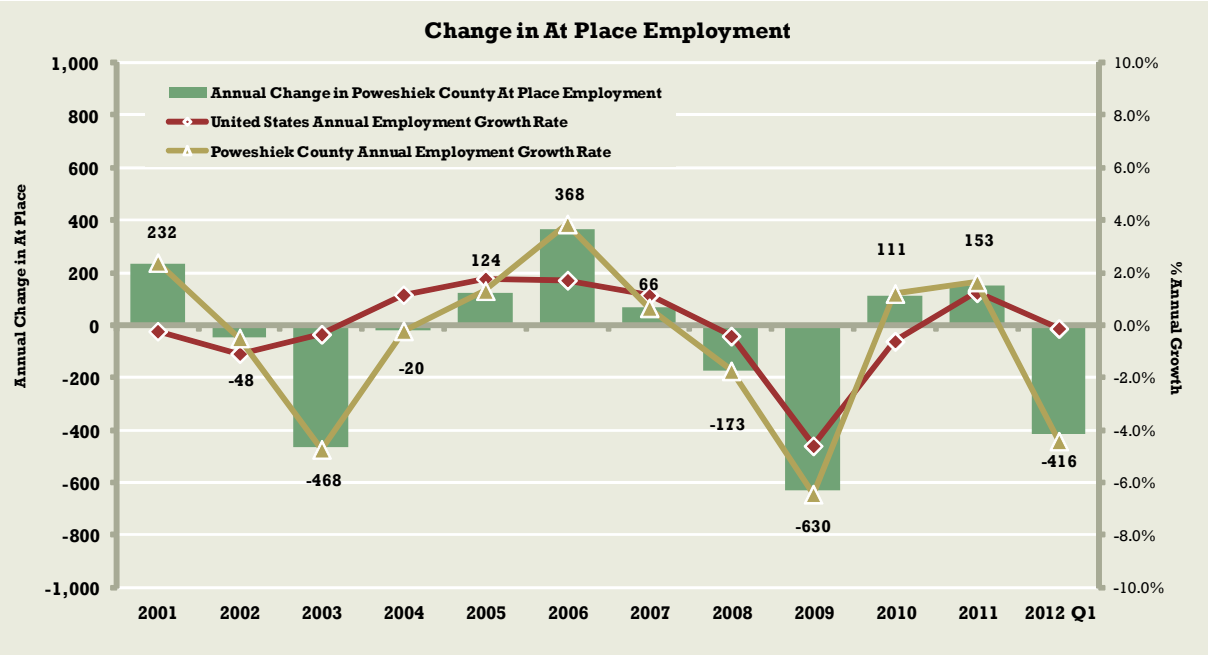
Between 2001 and 2011, nine of eleven industry sectors in Poweshiek County experienced a net loss in jobs. On a percentage basis, information suffered the largest decline at 16.1 percent per year; however, this sector accounts for just 0.6 percent of total employment within the county. In terms of total jobs, annualized losses of 0.8 percent in education-health, 0.8 percent in manufacturing, and 1.3 percent in trade-transportation utilities had a greater overall impact as the county's three largest industries. The only two employment sectors to experience annualized gains during this period were natural resources mining and professional business, growing at annualized rates of 18.5 percent and 9.1 percent, respectively.

3. Major Employers

Based on information provided by the Iowa Workforce Development Center, Table 8 shows the largest private and public employers in Poweshiek County as of 2012 (Q1). Nearly all of these major employers are located in or near Grinnell, making it an economic draw for the region. Among the largest and most significant are Grinnell College and Grinnell Mutual Reinsurance, which account for a substantial proportion of the education-health and financial activities jobs within the county, respectively. Poweshiek County is also home to several major manufacturers, the largest of which are JELD-WEN Doors and Windows (Grinnell) and Montezuma Manufacturing (Montezuma). Among the largest public employers, three are local public school systems while the remaining two are city (Grinnell) and Poweshiek County governments. In addition to these major employers, Grinnell also contains numerous local retailers and service providers.

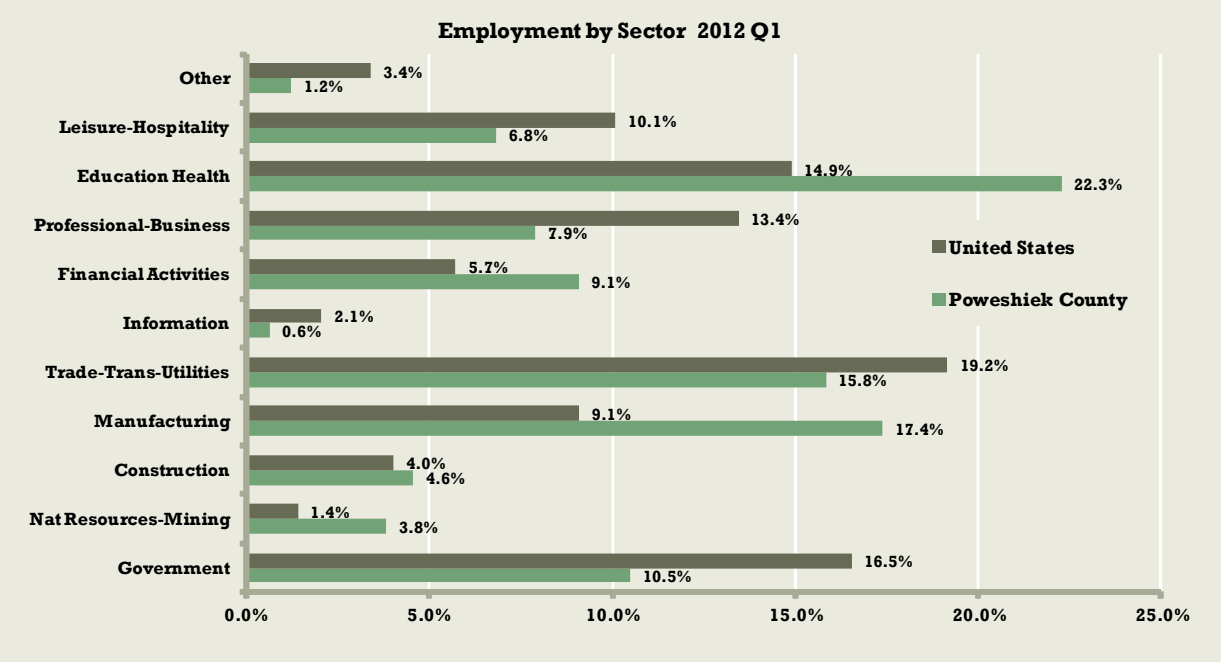
Figure 5 At-Place Employment, Poweshiek County





Source: US Department of Labor Bureau of Labor Statistics, Covered Employment and Wages (NAICS)

Figure 6 Total Employment and Employment Change by Sector 2001 to 2012 (Q1)



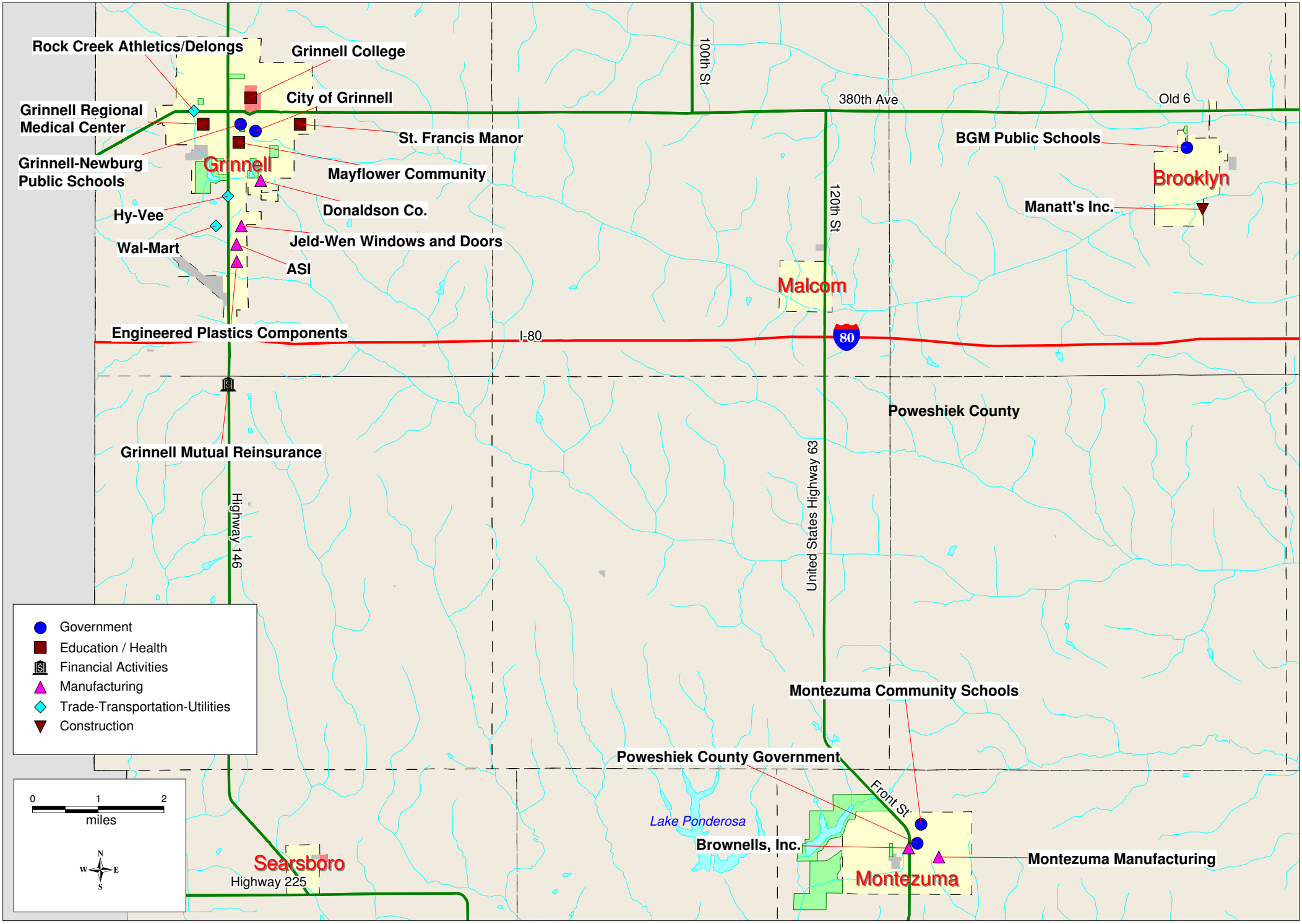
Source: US Department of Labor Bureau of Labor Statistics, Covered Employment and Wages (NAICS)

Table 8 2012 Major Employers, Poweshiek County

Top Private Employers			
Rank	Name	Business	Employment
1	Grinnell College	Education-Health	500-999
2	Grinnell Mutual Reinsurance	Financial Activities	500-999
3	Montezuma Manufacturing	Manufacturing	500-999
4	Jeld-Wen Windows and Doors	Manufacturing	250-499
5	Grinnell Regional Medical Center	Education-Health	250-499
6	Engineered Plastics Components	Manufacturing	100-249
7	Mayflower Community	Education-Health	100-249
8	Brownells, Inc.	Manufacturing	100-249
9	Donaldson Co.	Manufacturing	100-249
10	Hy-Vee	Trade-Transportation-Utilities	100-249
11	Wal-Mart	Trade-Transportation-Utilities	100-249
12	ASI	Manufacturing	100-249
13	Rock Creek Athletics/Delongs	Trade-Transportation-Utilities	100-249
14	St. Francis Manor	Education-Health	100-249
15	Manatt's Inc.	Construction	50-99

Top Public Employers			
Rank	Name	Business	Employment
1	Grinnell-Newburg Public Schools	Government	100-249
2	BGM Public Schools	Government	100-249
3	Poweshiek County Government	Government	50-99
4	City of Grinnell	Government	50-99
5	Montezuma Community Schools	Government	50-99

Source: Iowa Workforce Development



Map 3
Major Employers
Poweshiek County, IA

4. Local Area Business Patterns

While Grinnell is the economic center of Poweshiek County, employers in smaller municipalities and rural areas also have an impact on overall at-place employment and unemployment figures for the county. As such, county-wide economic statistics are not entirely representative of economic trends in Grinnell. Due to its small size, unemployment and at-place employment data for the City of Grinnell or smaller local jurisdictions of which it is a part (Census tracts, block groups, ZIP codes, etc.) is not available; however, annual Business Pattern data collected by the U.S. Census Bureau from 2004 to 2010 is included for Grinnell's ZIP Code of 50112 and Poweshiek County to demonstrate differences between Poweshiek County and Grinnell employment trends.

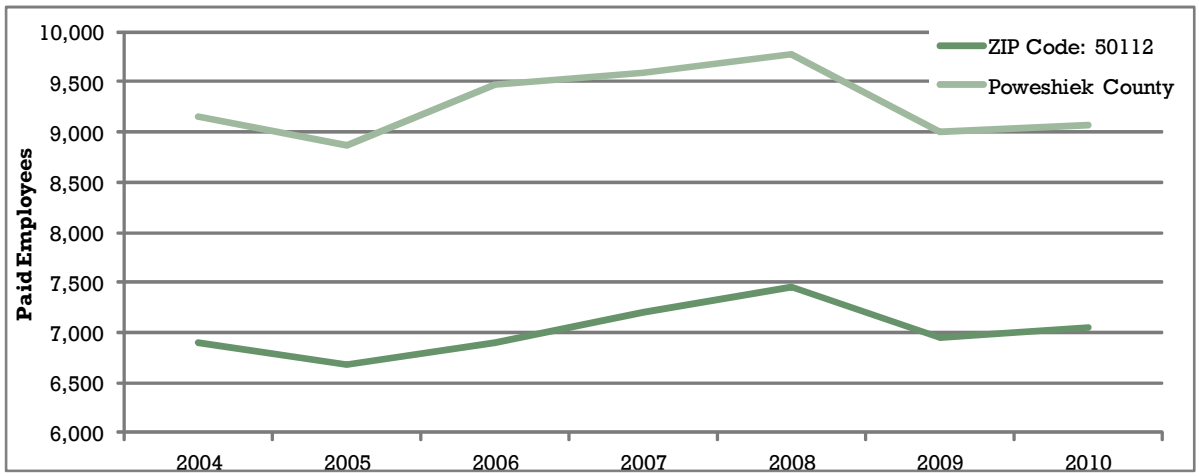
Business Pattern data provides annual statistics for businesses with paid employees at the State, County, Metropolitan Area, and ZIP Code levels. It covers most NAICS industries with the exception of crop and animal production; rail transportation; National Postal Service; pension, health, welfare, and vacation funds; trusts, estates, and agency accounts; private households; and public administration. Business Pattern data also excludes most establishments reporting government employees.

From 2004 to 2010, Zip Code 50112 experienced a net increase of two businesses, 151 paid employees, and an annual payroll of $17,613. Overall, employee and payroll highs occurred in 2008 before dipping in 2009 at the height of the most recent national recession. By 2010, ZIP Code 50211 had begun to stabilize adding both employees (96) and annual payroll ($4,325). During the same time period, Poweshiek County lost 32 businesses and 97 employees; however, the county did increase its annual payroll by $27,866. Taking into account ZIP Code 50112 is included in Poweshiek County totals, the portions of Poweshiek County outside of ZIP Code 50112 lost 34 businesses and 248 paid employees with an annual payroll gain of $10,253.

Table 9 Business Patterns (2004 to 2010), ZIP Code 50112 and Poweshiek County

Business Patterns	2004	2005	2006	2007	2008	2009	2010	Change: 2004-2010	
ZIP Code: 50112								#	%
Total Establishments	348	361	366	365	355	349	350	**2**	**0.6%**
Total Paid Employees (Mar. 12)	6,899	6,686	6,891	7,208	7,454	6,954	7,050	**151**	**2.2%**
Total Annual Payroll	$180,194	$182,961	$195,197	$201,096	$204,527	$193,482	$197,807	**$17,613**	**9.8%**
Poweshiek County								#	%
Total Establishments	589	602	604	588	567	559	557	**-32**	**-5.4%**
Total Paid Employees (Mar. 12)	9,159	8,873	9,480	9,591	9,775	9,008	9,062	**-97**	**-1.1%**
Total Annual Payroll	$262,355	$267,720	$284,910	$294,693	$294,481	$278,361	$290,221	**$27,866**	**10.6%**

Source: U.S. Census Bureau



5. Recent/Planned Economic Expansions

Several recent economic expansions have been announced or are in the planning stages in Grinnell, the largest of which is Brownells. These economic expansions are expected add approximately 170 to 230 jobs to the city's employment base over the next three years. More detailed descriptions of each economic expansion are provided below.

- Brownells, a firearm accessories manufacturer in Montezuma, recently announced it will construct a new200,000 square foot facility on the west side of State Highway 146, just north of interstate 80 in Grinnell. The company's expansion will bring at least 162 new jobs to Grinnell over a three-year period. The facility is expected to be complete by the fall of 2013 when the company begins hiring. According to Brownells Vice President of Human Resources, the 162 jobs are likely to be evenly split among hourly workers, mid-level management, and upper management/professional workers. Based on their experience at their existing facility in Montezuma, Brownells expects approximately half of its salaried workforce at the Grinnell facility to relocate from outside the state.

In addition to the announced expansion of Brownells, other potential economic growth projects in the Grinnell area are also being considered. Details on each project are provided below:

- The City of Grinnell and the Chamber of Commerce are working on a new commercial development project that would potentially add a hotel along Interstate 80 near southern Grinnell. While the project remains in the preliminary stages, Hampton Inn has been discussed as a possibility for the planned hotel space.

- JELD-WEN is considering plans to add second and third shifts at its existing Grinnell facility, which could add up to 60 new jobs.

6. Wages

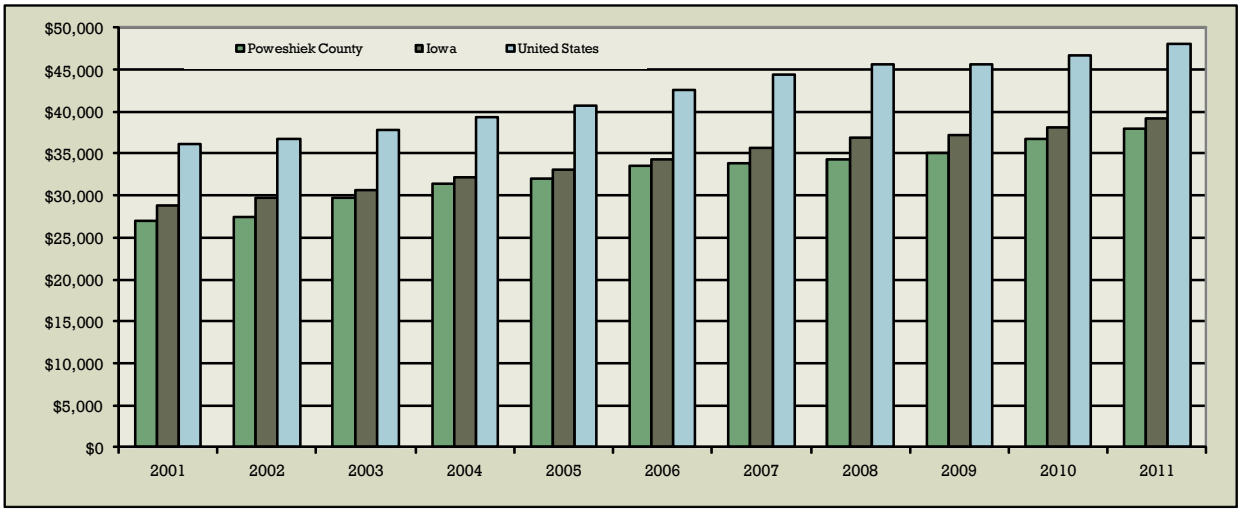
The average annual wage in 2011 for Poweshiek County was $37,910, which is 3.3 percent lower than the $39,204 average in the State of Iowa (Table 10). The state's average wage is $8,836 or 18.3 percent below the national average. Poweshiek County's average annual wage in 2011 represents an increase of $10,892 or 40.3 percent since 2001.

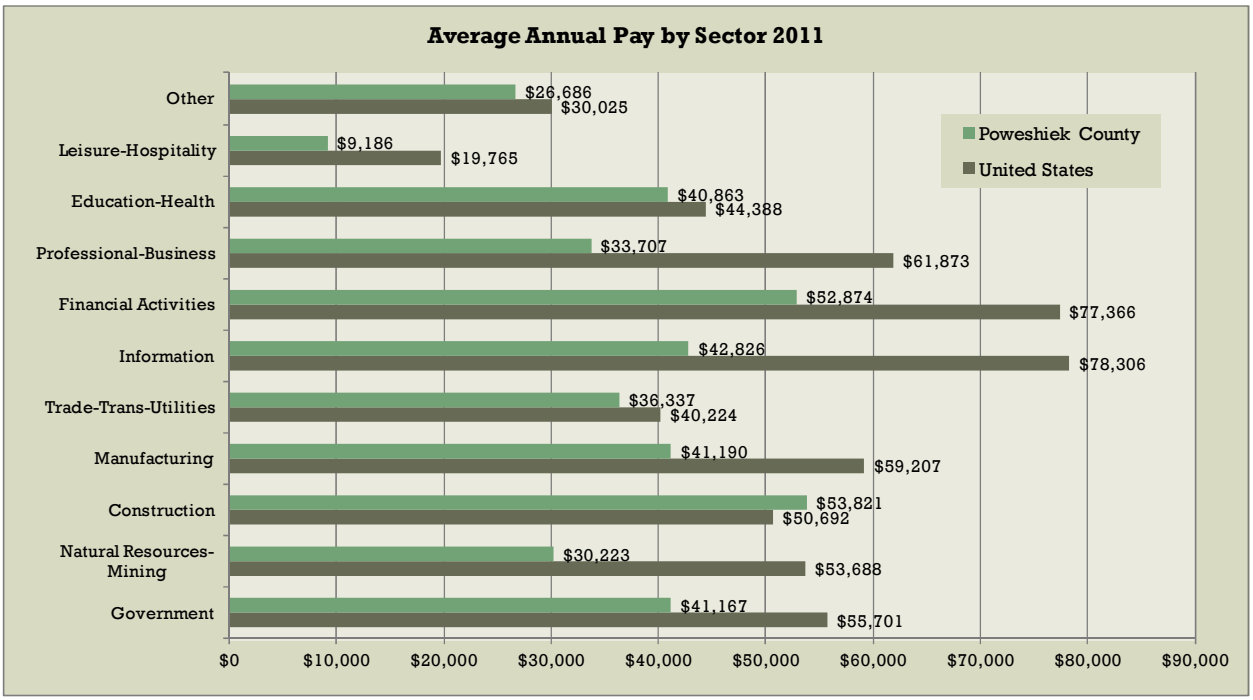
The average wage in Poweshiek County is below national averages for every economic sector except construction. The highest paying sectors in the county are financial activities and construction.

Table 10 Average Annual Pay and Annualized Wage Data by Sector, Poweshiek County

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Poweshiek County	$27,018	$27,471	$29,682	$31,362	$32,087	$33,489	$33,776	$34,344	$35,148	$36,765	$37,910
Iowa	$28,837	$29,668	$30,708	$32,097	$33,070	$34,320	$35,738	$36,964	$37,158	$38,146	$39,204
United States	$36,219	$36,764	$37,765	$39,354	$40,677	$42,535	$44,458	$45,563	$45,559	$46,751	$48,040

Source: Bureau of Labor Statistics, Covered Employment and Wages (NAICS)





4. MARKET AREA

A. Introduction

As a Housing Market Assessment for the City of Grinnell, the primary market area for this analysis focuses on the city and its immediately surrounding areas as defined by 2010 Census tract boundaries. In defining the Grinnell Market Area, RPRG sought to accommodate the joint interests of conservatively estimating housing demand and reflecting the realities of the local rental housing marketplace.

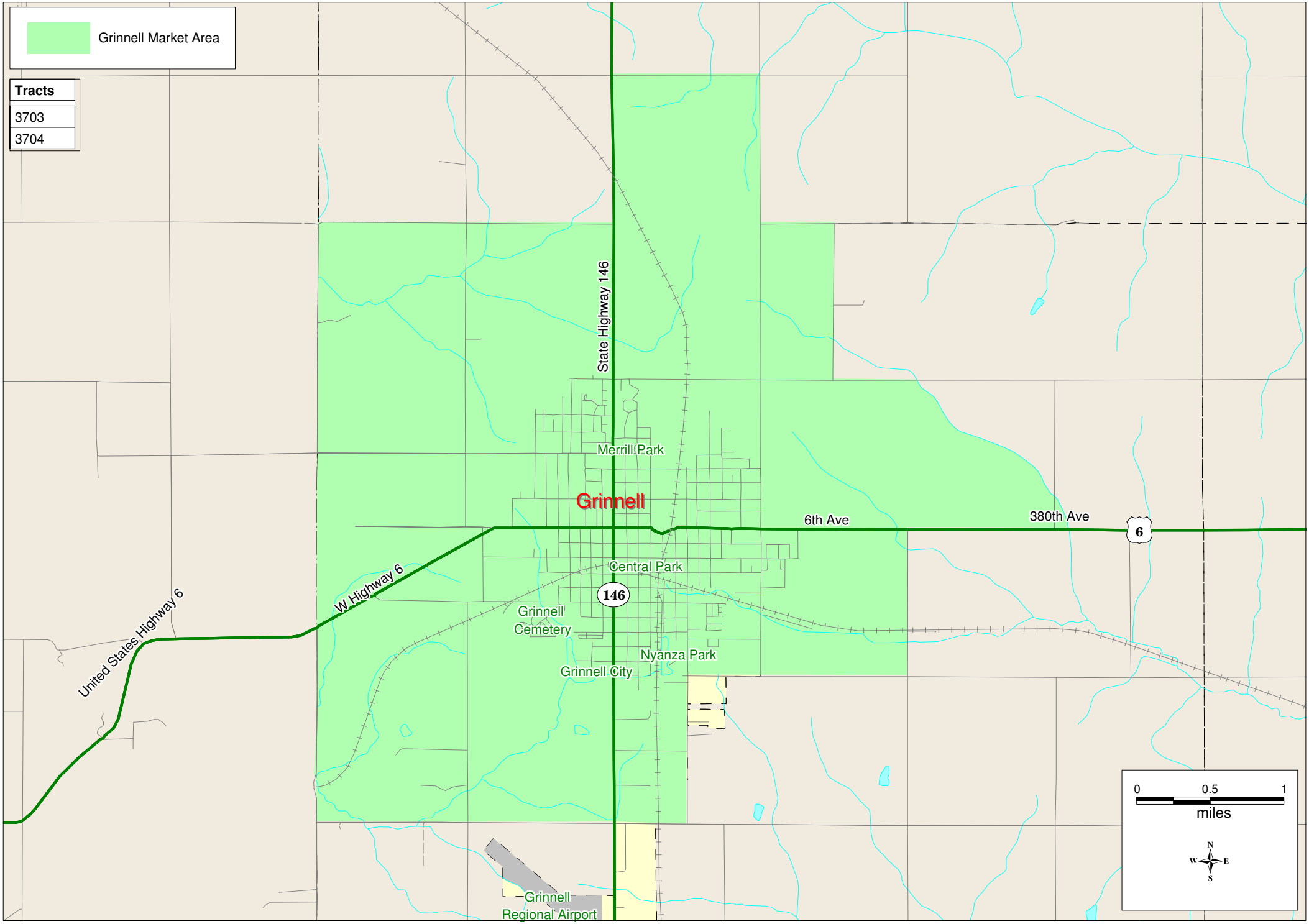
B. Delineation of Market Area

The Grinnell Market Area consists of two 2010 Census tracts in Poweshiek County. The boundaries of the Grinnell Market Area and their approximate distance from the subject site are:

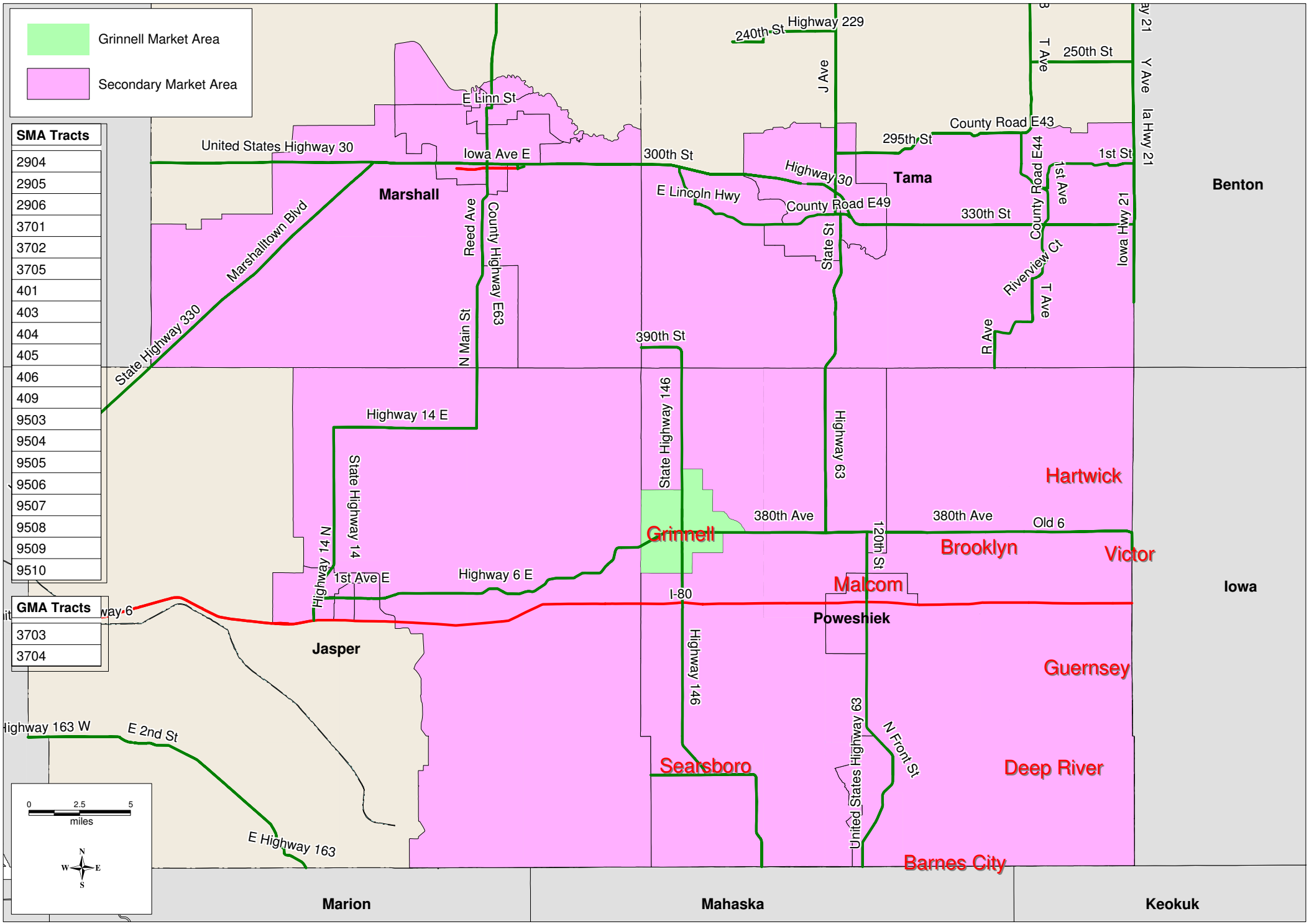
- **North**: 350th Avenue ....(2.4 m ile)
- **East**: 50th Street .... (2.5 miles)
- **South**: 400th Avenue .... (1.7 mi les)
- **West**: County Highway T38 .... (2.0 miles)

The Grinnell Market Area includes two Census tracts in western Poweshiek County which encompass the majority of the Grinnell city limits. While the southernmost part of Grinnell is not included in the Grinnell Market Area, adding this area would expand the Grinnell Market Area to include the entire western portion the county. Given, few if any households live within this portion of Grinnell, the exclusion of this area does not impact this analysis.

The Grinnell Market Area is depicted in Map 4 and the 2010 Census tracts that comprise the market area are listed on the edge of the map. As appropriate for this analysis, the Grinnell Market Area is compared to the Secondary Market Area, which includes all of Poweshiek County and portions of eastern Jasper County, southern Marshall County, and southern Tama County. The Secondary Market Area is based on commuting patterns within the region and is the most likely area from which Grinnell would draw additional households. The Secondary Market Area is depicted in Map 4.



Map 4
Grinnell Market Area
Poweshiek County, IA



Map 5
Secondary Market Area
Marshall, Jasper, Tama & Poweshiek Counties, IA

5. COMMUNITY DEMOGRAPHIC DATA

A. Introduction and Methodology

RPRG analyzed recent trends in population and households in the Grinnell Market Area and the Secondary Market Area using several sources. Projections of population and households are based on estimates and projections prepared by Esri, a national data vendor. The estimates and projections were examined, compared, and evaluated in the context of decennial U.S. Census data (from 2000 and 2010) as well as building permit trend information. Esri projections indicate the Grinnell Market Area will experience modest declines in both population and households over the next five years; however, this is inconsistent with Census trends over the previous decade and recent economic activity in the market area. As result, we have elected to continue Census trends forward through 2017, which we believe is more representative of current market conditions. It is important to note, Grinnell College expanded enrollment between 2000 and 2010. As such, the increase in students was likely the driving force behind increases in both population and households for the decade.

B. Trends in Population and Households

1. Recent Past Trends

Between the 2000 and 2010 Census counts, the Grinnell Market Area experienced limited population and household growth. The net growth in the Grinnell Market Area during this decade was 70 people (0.8 percent) and 38 households (1.1 percent). During the same period, the Secondary Market Area's population grew by 1.1 percent and its household base grew by 0.8 percent. Annual household growth between 2000 and 2010 was 7 households in the Grinnell Market Area and 23 households in the Secondary Market Area, equating to annual growth rates of 0.1 percent in both geographies (Table 11).

2. Projected Trends

Between 2012 and 2017, using Census growth rates, the Grinnell Market Area is projected to add 35 people and 19 households - increases of 0.4 percent and 0.5 percent, respectively. Annual growth is projected at just seven people (0.1 percent) and four households (0.1 percent) in the Grinnell Market Area. The Secondary Market Area is expected to grow at the same rate as the Grinnell Market Area with annual growth rates of 0.1 percent among both population and households.

3. Trends in Older Adult and Senior Households

Table 12 details the age distribution and growth of older adult and senior households by age cohort in the Grinnell Market Area, with estimates as of the current year (2012) and future projections (2017). Overall, older adult and senior households are expected to increase at a faster rate than that of total households in the Grinnell Market Area on a percentage basis. Between 2012 and 2017, households with householders age 55+ are projected to increase at an annual rate of 1.3 percent or 23 households. This would bring the total number of householders age 55+ in the Grinnell Market Area to 1,814. Households with a householder age 62+ will increase at an annual rate of 1.5 percent or 20 households per year.

4. Building Permit Trends

The City of Grinnell permitted an average of 24 housing units per year from 2000 to 2009 compared to annual household growth of four; however, it is likely given the age of the existing housing stock, many of these permitted units replaced functionally obsolete or substandard housing (Table 13). It is also important to note building permit activity in Grinnell was much higher in the first half of the decade than the second. Over the past five years (2007 to 2011), Grinnell has averaged just five permitted units per year. Since 2000, 68 percent of all permit activity has been for single-family detached homes, 7 percent has been for duplexes, 13 percent has been for three to four unit dwellings, and 13 percent has been for units contained within larger multi-family structures (5+ units).

Table 11 Population and Household Projections

	Secondary Market Area					Grinnell Market Area				
		Total Change		Annual Change			Total Change		Annual Change	
Population	**Count**	**#**	**%**	**#**	**%**	**Count**	**#**	**%**	**#**	**%**
2000	**74,942**					**9,330**				
2010	**75,750**	808	1.1%	81	0.1%	**9,400**	70	0.8%	7	0.1%
2012	**75,912**	162	0.2%	81	0.1%	**9,414**	14	0.1%	7	0.1%
2017	**76,316**	404	0.5%	81	0.1%	**9,449**	35	0.4%	7	0.1%
		Total Change		**Annual Change**			**Total Change**		**Annual Change**	
Households	**Count**	**#**	**%**	**#**	**%**	**Count**	**#**	**%**	**#**	**%**
2000	**29,847**					**3,589**				
2010	**30,076**	229	0.8%	23	0.1%	**3,627**	38	1.1%	4	0.1%
2012	**30,122**	46	0.2%	23	0.1%	**3,635**	8	0.2%	4	0.1%
2017	**30,236**	115	0.4%	23	0.1%	**3,654**	19	0.5%	4	0.1%

Source: 2000 Census; 2010 Census; ESRI; and Real Property Research Group, Inc.

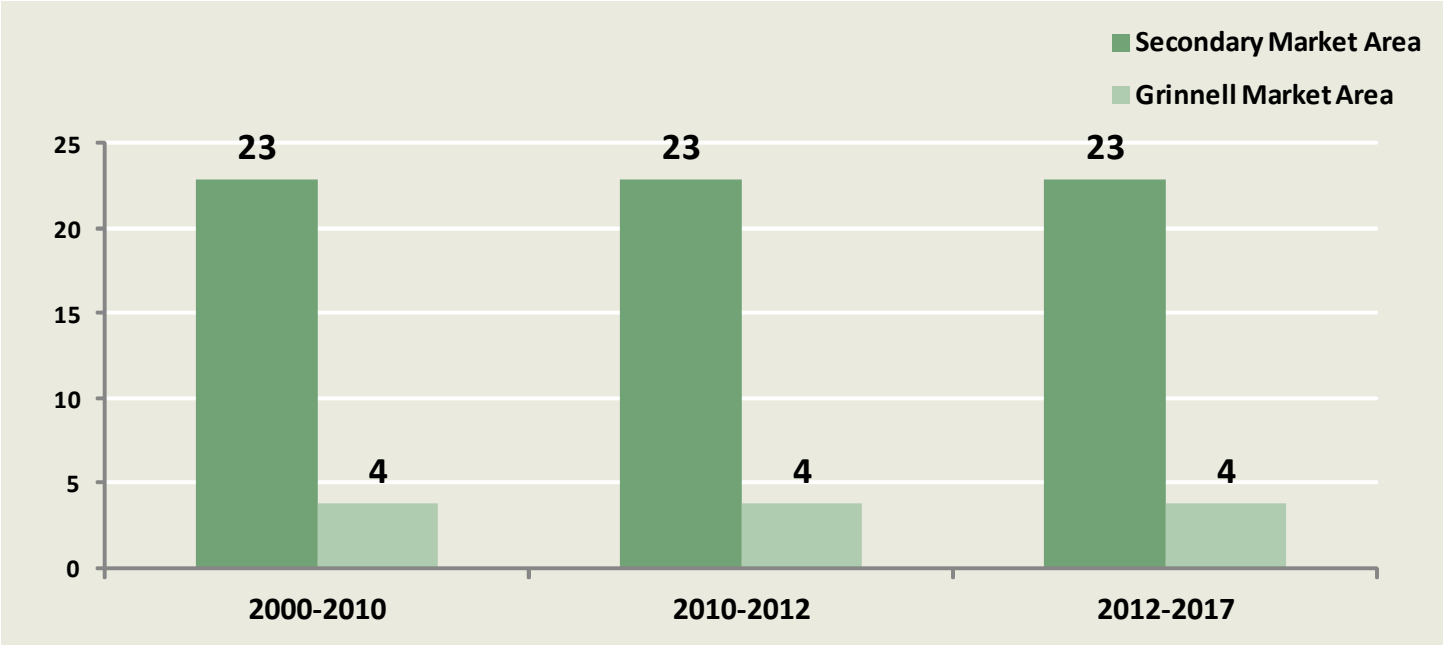


Table 12 Senior Household Projections

Grinnell Market Area					Change 2012 to 2017			
					Total		Annual	
Age of Householder	2012		2017		#	%	#	%
55 to 61	425	25.0%	440	24.2%	14	3.4%	3	0.7%
62-64	170	10.0%	191	10.5%	21	12.4%	4	2.4%
65 to 74	443	26.0%	541	29.9%	99	22.3%	20	4.1%
75 to 84	442	26.0%	422	23.3%	-20	-4.6%	-4	-0.9%
85 and older	219	12.9%	219	12.1%	0	-0.1%	0	0.0%
Householders 55+	**1,700**	**100.0%**	**1,814**	**100.0%**	**114**	**6.7%**	**23**	**1.3%**
Householders 62+	**1,274**		**1,374**		**99**	**7.8%**	**20**	**1.5%**

Source: 2010 Census; ESRI; RPRG

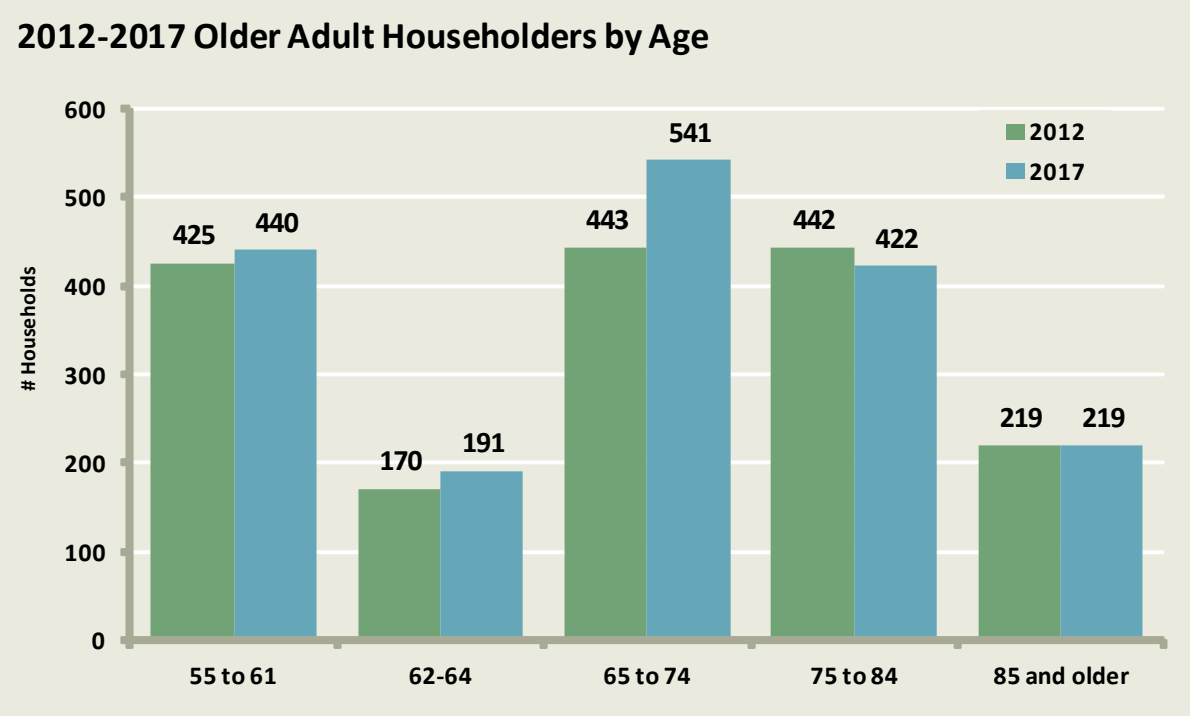
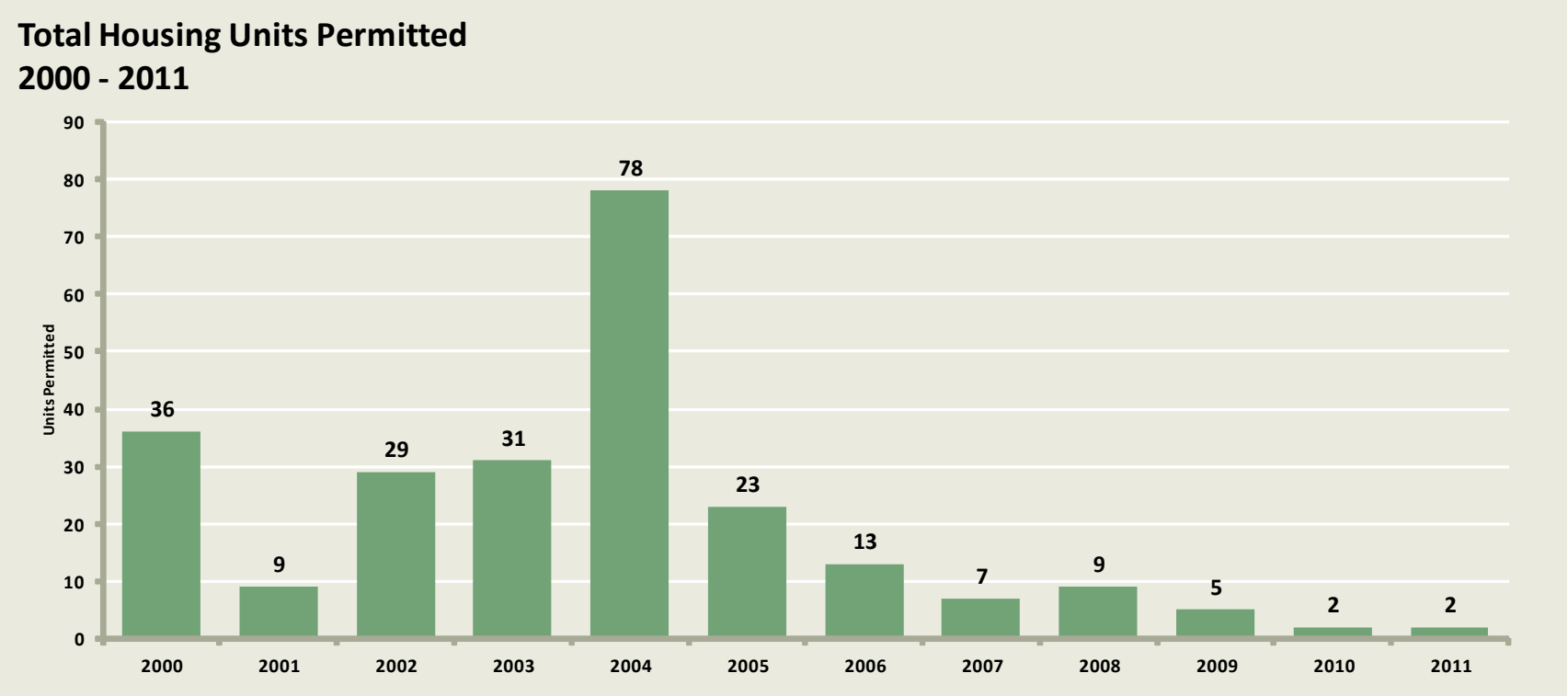


Table 13 Building Permits by Structure Type, Grinnell

Grinnell	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2000-2011	Annual
Single Family	17	9	29	31	27	23	11	7	3	5	2	2	166	14
Two Family	8	0	0	0	0	0	2	0	6	0	0	0	16	1
3 - 4 Family	3	0	0	0	28	0	0	0	0	0	0	0	31	3
5 or more Family	8	0	0	0	23	0	0	0	0	0	0	0	31	3
Total	**36**	**9**	**29**	**31**	**78**	**23**	**13**	**7**	**9**	**5**	**2**	**2**	**244**	**20**

Source: U.S. Census Bureau, C-40 Building Permit Reports.



C. Demographic Characteristics

1. Age Distribution and Household Type

Based on Esri estimates, the population of the Grinnell Market Area is younger than that of the Secondary Market Area with median ages of 35 and 40, respectively (Table 14). Due in part to the presence of Grinnell College, young adults comprise 23.1 percent of the Grinnell Market Area's population, compared to just 16.7 percent in the Secondary Market Area. The Grinnell Market Area has a notably lower percentage of adults (persons age 35-61 years) relative to the Secondary Market Area (28.2 percent versus 34.9 percent). Among the remaining age cohorts, the Grinnell Market Area contains a slightly higher percentage (22.7 percent versus 21.7 percent) of seniors (persons age 62+) while the Secondary Market Area contains a slightly higher percentage (26.7 percent versus 25.9 percent) of children (persons 19 years or younger). Persons age 25 to 44 years (those most likely to rent) constitute 18.2 percent of the population in the Grinnell Market Area and 22.7 percent in the Secondary Market Area.

Table 14 2012 Age Distribution

	Secondary Market Area		Grinnell Market Area	
	Number	*Percent*	*Number*	*Percent*
Children/Youth	**20,287**	**26.7%**	**2,442**	**25.9%**
Under 5 years	4,991	6.6%	471	5.0%
5-9 years	5,124	6.7%	507	5.4%
10-14 years	5,143	6.8%	490	5.2%
15-19 years	5,030	6.6%	974	10.3%
Young Adults	**12,695**	**16.7%**	**2,174**	**23.1%**
20-24 years	4,033	5.3%	1,336	14.2%
25-34 years	8,663	11.4%	838	8.9%
Adults	**26,463**	**34.9%**	**2,657**	**28.2%**
35-44 years	8,553	11.3%	880	9.3%
45-54 years	10,804	14.2%	1,087	11.5%
55-61 years	7,105	9.4%	690	7.3%
Seniors	**16,466**	**21.7%**	**2,141**	**22.7%**
62-64 years	3,045	4.0%	296	3.1%
65-74 years	6,725	8.9%	775	8.2%
75-84 years	4,437	5.8%	651	6.9%
85 and older	2,259	3.0%	419	4.5%
TOTAL	**75,912**	**100.0%**	**9,414**	**100.0%**
Median Age	**40**		**35**	

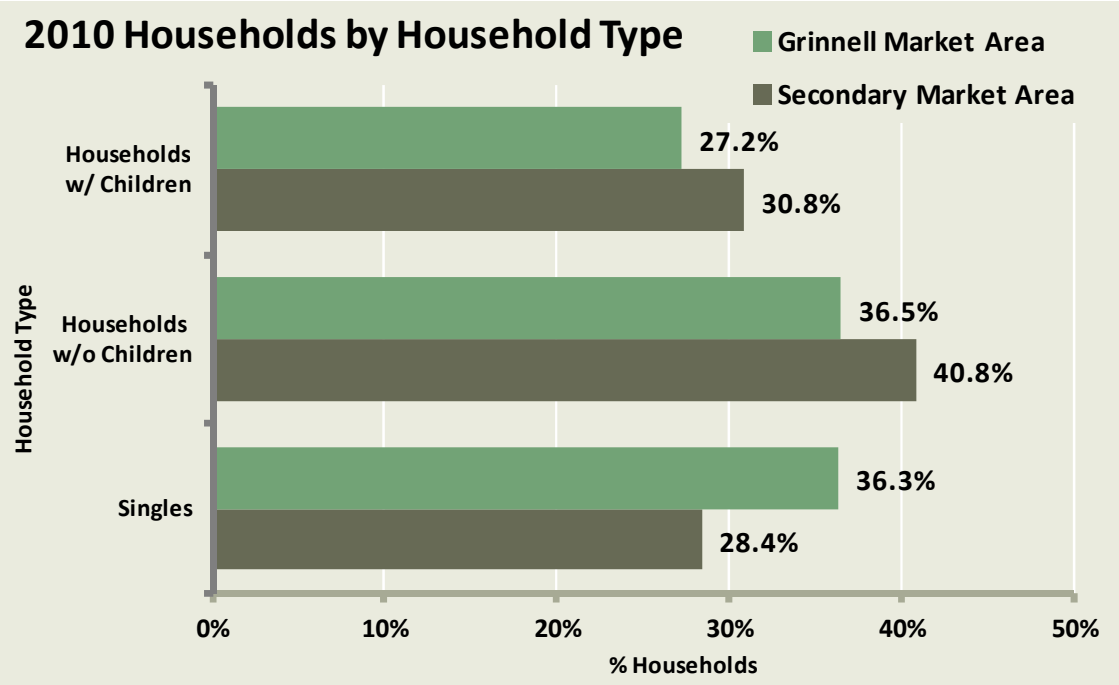
Source: ESRI; Real Property Research Group, Inc.

Single persons and married couples without children comprise nearly two-thirds (63.6 percent) of all households in the Grinnell Market Area, compared to 60.0 percent in the Secondary Market Area (Table 15). Overall, the Grinnell Market Area has a significantly lower marriage rate (44.0 percent versus 52.1 percent) and percentage of households with children (27.2 percent versus 30.8 percent) relative to the Secondary Market Area. In both instances, the higher percentage of young adults in the Grinnell Market Area has a noticeable impact, as students are less likely to be married and/or have children. Other household types with children, including those with single parents, comprise 10.4 percent of households in both geographies.

Table 15 2010 Households by Household Type

	Secondary Market Area		Grinnell Market Area	
Households by Household Type	*Number*	*Percent*	*Number*	*Percent*
Married w/Children	6,153	20.5%	609	16.8%
Other w/ Children	3,118	10.4%	378	10.4%
Households w/ Children	**9,271**	**30.8%**	**987**	**27.2%**
Married w/o Children	9,521	31.7%	986	27.2%
Other Family w/o Children	1,329	4.4%	112	3.1%
Non-Family w/o Children	1,421	4.7%	225	6.2%
Households w/o Children	**12,271**	**40.8%**	**1,323**	**36.5%**
Singles Living Alone	8,534	28.4%	1,317	36.3%
Singles	**8,534**	**28.4%**	**1,317**	**36.3%**
Total	**30,076**	**100.0%**	**3,627**	**163.7%**

Source: 2010 Census; Real Property Research Group, Inc.



2. Renter Household Characteristics

The Grinnell Market Area is an owner dominated market. As of the 2010 Census, 64.7 percent of households owned their home, compared to 35.3 percent of households who were renters. Based on 2000 and 2010 Census data, the Grinnell Market Area gained 39 renter households and lost one owner household for the decade (Table 16). Though homeowners still comprise the majority of households in the Grinnell Market Area, a shift from owner to renter-occupied housing occurred during this period. Much of this shift likely took place over the past five years, as tighter lending restrictions, a national recession, and housing market downturn pushed many households away from home ownership. Based on Esri estimates, this trend in household tenure is expected to continue in the Grinnell Market Area as the rental rate is projected to increase from 35.5 percent in 2012 to 35.7 percent in 2017.

Among householders age 62 and older, the renter percentages in both geographies are lower than for all households. The 2012 renter percentages for households with householders 62+ as estimated by Esri are 24.4 percent in the Grinnell Market Area and 19.7 percent in the Secondary Market Area (Table 17).

Table 16 Households by Tenure

Secondary Market Area	2000		2010		Change 2000-2010		2012		2017	
Housing Units	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Owner Occupied	22,035	73.8%	21,914	72.9%	-121	-52.8%	21,882	72.6%	21,887	72.4%
Renter Occupied	7,812	26.2%	8,162	27.1%	350	152.8%	8,240	27.4%	8,350	27.6%
Total Occupied	**29,847**	**100.0%**	**30,076**	**100.0%**	**229**	**100.0%**	**30,122**	**100.0%**	**30,236**	**100.0%**
Total Vacant	2,746		3,571				3,197		3,209	
TOTAL UNITS	**32,593**		**33,647**				**33,319**		**33,445**	

Grinnell Market Area	2000		2010		Change 2000-2010		2012		2017	
Housing Units	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Owner Occupied	2,347	65.4%	2,346	64.7%	-1	-2.6%	2,344	64.5%	2,349	64.3%
Renter Occupied	1,242	34.6%	1,281	35.3%	39	102.6%	1,290	35.5%	1,305	35.7%
Total Occupied	**3,589**	**100.0%**	**3,627**	**100.0%**	**38**	**100.0%**	**3,635**	**100.0%**	**3,654**	**100.0%**
Total Vacant	231		280				260		262	
TOTAL UNITS	**3,820**		**3,907**				**3,895**		**3,915**	

Source: U.S. Census of Population and Housing, 2000, 2010; Esri, RPRG

Table 17 Senior Households by Tenure, 62+

Senior Households 62+	Secondary Market Area		Grinnell Market Area	
2012 Households	*Number*	*Percent*	*Number*	*Percent*
Owner Occupied	7,844	80.3%	963	75.6%
Renter Occupied	1,922	19.7%	311	24.4%
Total Occupied	**9,766**	**100.0%**	**1,274**	**100.0%**

Source: 2000 Census; 2010 Census; ESRI; RPRG

Working age adults (age 35-59 years) and seniors (age 60+) each account for approximately 44 percent of all owner households in the Grinnell Market Area. The largest two owner household age cohorts are middle age adults (age 35-54 years), who are most likely to have families, and established senior households (age 65-84), who are primarily retirees.

Young adults form the core of the market area's renters, as 39.0 percent of renter householders are ages 15-34 (Table 18). The Grinnell Market Area also has a notable proportion of working age adult renter householders (age 35 to 59 years) at 34.4 percent and senior renter householders (persons age 60 and older) at 26.6 percent.

Table 18 Households by Tenure and Age of Householder

Owner Households	Secondary Market Area		Grinnell Market Area	
Age of HHldr	*Number*	*Percent*	*Number*	*Percent*
15-24 years	380	1.7%	36	1.5%
25-34 years	2,524	11.5%	230	9.8%
35-44 years	3,312	15.1%	333	14.2%
45-54 years	4,404	20.1%	460	19.6%
55-59 years	2,488	11.4%	238	10.2%
60-64 years	2,325	10.6%	207	8.9%
65-74 years	3,402	15.5%	364	15.5%
75-84 years	2,254	10.3%	338	14.4%
85+ years	792	3.6%	137	5.8%
Total	**21,882**	**100.0%**	**2,344**	**100.0%**

Renter Households	Secondary Market Area		Grinnell Market Area	
Age of HHldr	*Number*	*Percent*	*Number*	*Percent*
15-24 years	1,025	12.4%	246	19.0%
25-34 years	1,955	23.7%	259	20.0%
35-44 years	1,397	17.0%	191	14.8%
45-54 years	1,283	15.6%	180	13.9%
55-59 years	482	5.8%	74	5.7%
60-64 years	438	5.3%	76	5.9%
65-74 years	599	7.3%	79	6.1%
75-84 years	589	7.2%	105	8.1%
85+ years	471	5.7%	83	6.4%
Total	**8,240**	**100.0%**	**1,290**	**100.0%**

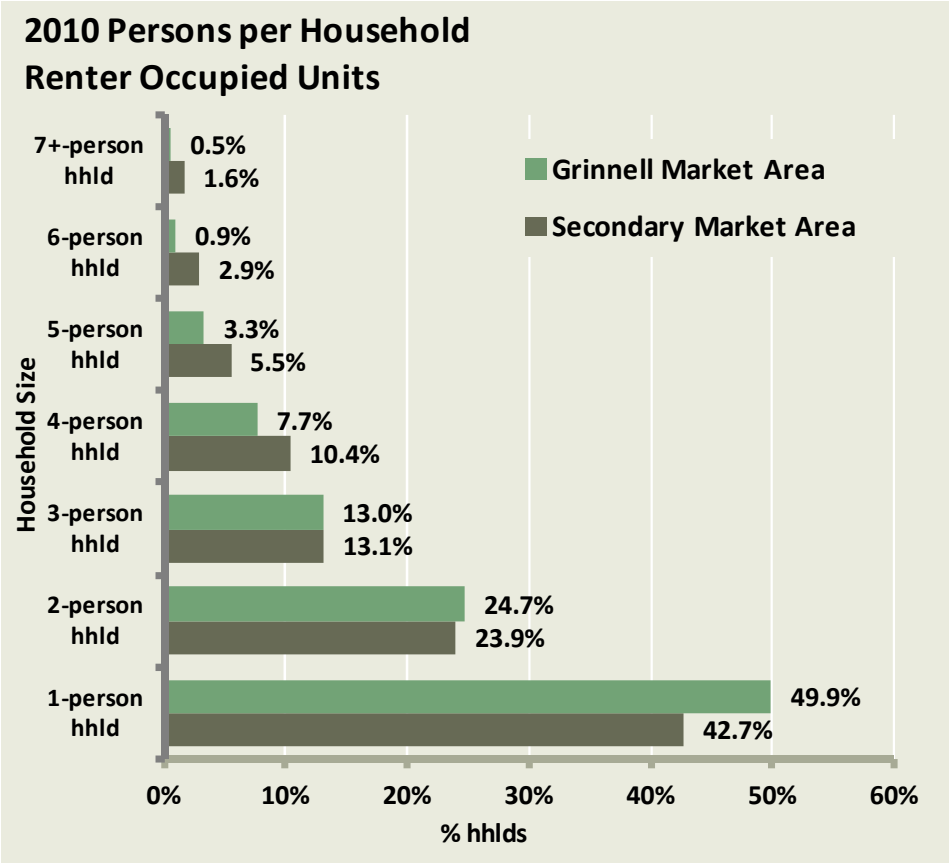
Source: ESRI, Real Property Research Group, Inc.

Approximately three-quarters of all renter households in the Grinnell Market Area contain one or two persons compared to two-thirds in the Secondary Market Area (Table 19). Roughly 13 percent of Grinnell Market Area renter households and Secondary Market Area renter households contain three persons. Households with four or more persons account for just 12.4 percent of renter households in the Grinnell Market Area relative to 20.4 percent in the Secondary Market Area.

Table 19 2010 Renter Households by Household Size

	Secondary Market Area		Grinnell Market Area	
Renter Occupied	*Number*	*Percent*	*Number*	*Percent*
1-person household	3,482	42.7%	639	49.9%
2-person household	1,954	23.9%	316	24.7%
3-person household	1,067	13.1%	167	13.0%
4-person household	845	10.4%	98	7.7%
5-person household	446	5.5%	42	3.3%
6-person household	236	2.9%	12	0.9%
7+-person household	132	1.6%	7	0.5%
TOTAL	**8,162**	**100.0%**	**1,281**	**100.0%**

Source: 2010 Census



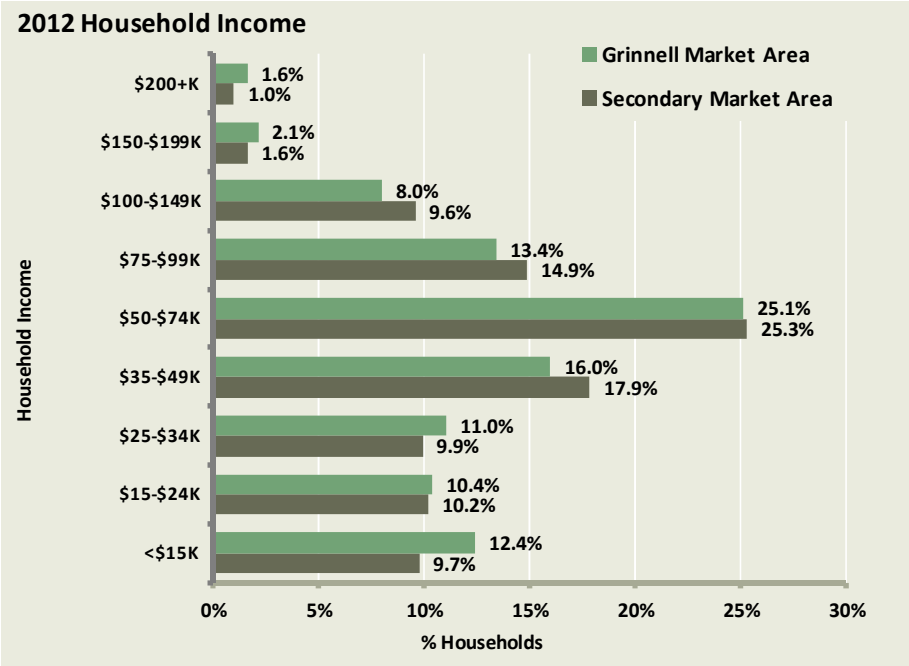
3. Income Characteristics

Based on estimates supplied by Esri, RPRG estimates that the 2012 median household income in the Grinnell Market Area is $50,219, which is $2,064 or 3.9 percent below the $52,283 median income in the Secondary Market Area (Table 20). Overall, the household income distribution in the Grinnell Market Area is relatively even among income classifications; however, moderate to high income households (those earning $35,000-$74,999) are the most prevalent at 41 percent.

Table 20 2012 Household Income

		Secondary Market Area		Grinnell Market Area	
		Number	*Percent*	*Number*	*Percent*
less than	$15,000	2,935	9.7%	451	12.4%
$15,000	$24,999	3,067	10.2%	377	10.4%
$25,000	$34,999	2,986	9.9%	401	11.0%
$35,000	$49,999	5,378	17.9%	581	16.0%
$50,000	$74,999	7,613	25.3%	912	25.1%
$75,000	$99,999	4,479	14.9%	487	13.4%
$100,000	$149,999	2,877	9.6%	290	8.0%
$150,000	$199,999	490	1.6%	77	2.1%
$200,000	over	298	1.0%	58	1.6%
Total		**30,122**	**100.0%**	**3,635**	**100.0%**
Median Income		**$52,283**		**$50,219**	

Source: ESRI; Real Property Research Group, Inc.

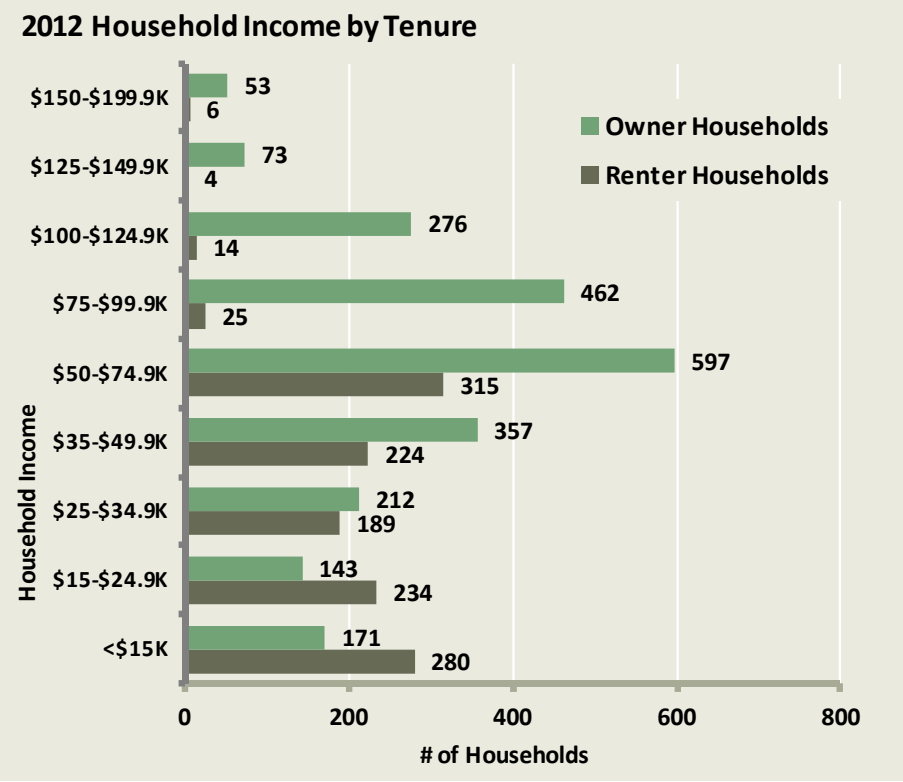


As is the case in most markets, the owner median household income is significantly higher than the renter median income in the Grinnell Market Area (Table 21). The median income for renter households in 2012 is estimated to be $31,970. This is 51.5 percent of the median income for homeowner households of $62,117. Approximately 40 percent of all market area renter households have an annual income below $25,000. Another 32.0 percent have incomes ranging from $25,000 to $49,999.

Table 21 2012 Household Income by Tenure

		Renter Households		Owner Households	
		Number	*Percent*	*Number*	*Percent*
less than	$15,000	280	21.7%	171	7.3%
$15,000	$24,999	234	18.1%	143	6.1%
$25,000	$34,999	189	14.6%	212	9.1%
$35,000	$49,999	224	17.4%	357	15.2%
$50,000	$74,999	315	24.4%	597	25.5%
$75,000	$99,999	25	1.9%	462	19.7%
$100,000	$149,999	14	1.1%	276	11.8%
$150,000	$199,999	4	0.3%	73	3.1%
$200,000	over	6	0.4%	53	2.2%
Total		**1,290**	**100.0%**	**2,344**	**100.0%**
Median Income		**$31,970**		**$62,117**	

Source: ESRI; 2006-2010 American Community Survey; Real Property Research Group, Inc.

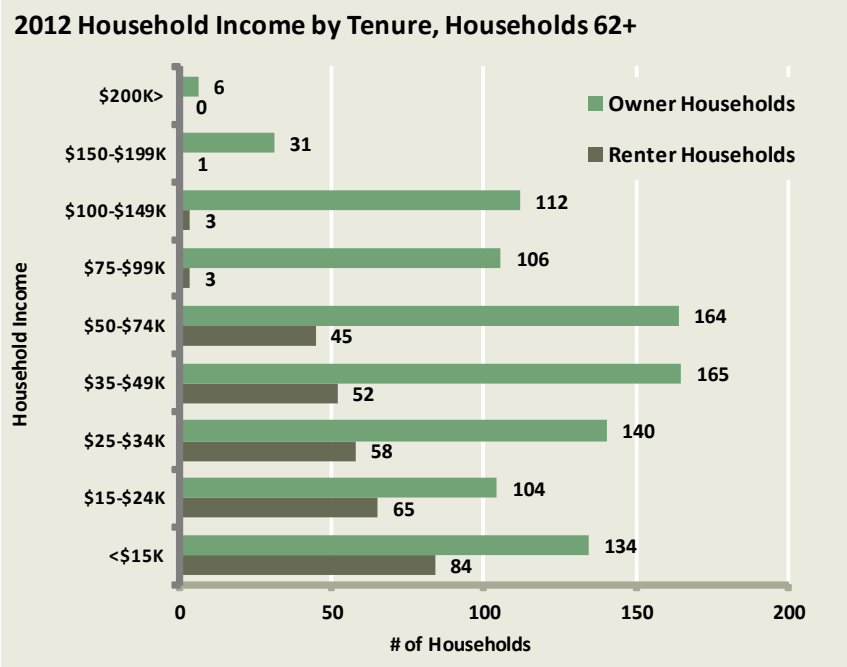


Based on the U.S. Census Bureau's American Community Survey (ACS) data and breakdown of tenure and household estimates, the 2012 median income for senior renter householders (age 62 and older) in the Grinnell Market Area is $26,156 (Table 22). Approximately half of all senior renter householders in the Grinnell Market Area have an income less than $25,000 per year. Approximately 35.1 percent of senior renter households earn from $25,000 to $49,999 annually. The estimated household income for senior owner householders age 62 and older is $44,305, 61.4 percent higher than the renter household median income. While senior owner households are more evenly distributed among income cohorts, 73.5 percent all senior owner households have an annual income less than $75,000.

Table 22 2012 Senior Household Income by Tenure, Householders 62+

		Renter Households		Owner Households	
		Number	*Percent*	*Number*	*Percent*
less than	$15,000	84	26.9%	134	14.0%
$15,000	$24,999	65	20.9%	104	10.8%
$25,000	$34,999	58	18.5%	140	14.6%
$35,000	$49,999	52	16.6%	165	17.1%
$50,000	$74,999	45	14.3%	164	17.0%
$75,000	$99,999	3	1.1%	106	11.0%
$100,000	$149,999	3	1.1%	112	11.6%
$150,000	$199,999	1	0.3%	31	3.2%
$200,000	over	0	0.1%	6	0.7%
Total		**311**	**100.0%**	**963**	**100.0%**
Median Income		**$26,156**		**$44,305**	

Source: ESRI; 2006-2010 American Community Survey; Real Property Research Group, Inc.



6. COMPETITIVE HOUSING ANALYSIS

A. Introduction and Sources of Information

This section presents data and analyses pertaining to the supply of housing in the Grinnell Market Area. We pursued several avenues of research in an attempt to identify residential projects that are actively being planned or that are currently under construction within the Grinnell Market Area. Site visit observations also informed this process. The rental survey of competitive projects was conducted in October and November of 2012.

B. Overview of Market Area Housing Stock

Based on the 2006-2010 ACS survey, rental housing in the Grinnell Market Area is denser than that of the Secondary Market Area, overall. Multi-family structures (i.e., buildings with five or more units) accounted for 41.8 percent of all rental units in the Grinnell Market Area, compared to 32.3 percent in the Secondary Market Area (Table 23). Single-family homes, townhomes, and mobile homes comprised 27.6 percent and 43.7 percent of the rental stock in the Grinnell Market Area and Secondary Market Area, respectively.

The vast majority of owner occupied units in both the Grinnell Market Area and the Secondary Market Area are single-family detached homes; however, the Grinnell Market Area had a notably lower percentage of this unit type relative to the Secondary Market Area (81.8 percent versus 94.2 percent). Consequently, the Grinnell Market Area has a higher percentage of single-family attached homes, duplexes, mobile homes, and multi-family units. In the Grinnell Market Area and the Secondary Market Area, structures with five or more units contained 3.0 percent and 0.4 percent of owner occupied housing units, respectively.

The housing stock in both the Grinnell Market Area and the Secondary Market Area is of an older vintage, though the Grinnell Market Area's housing is newer than the Secondary Market Area, overall. Among rental units, the Grinnell Market Area has a median year built of 1972 compared to 1968 in the Secondary Market Area (Table 24). The median year built of the Grinnell Market Area's owner occupied housing stock is 1961, slightly newer than the owner occupied median year built of 1956 in the Secondary Market Area. In the Grinnell Market Area, 9.6 percent of rental units were built since 2000 and 19.5 percent were built during the 1990's or 1980's. Approximately 71 percent of rental units in the Grinnell Market Area were built prior to 1980.

According to ACS data, the median value among owner-occupied housing units in the Grinnell Market Area as of 2010 was $115,545, which is $15,994 or 16.1 percent higher than the Secondary Market Area median of $99,551 (Table 25). This difference in home value is noteworthy, as the Grinnell Market Area has a lower overall median income than the Secondary Market Area. ACS estimates home values based upon values from the 2006-2010 surveys and homeowners' assessments of the values of their homes. This data is traditionally a less accurate and reliable indicator of home prices in an area than actual sales data, but offers insight of relative housing values among two or more areas.

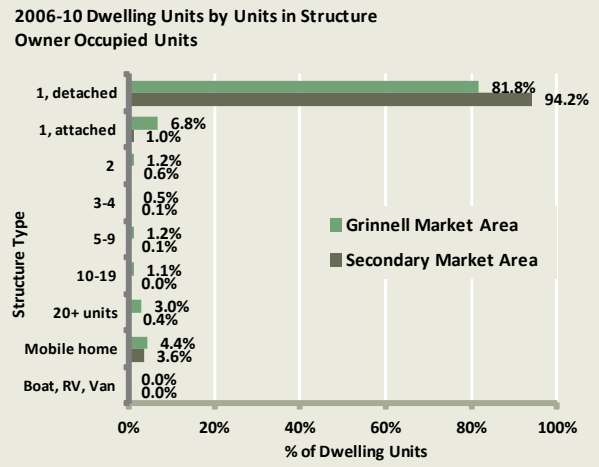
Table 23 Dwelling Units by Structure and Tenure

Owner Occupied	Secondary Market Area		Grinnell Market Area	
	Number	*Percent*	*Number*	*Percent*
1, detached	21,051	94.2%	2,079	81.8%
1, attached	231	1.0%	174	6.8%
2	127	0.6%	30	1.2%
3-4	26	0.1%	13	0.5%
5-9	22	0.1%	30	1.2%
10-19	9	0.0%	29	1.1%
20+ units	83	0.4%	76	3.0%
Mobile home	801	3.6%	112	4.4%
Boat, RV, Van	6	0.0%	0	0.0%
TOTAL	**22,356**	**100.0%**	**2,543**	**100.0%**

Source: American Community Survey, 2006-2010.

Renter Occupied	Secondary Market Area		Grinnell Market Area	
	Number	*Percent*	*Number*	*Percent*
1, detached	3,039	37.3%	278	26.7%
1, attached	232	2.8%	9	0.9%
2	627	7.7%	112	10.8%
3-4	1,330	16.3%	206	19.8%
5-9	745	9.1%	103	9.9%
10-19	758	9.3%	185	17.8%
20+ units	1,132	13.9%	147	14.1%
Mobile home	290	3.6%	0	0.0%
Boat, RV, Van	0	0.0%	0	0.0%
TOTAL	**8,153**	**100.0%**	**1,040**	**100.0%**

Source: American Community Survey, 2006-2010.



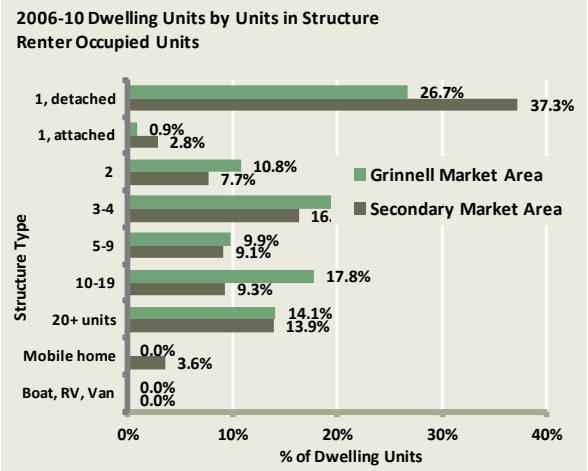


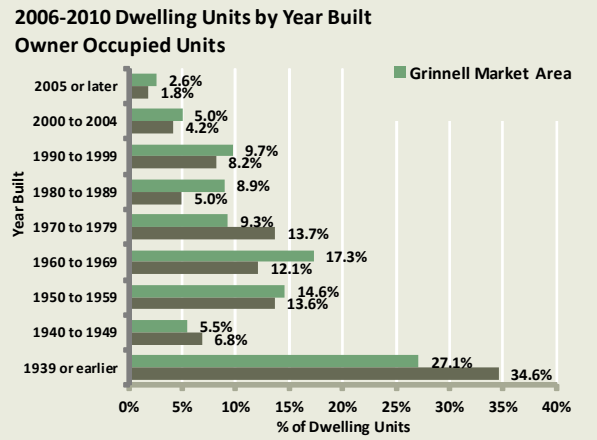
Table 24 Dwelling Units by Year Built and Tenure

	Secondary Market Area		Grinnell Market Area	
Owner Occupied	*Number*	*Percent*	*Number*	*Percent*
2005 or later	412	1.8%	66	2.6%
2000 to 2004	931	4.2%	127	5.0%
1990 to 1999	1,827	8.2%	247	9.7%
1980 to 1989	1,114	5.0%	227	8.9%
1970 to 1979	3,059	13.7%	236	9.3%
1960 to 1969	2,708	12.1%	439	17.3%
1950 to 1959	3,044	13.6%	372	14.6%
1940 to 1949	1,531	6.8%	139	5.5%
1939 or earlier	7,730	34.6%	690	27.1%
TOTAL	**22,356**	**100.0%**	**2,543**	**100.0%**
MEDIAN YEAR BUILT	**1956**		**1961**	

Source: American Community Survey, 2006-2010.

	Secondary Market Area		Grinnell Market Area	
Renter Occupied	*Number*	*Percent*	*Number*	*Percent*
2005 or later	195	2.4%	26	2.5%
2000 to 2004	490	6.0%	74	7.1%
1990 to 1999	1,051	12.9%	108	10.4%
1980 to 1989	984	12.1%	95	9.1%
1970 to 1979	1,242	15.2%	293	28.2%
1960 to 1969	691	8.5%	38	3.7%
1950 to 1959	780	9.6%	115	11.1%
1940 to 1949	447	5.5%	51	4.9%
1939 or earlier	2,273	27.9%	240	23.1%
TOTAL	**8,153**	**100.0%**	**1,040**	**100.0%**
MEDIAN YEAR BUILT	**1968**		**1972**	

Source: American Community Survey, 2006-2010.



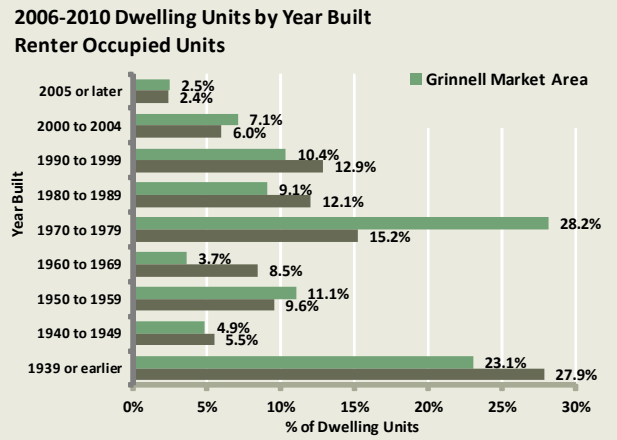
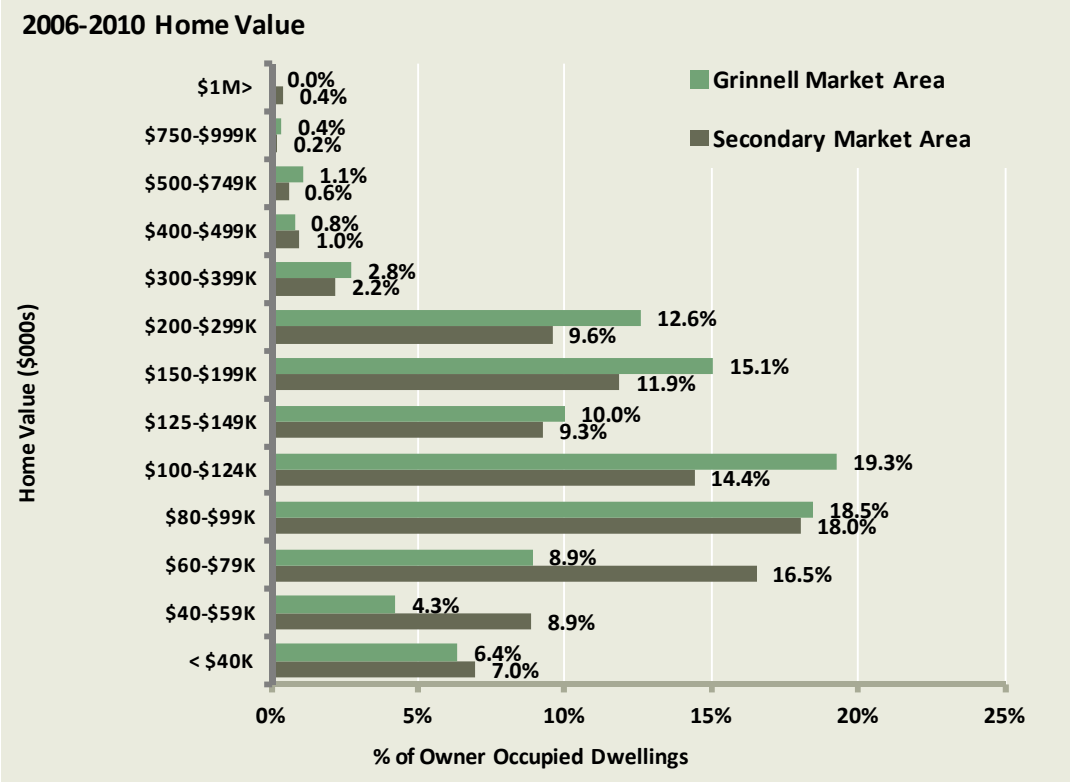


Table 25 Value of Owner Occupied Housing Stock

		Secondary Market Area		Grinnell Market Area	
		Number	*Percent*	*Number*	*Percent*
less than	$40,000	1,541	7.0%	157	6.4%
$40,000	$59,000	1,963	8.9%	105	4.3%
$60,000	$79,999	3,658	16.5%	220	8.9%
$80,000	$99,999	3,994	18.0%	456	18.5%
$100,000	$124,999	3,194	14.4%	476	19.3%
$125,000	$149,999	2,053	9.3%	247	10.0%
$150,000	$199,999	2,630	11.9%	372	15.1%
$200,000	$299,999	2,123	9.6%	311	12.6%
$300,000	$399,999	488	2.2%	68	2.8%
$400,000	$499,999	216	1.0%	20	0.8%
$500,000	$749,999	131	0.6%	27	1.1%
$750,000	$999,999	49	0.2%	9	0.4%
$1,000,000	over	93	0.4%	0	0.0%
Total		**22,133**	**100.0%**	**2,468**	**100.0%**
Median Value		**$99,551**		**$115,545**	

Source: 2006-2010 American Community Survey



C. Survey of General Occupancy Multi-Family Rental Communities

1. Introduction to the Rental Housing Survey

As part of this analysis, RPRG surveyed seven multi-family rental communities located in the Grinnell Market Area. Among these seven properties, two are deeply subsidized through the USDA Rural Development Program, two are income restricted through the Low Income Housing Tax Credit Program, and three are market rate. For USDA properties, tenants pay an amount between a minimum or "basic" rent and a maximum or "market" rent depending upon a percentage of their gross annual income. For LIHTC communities, all tenants pay a set rent which must remain below a maximum threshold depending upon an established percentage of gross annual income for each unit. In general, LIHTC communities often have rents closer to (or equal to in some instances) market rate levels than USDA communities. Given most tenants of deeply subsidized properties are not subject to minimum income limits, these properties are discussed separately as they are not comparable to LIHTC or market rate rentals.

One additional property (Wiltfang) was indentified in the Grinnell Market Area but refused to participate in our survey. Profile sheets with detailed information on each surveyed community, including photographs, are attached as Appendix 8. Map 6 shows the locations of the surveyed communities.

2. Location

Six of the seven rental communities surveyed are located on the south side of Grinnell (south of U.S. Highway 6), which tends to have more affordable land values. Of these communities, four are situated in the southwest quadrant of the city along 4th Avenue, Washington Avenue, and Center Street. The two remaining properties south of Highway 6 are located in southeastern Grinnell along East Street. Sunset Apartments is the only multi-family rental community surveyed north of U.S. Highway 6, positioned along Sunset Street (northwest quadrant) immediately north of Grinnell High School. Based on field observations and reported rents, none of the rental communities appear to have a distinct competitive advantage or disadvantage based on their location.

3. Age of Communities

The five non-subsidized properties surveyed reported an average year built of 1991. The two LIHTC communities (Westfield and Arbors) are the newest of the surveyed rental stock, built in 2000 and 2001, respectively. The remaining three market rate communities were all constructed in the 1980's. Among the two deeply subsidized properties surveyed, only Center Street reported a year built (1980).

4. Structure Type

Six of the seven properties surveyed contain two to three story garden-style buildings with exterior hallways and staircases. Conversely, Gracie Park contains both two-story garden-style units and townhomes. The exteriors of the surveyed rental stock include brick, vinyl siding, or a combination of the two. While many of the rental communities offer patios/balconies, they generally lack more extensive exterior features.

5. Size of Communities

The surveyed rental communities range in size from 12 units (Center Street) to 56 units (Gracie Park) with overall averages of 42 units among market rate and LIHTC communities and 18 units among deeply subsidized properties.

6. Vacancy Rates

Combined, the five non-subsidized rental communities offer 209 rental units of which three or 1.4 percent were reported vacant. All five rental communities had vacancy rates below five percent and three of the five communities reported waiting lists. Of particular note is the LIHTC community Westfield, which indicated a waiting list of 130 people.

Among the two deeply subsidized properties, five of 36 total units were available at the time of our survey for a rate of 13.9 percent. Given the subsidized nature of these communities, it is possible these vacancies may be transitional as communities with rental assistance often experience greater turnover than those without such subsidies. The older age and relatively poor condition of the properties is also likely a factor. In either case, while the vacancy rate is high, it is only a reflection of five vacant units among a limited supply.

Table 26 Rental Summary, Surveyed LIHTC and Market Rate Rental Communities

Map #	Community	Year Built	Structure Type	Total Units	Vacant Units	Vacancy Rate	Average 1BR Rent (1)	Average 2BR Rent (1)	Incentive
1	Arbors*	2001	Garden	42	2	4.8%		$563	None
2	Westfield*	2000	Garden	48	0	0.0%	$425	$542	None
3	Sunset	1989	Garden	14	0	0.0%		$538	None
4	Prarie Jewel	1985	Garden	49	1	2.0%	$438	$513	None
5	Gracie Park	1982	Garden / TH	56	0	0.0%		$480	None
	Overall Total			**209**	**3**	**1.4%**			
	Overall Average	**1991**		**42**			**$431**	**$527**	
	LIHTC Total			**90**	**2**	**2.2%**			
	LIHTC Average	**2001**		**45**			**$425**	**$552**	

LIHTC Community*

(1) Rent is contract rent, and not adjusted for utilities or incentives

Source: Field Survey, Real Property Research Group, Inc. October, 2012

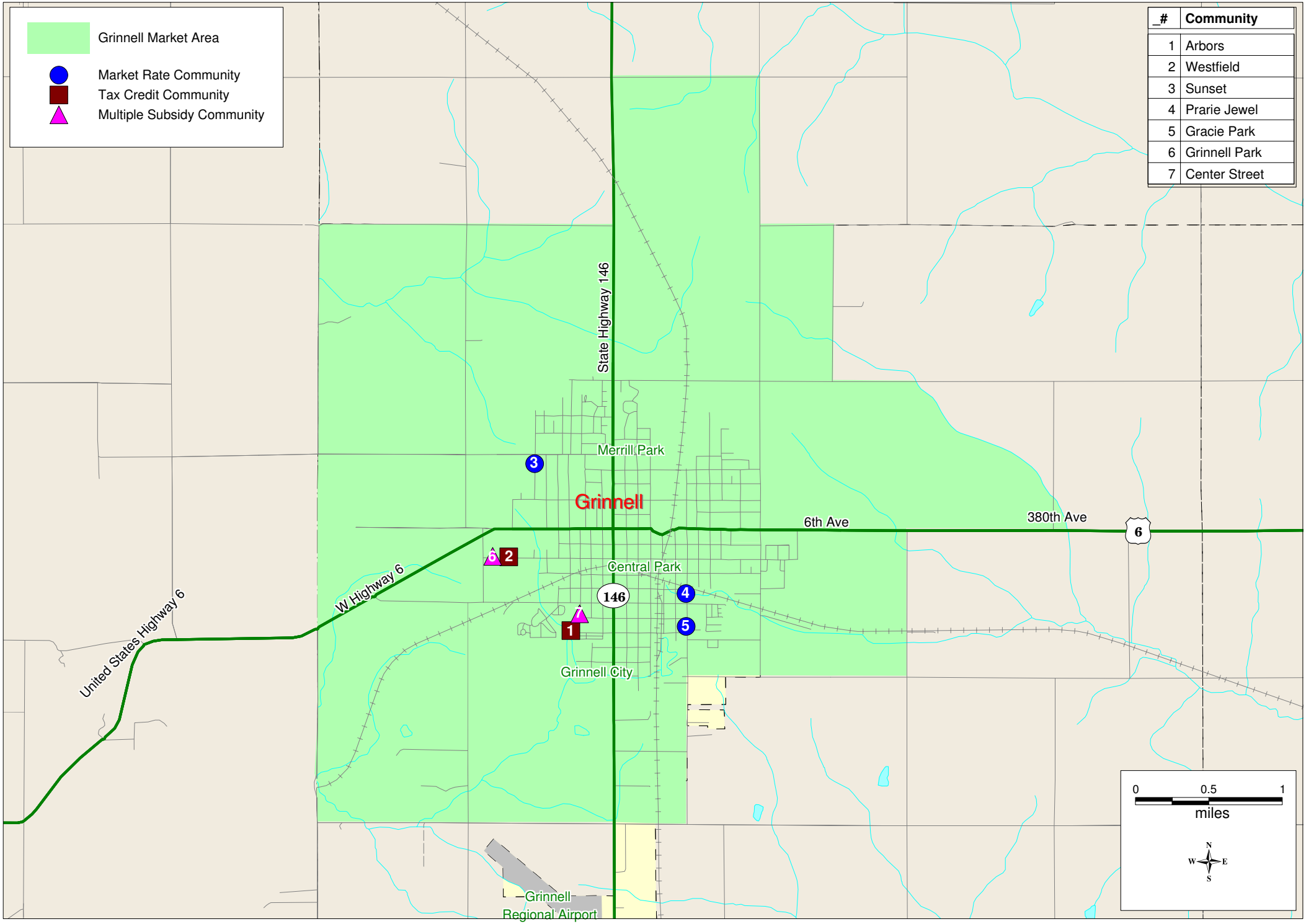
Table 27 Rental Summary, Surveyed Deep Subsidy Rental Communities

Map #	Community	Year Built	Structure Type	Total Units	Vacant Units	Vacancy Rate	Average 1BR Rent (1)	Average 2BR Rent (1)	Incentive
6	Grinnell Park**		Garden	24	1	4.2%	$513	$614	None
7	Center Street**	1980	Garden	12	4	33.3%		$390	None
	Overall Total			**36**	**5**	**13.9%**			
	Overall Average	**1980**		**18**			**$513**	**$502**	

Deep Subsidy Community**

(1) Rent is contract rent, and not adjusted for utilities or incentives

Source: Field Survey, Real Property Research Group, Inc. October, 2012



Map 6
Surveyed General Occupancy Communities
Grinnell, IA

7. Rent Concessions

None of the rental communities were offering rent concessions or incentives at the time of our survey.

8. Absorption History

Based on the age of the existing rental stock, recent absorption data was not available.

D. Analysis of Rental Pricing and Product

1. Payment of Utility Costs

Four of the seven rental communities offer the cost of water/sewer and trash removal in the price of rent. The remaining three properties just include the cost of trash removal (Table 25). None of the surveyed rental communities include more than these basic utilities.

2. Unit Features

Dishwashers come standard at five surveyed communities while Gracie Park is the only community to include a microwave in each unit (Table 28). Three of the seven surveyed rental communities also include washer/dryer connections with Gracie Park offering full-size washers and dryers in select units. Other in-unit features include patios/balconies (five properties), garbage disposals (five properties), and ceiling fans (two properties). Central laundry facilities are also common at most of the surveyed rental stock.

3. Parking

All communities include free surface parking as their standard parking option (Table 28). Four rental communities also offer detached garages for additional monthly fees ranging from $45 to $50.

Garage Pricing	
Community	**Monthly Fee**
Arbors	$45
Gracie Park	N/A
Sunset	$50
Westfield	$50

4. Community Amenities

Given the small average size of the surveyed rental stock, most properties (five of seven) do not contain any community amenities (Table 29). Of the two communities that do (Arbors and Gracie Park), both contain a playground. In addition, none of the surveyed rental communities contain security gates.

Table 28 Utilities, Unit Features– Surveyed Rental Communities

		Utilities Included in Rent									
Community	Heat Type	Heat	Hot Water	Cook	Electric	Water	Trash	Dishwasher	Microwave	Parking	In-Unit Laundry
Arbors	Electric	☐	☐	☐	☐	☒	☒	Standard		Free Surface Parking	Hook Ups
Center Street	Electric	☐	☐	☐	☐	☐	☒			Free Surface Parking	
Gracie Park	Electric	☐	☐	☐	☐	☒	☒	Standard	Standard	Free Surface Parking	Select Units - Full Size
Grinnell Park	Electric	☐	☐	☐	☐	☒	☒			Free Surface Parking	
Prarie Jewel	Electric	☐	☐	☐	☐	☐	☒	Standard		Free Surface Parking	
Sunset	Electric	☐	☐	☐	☐	☐	☒	Standard		Free Surface Parking	
Westfield	Electric	☐	☐	☐	☐	☒	☒	Standard		Free Surface Parking	Select Units - Hook Ups

Source: Field Survey, Real Property Research Group, Inc. October, 2012

Table 29 Community Amenities – Surveyed Rental Communities

Community	Clubhouse	Fitness Room	Pool	Playground	Tennis Court	Buisness/ Computer Center	Gated Entry
Arbors	☐	☐	☐	☒	☐	☐	☐
Center Street	☐	☐	☐	☐	☐	☐	☐
Gracie Park	☐	☐	☐	☒	☐	☐	☐
Grinnell Park	☐	☐	☐	☐	☐	☐	☐
Prarie Jewel	☐	☐	☐	☐	☐	☐	☐
Sunset	☐	☐	☐	☐	☐	☐	☐
Westfield	☐	☐	☐	☐	☐	☐	☐

Source: Field Survey, Real Property Research Group, Inc. October, 2012

5. Distribution of Units by Bedroom Type

As unit distributions were only available for two of the seven communities surveyed, an accurate unit percentage by bedroom type cannot be provided; however, among the five non-subsidized communities, three offer one bedroom units, five offer two bedroom units, and three offer three bedroom units (Table 30).

6. Effective Rents

Unit rents presented in Table 30 are net or effective rents, as opposed to street or advertised rents. To arrive at effective rents, we apply downward adjustments to street rents at some communities in order to account for current rental incentives; however, in this case no incentives were being offered. The net rents further reflect adjustments to street rents to equalize the impact of utility expenses across complexes. Specifically, the net rents represent the hypothetical situation where water/sewer and trash removal utility costs are included in monthly rents at all communities, with tenants responsible for other utility costs (electricity, heat, hot water, and cooking fuel).

Among non-subsidized rental communities:

- **One-bedroom** effective rents averaged $434 per month. The average one-bedroom square footage was 715 square feet, resulting in a net rent per square foot of $0.61. The range for one-bedroom effective rents was $364 to $485.
- **Two-bedroom** effective rents averaged $545 per month. The average two-bedroom square footage was 946 square feet, resulting in a net rent per square foot of $0.58. The range for two-bedroom effective rents was $465 to $640.
- **Three-bedroom** effective rents averaged $653 per month. The average three-bedroom square footage was 1,200 square feet, resulting in a net rent per square foot of $0.54. The range for three-bedroom effective rents was $625 to $685.

Table 30 Salient Characteristics, Surveyed Rental Communities

Community	Type	Total Units	Rent(1)	SF	Rent/SF	Rent(1)	SF	Rent/SF	Rent(1)	SF	Rent/SF
Westfield	Garden	48	$485	722	$0.67	$640	845	$0.76			
Arbors	Garden	42				$615	1,000				
Arbors* 60% AMI	Garden	-				$585	1,000		$685	1,200	$0.57
Sunset	Garden	14				$558	1,000	$0.56			
Arbors* 50% AMI	Garden	-				$550	1,000		$650	1,200	$0.54
Prarie Jewel	Garden	49	$453	700	$0.65	$533	975	$0.55			
Westfield* 60% AMI	Garden	-				$520	845	$0.62			
Arbors* 40% AMI	Garden	-				$501	1,000	$0.50			
Gracie Park	Garden / TH	56				$480	N/A	N/A	$625	N/A	N/A
Westfield* 50% AMI	Garden	-	$364	722	$0.50	$465	845	$0.55			
	Total/Average	**209**	**$434**	**715**	**$0.61**	**$545**	**946**	**$0.58**	**$653**	**1,200**	**$0.54**
	Unit Distribution	**70**									
	% of Total	**33.5%**									

LIHTC Community*

(1) Rent is adjusted to include only Water/Sewer and Trash and incentives

Source: Field Survey, Real Property Research Group, Inc. October, 2012

E. Survey of Scattered Site Rental Communities

As a significant portion of Grinnell's existing rental stock is comprised of scattered site rental units, RPRG surveyed six property management companies to supplement the multi-family rental analysis. The property management companies included in our survey are Seajae Properties, Ramsey-Weeks, RJ Properties, Kading Properties, Rozendaal Rentals, and Seaba Realty. As part of our survey, we attempted to obtain as detailed information as possible on each rental; however, in many cases this information was not available on a unit by unit basis. In these instances, we collected aggregate data on all of the management company's rentals to determine overall occupancy and average rent levels. To the best of our knowledge, the majority of these scattered site rentals do not include more than the cost of any basic utilities; however, utility costs included in rent vary by property. As exact utility information was not known, none of the rents shown for scattered site rentals are adjusted. While the rents of scattered site rentals may not be directly comparable to effective rents at multi-family communities, they still provide a frame of reference for achievable rent levels in the market. Details on scattered site rentals for each management company are provided below.

- Scattered site rentals have a variety of unit types which include smaller multi-family apartment buildings, townhomes, duplexes, loft apartments, and single-family detached homes. The average years built were not available on a unit by unit basis, but they are likely to be consistent with the age of the overall existing housing stock.

- The six companies manage a combined 175 scattered site units, of which 10 or 5.7 percent were reported vacant. Vacancy rates ranged from zero percent to 33.3 percent; however, the 33.3 percent vacancy rate was based on just one vacant unit (of three) managed by RJ Properties.

- Based on the individual unit data available, one, two, and three bedroom floor plans are all common among scattered site rentals; however, Rozendaal Rentals was the only company surveyed to offer a four bedroom unit.

- Among the individual scattered site units, average rents, square footage, and rent per square foot are as follows:

    - **One bedroom units** reported an average rent of $410 for 625 square feet, or $0.66 per square foot.

    - **Two bedroom units** reported an average rent of $576 for 1,022 square feet, or $0.56 per square foot.

    - **Three bedroom units** reported an average rent of $660 for 1,122 square feet, or $0.59 per square foot.

    - **The lone four bedroom unit** reported a rent of $700 for 1,250 square feet, or $0.52 per square foot.

Table 31 Rental Summary, Scattered Site Rentals

Community / Property Management Copmany	Structure Types Offered	Total Units	Vacant Units	Vacancy Rate	Average 1BR Rent (1)	Average 2BR Rent (1)	Average 3BR Rent (1)	Average 4BR Rent (1)
Seajae Properties	Lofts	6	0	0.0%	$600	$800		
Ramsey-Weeks	Apartment	40	3	7.5%	$413	$663		
Ramsey-Weeks	Single Family	10	1	10.0%		$650	$800	
RJ Properties		3	1	33.3%	$300	$600		
Kading Properties	Townhouse	36	2	5.6%		$585	$650	
Rozendaal Rentals	Apartment / Single Family / Duplex	30	2	6.7%	$413	$513	$750	$700
Seaba Realty	Apartment / Single Family / Duplex	50	1	2.0%	$325	$388	$550	
Overall Total		**175**	**10**	**5.7%**				
Overall Average		**25**			**$410**	**$600**	**$688**	**$700**

(1) Rent is contract rent, and not adjusted for utilities or incentives

Source: Field Survey, Real Property Research Group, Inc. November, 2012

Table 32 Salient Characteristics, Scattered Site Rentals

Management Company	Property Type	Bed	Bath	Sq. Ft.	Rent	Rent/Sq. Ft.
Seajae Properties	Lofts	1	1	N/A	$600	N/A
RJ Properties		1	1	N/A	$300	N/A
Ramsey-Weeks	Apartment	1	1	N/A	$413	N/A
Rozendaal Rentals	Mix	1	1	750	$413	$0.55
Seaba Realty	Apartment	1	1	500	$325	$0.65
One Bedroom Total/Average				**625**	**$410**	**$0.66**
Seajae Properties	Lofts	2	1	N/A	$800	N/A
RJ Properties		2	2	N/A	$600	N/A
Kading Properties	Townhouse	2	1.5	1,008	$585	$0.58
Ramsey-Weeks	Apartment	2	1 & 2	N/A	$663	N/A
Ramsey-Weeks	Single Family	2	2	1,100	$650	$0.59
Rozendaal Rentals	Mix	2	1 & 2	1,000	$513	$0.51
Seaba Realty	Apartment	2	1 & 2	1,000	$350	$0.35
Seaba Realty	Single Family	2	1 & 2	1,000	$450	$0.45
Two Bedroom Total/Average				**1,022**	**$576**	**$0.56**
Kading Properties	Townhouse	3	1.5	1,008	$650	$0.64
Ramsey-Weeks	Single Family	3	2	1,300	$800	$0.62
Rozendaal Rentals	Mix	3	1 & 2	1,100	$750	$0.68
Seaba Realty	Apartment	3	2	1,100	$450	$0.41
Seaba Realty	Duplex	3	2	1,100	$650	$0.59
Three Bedroom Total/Average				**1,122**	**$660**	**$0.59**
Rozendaal Rentals	Mix	4	2	1,350	$700	$0.52
Four Bedroom Total/Average				**1,350**	**$700**	**$0.52**

Source: Field Survey, Real Property Research Group, Inc. November, 2012

F. Survey of Senior Housing Communities

As part of the Grinnell Housing Market Assessment, RPRG also examined the senior rental market in Grinnell. In total, ten senior rental communities were indentified including seven deeply subsidized properties, two continuing care retirement communities (CCRC), and one assisted living facility. Profile sheets with detailed information on each surveyed community, including photographs, are attached as Appendix 8. The location of each community is shown on Map 7.

At the top of the senior rental market is Windsor Manor, an assisted living community located in south Grinnell. Windsor Manor contains 40 total units/beds among one and two bedroom floor plans. Base rates, including a minimum level of care, three meals per day, and periodic housekeeping, range from $3,975 for one bedroom units to $5,470 for two bedroom units. One bedroom units offer 473 square feet and two bedroom units offer 668 square feet, resulting in prices per square foot of $8.40 and $8.19, respectively. Windsor Manor refused to provide occupancy data.

Table 33 Rental Summary, Assisted Living Community

Community	Type	Total Units	One Bedroom Units Rent (1)	SF	Rent/SF	Two Bedroom Units Rent (1)	SF	Rent/SF
8. Windsor Manor	**Garden**	**40**	**$3,975**	**473**	**$8.40**	**$5,470**	**668**	**$8.19**
Year Built: 2005	Market	40	$3,975	473	$8.40	$5,470	668	$8.19

(1) Rent is adjusted, net of utilities and incentives.

Source: Phone Survey, Real Property Research Group, Inc. October, 2012.

The other two market rate senior rental communities in Grinnell, Seeland Park/St. Francis Manor and Mayflower Homes, are both types of continuing care retirement communities (CCRC) that contain for-sale (up-front fee or purchase price) and rental (monthly fee) components. Both of these communities offer a variety of unit types including one and two bedroom apartments, duplexes, patio homes, and assisted living units. Mayflower entrance fees / purchase prices range from $46,000 to $137,280 (depending upon plan) with monthly rates of $750 to $975. Seeland Park entrance fees / purchase prices range from $68,900 to $139,900 (based on listing of available homes) with a flat monthly fee of $335 for the minimum level of care. Rates for assisted living units and current occupancy were not provided.

Table 34 Rental Summary, CCRC's

Mayflower Homes				
Floor Plan Types	Entrance Fee / Purchase Price			Monthly Fee / Price
	Traditional Plan	Refundable Plan	50% Equity Plan	
One-Bedroom	$46,000	$62,560	$80,960	$750-$850
One-Bedroom Plus	$61,000	$82,960	$107,360	$800-$900
Two Bedroom	$78,000	$106,080	$137,280	$875-$975

Seeland Park / St. Francis Manor			
Floor Plan Types	Entrance Fee / Purchase Price		Monthly Fee / Price
	Low	High	
One Bedroom Appartment	$68,900	$72,000	$335
One Bedroom Duplex	N/A	N/A	$335
Two Bedroom Duplex	$86,900	$109,500	$335
Two Bedroom Home	$131,900	$139,900	$335

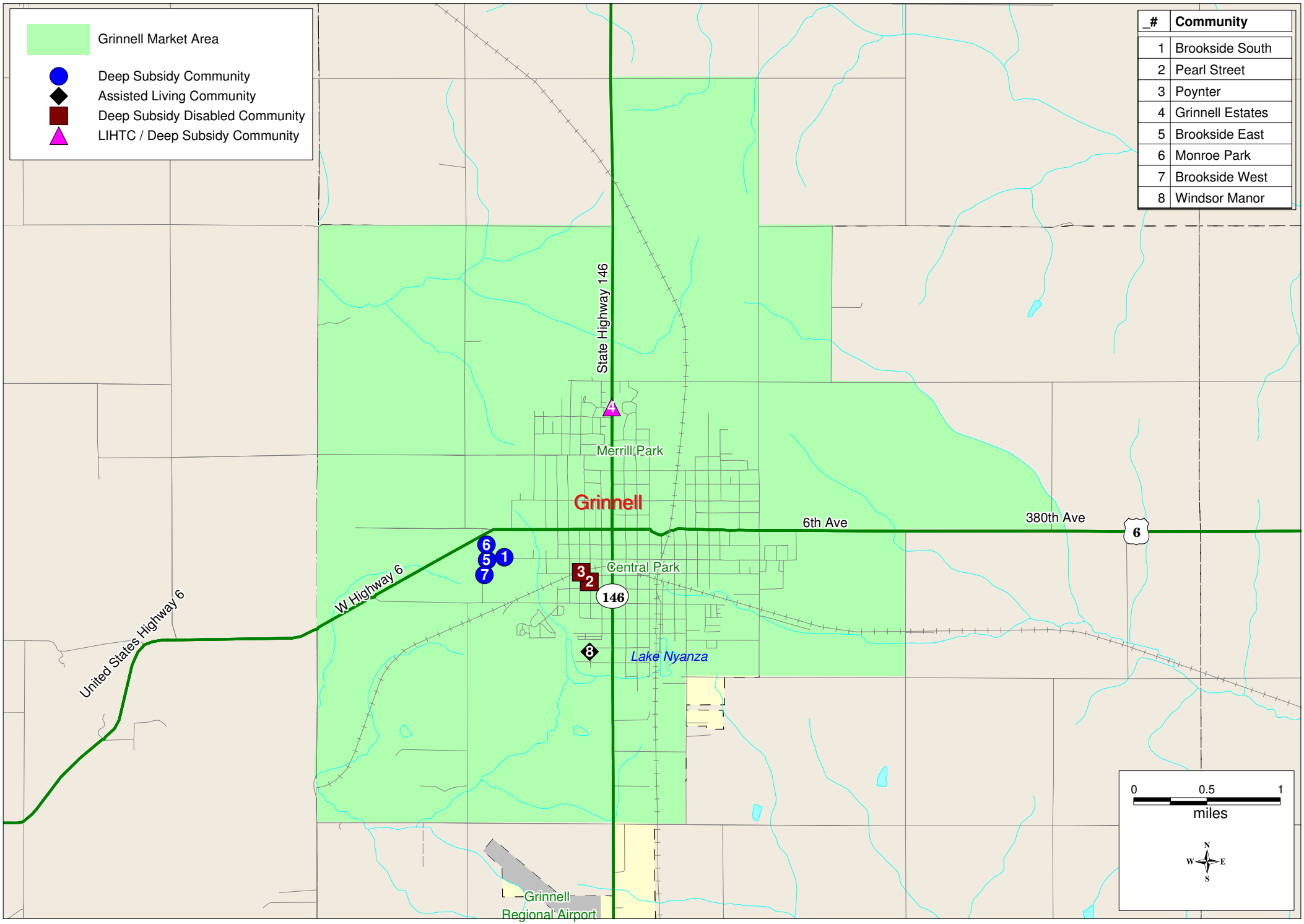
The remaining seven senior rental communities, two of which are designated for disabled persons, are all deeply subsidized through the USDA Rural Development and/or LIHTC programs. These communities offer 149 total rental units all of which were occupied at the time of our survey. As these communities contain additional project based rental assistance, tenants are not bound by minimum income limits. As such, basic rents provided at each community are not based on actual market conditions.

Table 35 Rental Summary, Deeply Subsidized Communities

#	Community	Year Built/ Rehabbed	Structure Type	Total Units	Vacant Units	Vacancy Rate	Avg 1BR Rent (1)	Avg 2BR Rent (1)	Incentive
1	Brookside South**	1982	Garden	51	0	0.0%	$810		None
2	Pearl Street***	1990	Garden	9	0	0.0%	$602		None
3	Poynter***	1999	Garden	8	0	0.0%	$602		None
4	Grinnell Estates*	1992	Garden	24	0	0.0%	$430		None
5	Brookside East**	1977	Garden	21	0	0.0%	$400	$482	None
6	Monroe Park**	1975	Garden	13	0	0.0%	$400		None
7	Brookside West**	1978	Garden	23	0	0.0%	$361		None
	Total/Average	**1985**		**149**	**0**	**0.0%**	**$515**	**$482**	

Tax Credit Senior Community*
Deep Subdiy Senior Community**
Deep Subsidy Disabled Community***
(1) Rent is contract rent, and not adjusted for utilities or incentives

Source: Field Survey, Real Property Research Group, Inc. October, 2012.



Map 7
Surveyed Senior Communities
Grinnell, IA

G. For-Sale Housing Analysis

1. MLS Trends

To evaluate the overall for-sale housing market in Grinnell, RPRG analyzed data on residential property trends over the last five years. We conducted the analysis using information compiled from the Poweshiek County Multiple Listing Service (MLS) and City-Data. Based on quarterly sales data, an average of 29 homes was sold each quarter in Grinnell. The average quarterly median sales price was $118,158 (Table 36).

Looking at average quarterly sales, activity peaked in mid 2008 and has been cyclical since with peaks in mid 2010 and mid 2011. The cyclical nature of the sales volume is due in part to winter weather conditions, which make it difficult to move and buy/sell a home. Recent sales in Grinnell are down slightly relative to the previous two years, with 2012's 2nd quarter peak and 1st quarter valley falling below those in 2010 and 2011 (Figure 7).

The monthly median sales price has been relatively stable in Grinnell, hovering above and below an approximate median sale price of $120,000. One noticeable peak occurred in the first quarter of 2009; however, as only ten homes were sold during the quarter, this was likely due to low volume during the height of the national housing market downturn. The only other noticeable price changes were dips in the first quarters of 2010 and 2011 (Figure 8). While not as low as in 2009, both price drops occurred at times when sales volume was at its lowest levels of the year.

Table 36 MLS Data – Quarterly Sales Data, Grinnell

Grinnell		
Year/Quarter	Units Sold	Median Price
08-Q1	30	$111,000
08-Q2	51	$120,000
08-Q3	38	$118,000
08-Q4	33	$118,000
09-Q1	11	$160,000
09-Q2	28	$121,000
09-Q3	22	$130,000
09-Q4	13	$105,000
10-Q1	19	$79,000
10-Q2	46	$118,000
10-Q3	22	$117,000
10-Q4	30	$122,000
11-Q1	21	$80,000
11-Q2	46	$121,000
11-Q3	40	$131,000
11-Q4	11	$119,000
12-Q1	17	$130,000
12-Q2	37	$116,000
12-Q3	33	$129,000
Tota/Average	**29**	**$118,158**

Source: Poweshiek County MSL, Zillow

Figure 7 MLS Trends, Average Quarterly Sales, Grinnell

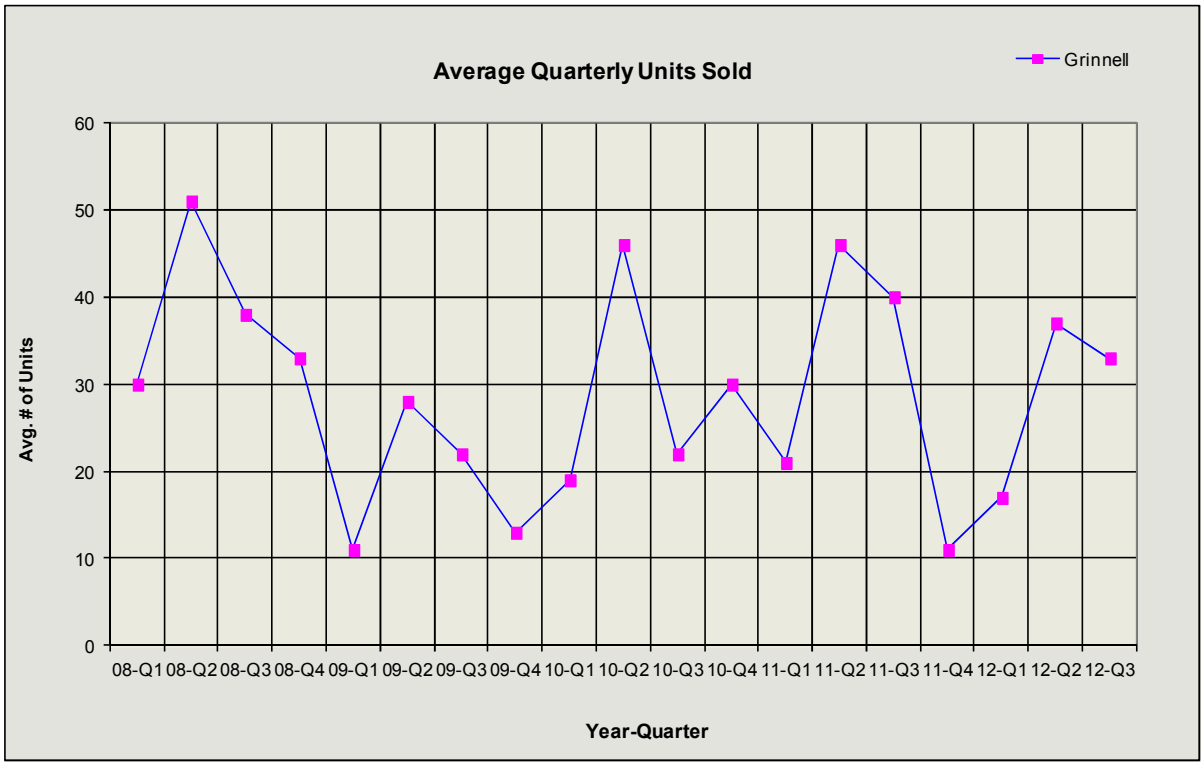
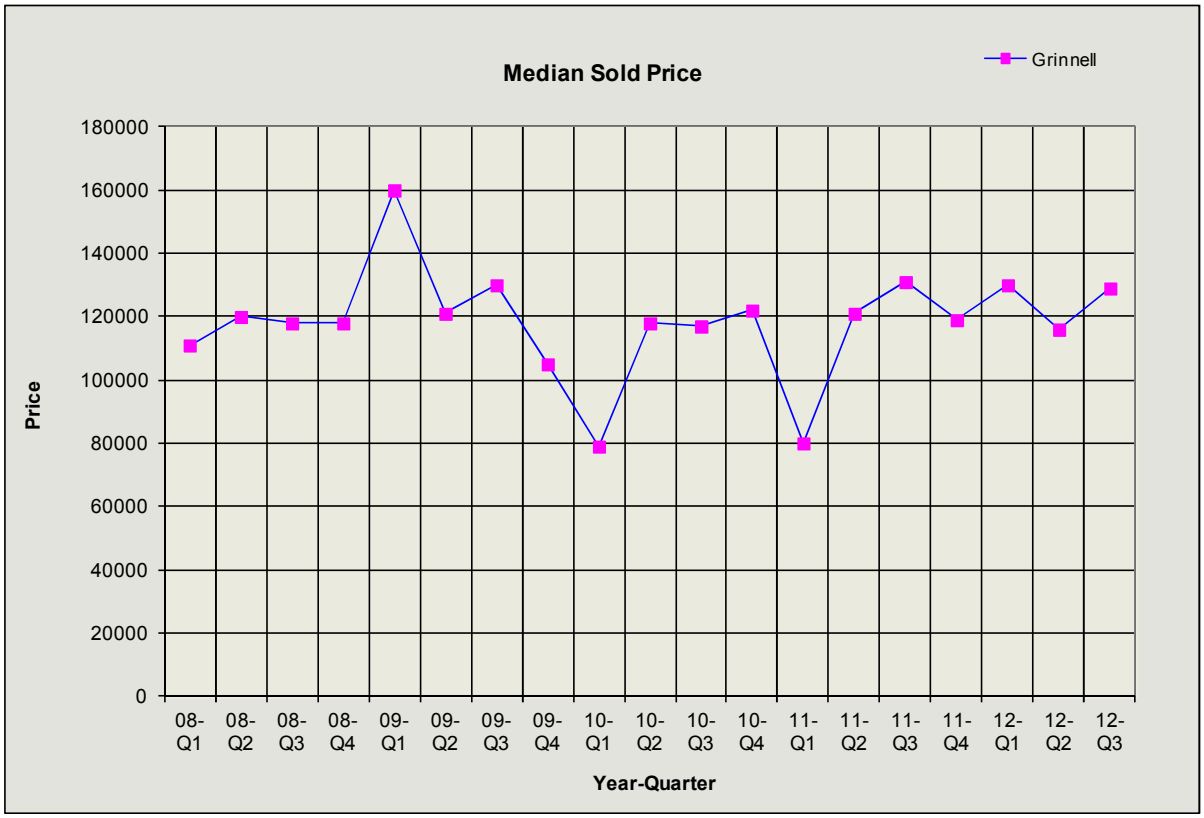


Figure 8 MLS Trends, Quarterly Median Sales Price, Grinnell and Iowa

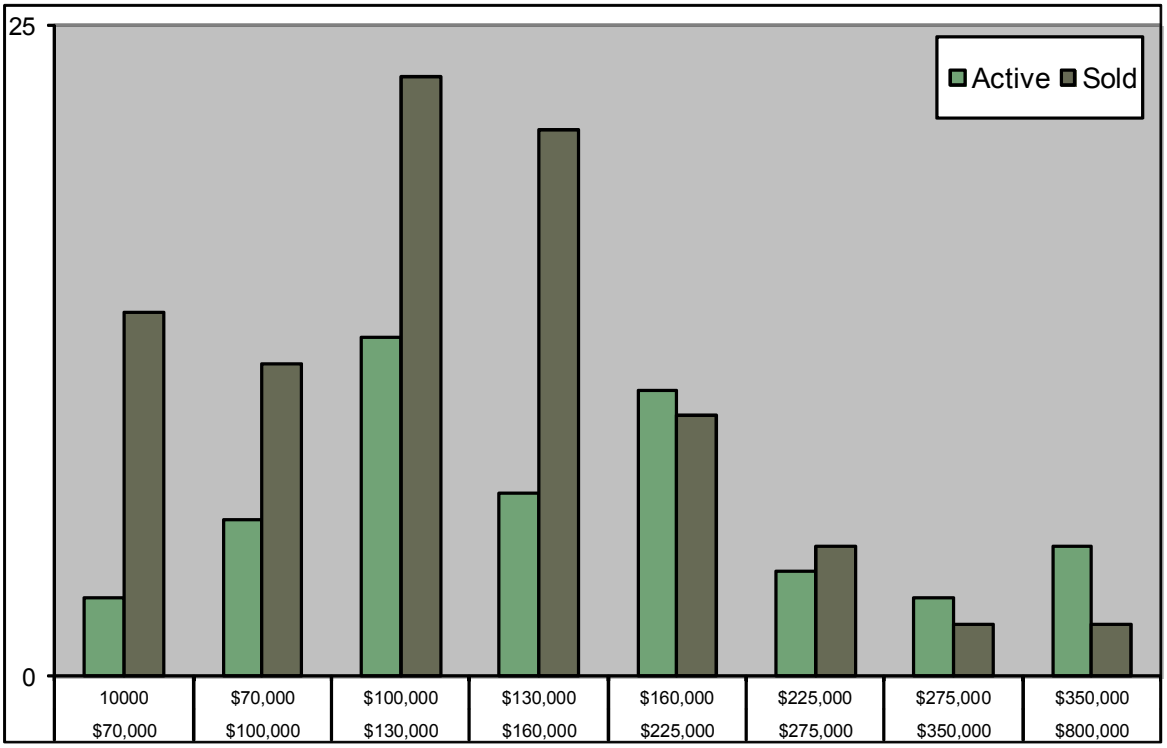


2. Recent Sales Volume and Median Price

Based on resale data in Grinnell, provided by the Poweshiek MLS service, 89 sales were recorded in the city over the past nine and one-half months. The ratio of sold properties to active listings was significantly higher at the four lowest price points ($10,000 to $160,000), which suggests a greater demand exists for low and moderately priced housing units in Grinnell. The average months in inventory for these lower priced units was just 3.8 months compared to 8.9 months across all price points. The average days on market (DOM) of sold units was relatively consistent for all prices except those selling from $275,000 to $350,000 (335 days). The average price per square foot ranged from a low of $29.03 for homes priced from $10,000-$70,000 to a high of $130.36 for homes priced $350,000 to $800,000. Overall, the 89 homes sold through the MLS had an average price per square foot of $89.24, which was based on an average sale price of $193,255 and average size of 2,166 square feet.

Table 37 Current Active Listings and 2012 YTD (Mid October) Sales Activity, Grinnell

To / *From*	$10,000 / $70,000	$70,000 / $100,000	$100,000 / $130,000	$130,000 / $160,000	$160,000 / $225,000	$225,000 / $275,000	$275,000 / $350,000	$350,000 / $800,000	Total / Average
Active	3	6	13	7	11	4	3	5	**52.0**
Sold	14	12	23	21	10	5	2	2	**89.0**
Avg Sold DOM	141.0	189.0	145.0	162.0	104.0	114.0	335.0	108.0	**162.3**
Months Inventory	2.0	4.8	5.4	3.2	10.5	7.6	14.3	23.8	**8.9**
Average Sold Price	$44,507	$83,725	$118,726	$141,405	$195,950	$240,480	$313,750	$407,500	**$193,255**
Average Sq. Ft	1,533	1,554	1,395	1,493	2,341	1,816	4,067	3,126	**2,166**
Average Price/Sq. Ft.	$29.03	$53.88	$85.11	$94.71	$83.70	$132.42	$77.15	$130.36	**$89.24**



Source: Poweshiek MLS

3. Active For-Sale Communities

Overview, Sales, and Pricing

RPRG identified five single-family detached home communities with lots available for sale in Grinnell. In most instances, these communities were subdivided by a developer and sold to multiple builders or individuals to construct custom homes. Overall, lots were gradually developed and sold over a long period of time going as far back as 1998. Given the protracted period of land/home sales and unique floor plans for each home, standardized pricing and absorption of new homes in these communities was not available. A brief description of each active for-sale community, along with assorted housing data compiled from the Poweshiek County Tax Assessor, builder interviews, field observations, and listing data, is provided below and in Table 38. The locations of each for-sale community are depicted in Map 8.

- **Prairie Pointe Estates** is a 25-lot single-family home community developed by Vander Linden Construction and is located just north of Ahrens/Paschall Memorial Park in northeastern Grinnell. Situated in an attractive area of the city, in close proximity to Grinnell College, Prairie Pointe Estates contains the highest priced homes of the five active for-sale communities in Grinnell. As the newest of the active for-sale communities, Prairie Pointe Estates has sold 4 of its 25 lots (16 percent) since 2009. Sales/construction prices ranged from $286,500 to $384,000 with a median of $335,250 (based on 2009 sales data). Year 2012 tax assessment values ranged from $360,200 to $416,560 with a median of $388,380.

- **Prairie Street** contains 25 lots in northwestern Grinnell, located north of 14th Avenue and west of Reed Street. Also located in an attractive area of Grinnell, Prairie Street also offers higher priced newly constructed single-family homes in the city. Since 1998, Prairie Street has sold 17 of its 25 lots or 68 percent. Sales/construction prices ranged from $155,000 to $523,000 with a median of $323,000 (based on sales data from 1998 to 2009). Year 2012 tax assessment values ranged from $179,400 to $645,990 with a median of $347,830.

- **East Gate Estates I-III** is a 43-lot single-family home community located on the southeastern side of Grinnell. Developed in three phases along Michael Avenue, Patricia Avenue, Bailey Street, and Brandon Street, East Gate Estates contains more moderately priced homes than both single-family communities in northern Grinnell. From 2000 to 2012, East Gate Estates sold 31 of its 43 lots or 72 percent. Sales/construction prices ranged from $110,000 to $481,391 with a median of $171,500. Year 2012 tax assessment values ranged from $124,960 to $777,840 with a median of $213,195.

- **Melrose Lane** offers 22 single-family home lots in southeast Grinnell, just north of East Gate Estates, and contains some of the most affordable new homes in Grinnell. From 2000 to 2007, nine of the 22 home lots on Melrose Lane were sold (41 percent). Sales/construction prices ranged from $120,000 to $179,308 with a median of $130,000. Year 2012 tax assessment values ranged from $132,310 to $183,320 with a median of $168,180.

- **East Street** is an active development project by the City of Grinnell to encourage new more affordable housing development. The 4.8 acre tract of land, located immediately north of Grinnell Middle School in the southeast portion of the city, is being subdivided into 6 lots and sold at cost ($15,000 per lot). At present, one home is currently under construction in the East Street Development; however, pricing and tax assessment data was not yet available. The remaining lots are still in the process of subdivision.

Lot Pricing

In an effort to determine the current pricing of finished lots in the Grinnell Market Area, RPRG researched sales data through the Poweshiek County Tax Assessor. As the majority of sales took place throughout the past 10 to 12 years, we also evaluated 2012 tax assessment data.

Excluding East Street, which is still undergoing subdivision, Prairie Pointe Estates offers the largest median lot size of the active for-sale communities by a significant margin at roughly three-quarters of an acre (Table 39). Prairie Street and East Gate Estates offer the next largest lots with comparable median sizes of 0.27 acre and 0.25 acre, respectively. As the most affordable community, Melrose Lane has the smallest median lot size of 0.19 acre. Lot pricing by sales price and 2012 assessment value for each active for-sale community are as follows:

- **Prairie Pointe Estates** had a median sales price of $69,000 and a median 2012 assessment value of $84,835. Based on a median lot size of 0.76, Prairie Pointe Estates had a median sales price per acre of $90,789 and a median 2012 assessment value per acre of $111,625. The 2012 assessed land value accounts for 21.8 percent of the total 2012 assessed home value.
- **Prairie Street** had a median sales price of $37,850 and a median 2012 assessment value of $36,850. Based on a median lot size of 0.27, Prairie Street had a median sales price per acre of $140,185 and a median 2012 assessment value per acre of $136,481. The 2012 assessed land value accounts for 39.2 percent of the total 2012 assessed home value.
- **East Gate Estates** had a median sales price of $32,250 and a median 2012 assessment value of $32,440. Based on a median lot size of 0.25, East Gate Estates had a median sales price per acre of $129,000 and a median 2012 assessment value per acre of $129,760. The 2012 assessed land value accounts for 60.9 percent of the total 2012 assessed home value.
- **Melrose Lane** did not have a median sales price as sales data was not available; however, it had a median 2012 assessment value of $26,680. Based on a median lot size of 0.19, Melrose Lane had a median 2012 assessment value per acre of $140,421. The 2012 assessed land value accounts for 83.5 percent of the total 2012 assessed home value.

Overall, the average median lot price among active for-sale communities is $46,367, compared to an average median 2012 assessment value of $45,201. This represents a difference of just $1,166 or 2.5 percent, indicating land values have remained relatively stable over the past ten to twelve years. The average median sales price per acre and average median 2012 assessment value per acre were also comparable at $126,168 and $129,572, respectively. On average, the four active for-sale communities' 2012 assessed land value accounted for 51.4 percent of its 2012 total assessed home value.

Table 38 Active For-Sale Communities, Sales and Pricing

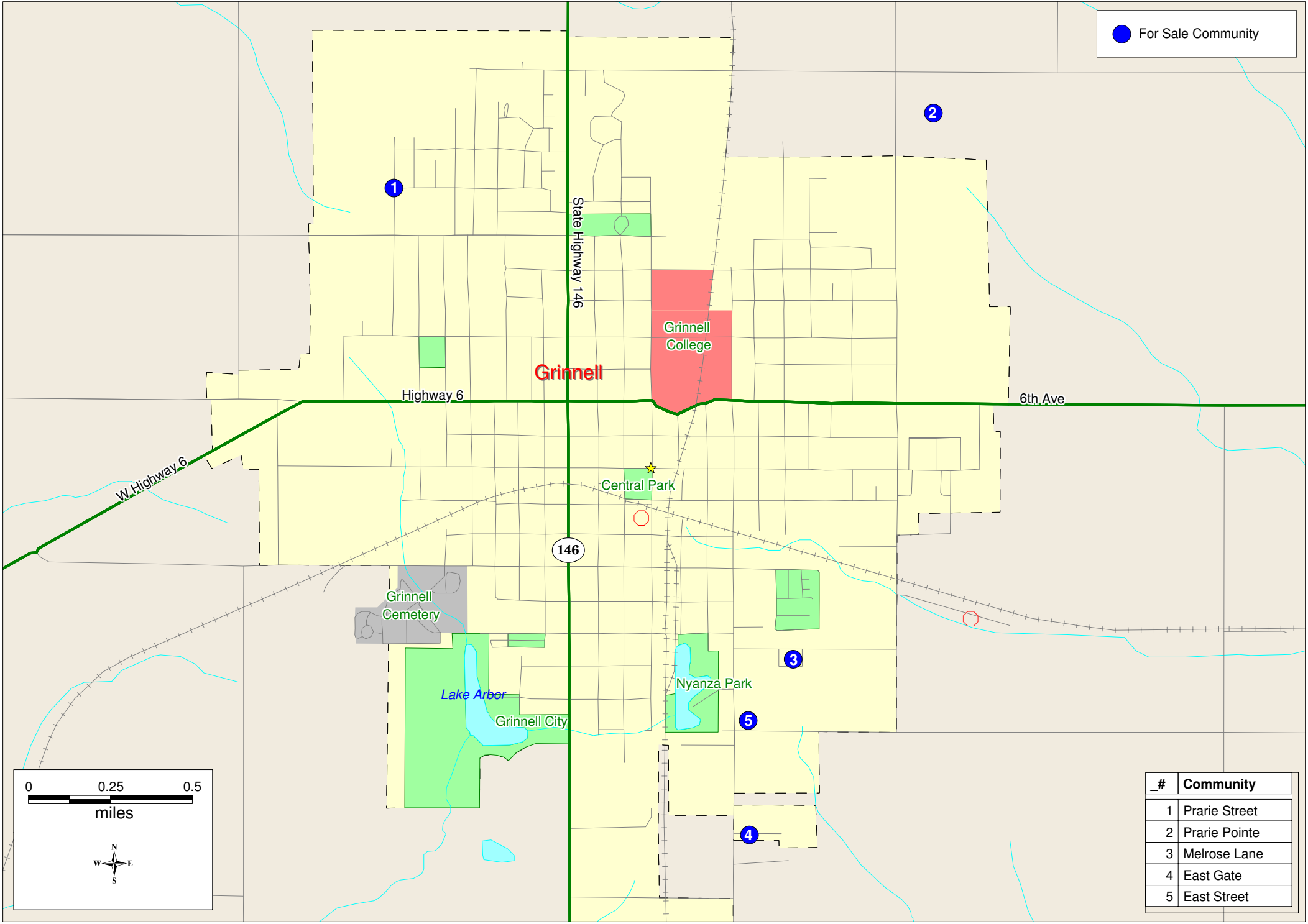
Neighborhood	Total Lots	Sold Lots	% of Sold Lots	First Sale / Construction Date		First Sale / Construction Price			2012 Assessed Value		
				First	Last	Low	High	Median	Low	High	Median
Prairie Pointe Estates	25	4	16.0%	5/1/2009	6/1/2009	$286,500	$384,000	**$335,250**	$360,200	$416,560	**$388,380**
Prairie Street	25	17	68.0%	1/15/1998	9/3/2009	$155,000	$523,000	**$323,000**	$179,400	$645,990	**$347,830**
East Gate Estates I-III	43	31	72.1%	8/15/2000	8/28/2012	$110,000	$481,391	**$171,500**	$124,960	$513,590	**$213,195**
Melrose Lane	22	9	40.9%	11/16/2000	10/15/2007	$120,000	$179,308	**$130,000**	$132,310	$183,320	**$168,180**
Total/Average	**130**	**62**	**47.7%**	**1/15/1998**	**8/28/2012**	**$110,000**	**$523,000**	**$239,938**	**$124,960**	**$645,990**	**$279,396**

Source: Poweshiek County Tax Assessor

Table 39 Active For-Sale Communities, Lot Pricing

Neighborhood	Lot Size			Lot Sales Price			Median Sales Price Per Acre	2012 Lot Assessement Value			2012 Ass. Value Per Acre	Land Value / Total Value
	Low	High	Median	Low	High	Median		Low	High	Median		
Prairie Pointe Estates	0.36	1.22	**0.76**	$66,500	$95,500	**$69,000**	**$90,789**	$68,480	$101,190	**$84,835**	**$111,625**	**21.8%**
Prairie Street	0.13	0.53	**0.27**	$26,000	$70,000	**$37,850**	**$140,185**	$16,590	$62,630	**$36,850**	**$136,481**	**39.2%**
East Gate Estates I-III	0.23	0.65	**0.25**	$20,000	$45,000	**$32,250**	**$129,000**	$28,350	$64,260	**$32,440**	**$129,760**	**60.9%**
Melrose Lane	0.17	0.50	**0.19**	-	-	**-**	**-**	$24,480	$31,400	**$26,680**	**$140,421**	**83.5%**
Total/Average	**0.13**	**1.22**	**0.37**	**$20,000**	**$95,500**	**$46,367**	**$126,168**	**$34,475**	**$64,870**	**$45,201**	**$129,572**	**51.4%**

Source: Poweshiek County Tax Assessor



Map 8
For Sale Communities
Grinnell, IA

H. Housing Pipeline

In order to determine if any new housing communities are planned in the Grinnell Market Area, we contacted Duane Neff – Building and Planning Direct with the City of Grinnell. We also reviewed building permits issued for 2012. Through these efforts, we indentified two housing communities in various stages of development in the Grinnell Market Area. Information on each project is provided below.

For-sale Communities:

- **Reed Street Townhomes** – Local developers have plans to construct three five-plex townhome buildings on the eastern side of Reed Street between 3rd and 4th Avenue. While not certain, the townhomes are most likely to be sold if developed.
- **Villas at Prairie Pointe –** Vander Linden Construction developed a 26-lot for-sale community called Villas at Prairie Pointe in the middle of the existing Prairie Pointe Estates community. Homeowners have the option of choosing from two predetermined floor plans, with base prices ranging from $250,000 to $290,000 (including the land), or selecting a custom plan.

Rental Communities:

- **Southgate** – Southgate is an existing twelve-unit multi-family rental community in eastern Grinnell. Originally developed as a USDA Rural Development community, Southgate has since passed its compliance period. The property has vacated all twelve units for rehabilitation and expects to re-lease upon completion at market rates.

7. FINDINGS AND CONCLUSIONS

A. Key Findings

Based on the preceding review of economic, demographic and competitive housing trends in the Grinnell Market Area, RPRG offers the following key findings:

1. Site and Neighborhood Analysis

Grinnell is an attractive, modest-sized community in east central Iowa that serves as both the population center and economic hub of rural Poweshiek County. The city offers ample access to community amenities, major employers, and traffic arteries within the region, and is easily accessible via Interstate 80. Several sites in Grinnell are suitable for future housing development, most of which are infill or redevelopment opportunities. Overall, the city contains the necessary infrastructure and facilities to support growth, but has been historically limited by a lack of quality housing units and higher land/home costs.

2. Economic Context

Poweshiek County's economy has been relatively steady over past decade, maintaining a modest unemployment rate and a stable at-place employment base. Like most areas of the country, Poweshiek County suffered notable job loss and higher unemployment during the course of the most recent national recession (2008 to 2009), but has shown signs of stabilization over the past two years with the addition of 264 jobs. As home to several of the region's largest major employers, Poweshiek County is advantageously positioned to benefit from upcoming economic expansions, one of which will add 162 jobs to the county over a three year period. Furthermore, the City of Grinnell has consistently outperformed the county in terms of job growth, adding 151 paid employees from 2004 to 2010 compared to a loss of 248 employees in portions of Poweshiek County outside of Grinnell.

- Following a decade high unemployment rate of 6.6 percent during the peak of the most recent national recession (2009), Poweshiek County's unemployment rate fell in consecutive years reaching 5.9 percent in 2011. This trend continued through the first half of 2012, during which the county's unemployment rate fell to 5.3 percent compared to rates of 5.5 percent and 8.3 percent in Iowa and the nation, respectively. Since 2000, Poweshiek County's unemployment rate has remained well below national figures and comparable to or slightly above the state, overall.

- Poweshiek County's At-Place Employment expanded in six of eleven years from 2001 to 2011; however, job gains were more than offset by losses as the county experienced a net loss of 285 jobs (2.9 percent) since 2000. Following the loss of 630 jobs in 2009, at the height of the most recent national recession, the county began to show signs of stabilization by recouping 264 jobs over the past two years.

- The two largest employment sectors in Poweshiek County are education-health and manufacturing, accounting for a combined 39.7 percent of all jobs within the county. By comparison, these two sectors comprise just 24 percent of jobs nationally. Poweshiek County also has a significant percentage of jobs (15.8 percent) in the trade-transportation-utilities sector, though this is lower than the national average of 19.2 percent.

- Between 2001 and 2011, nine of eleven industry sectors in Poweshiek County experienced a net loss in jobs. Annualized losses of 0.8 percent in education-health, 0.8 percent in manufacturing, and 1.3 percent in trade-transportation utilities had the greatest overall impact as the county's three largest industries. The only two employment sectors to experience growth during this period were natural resources mining and professional business.

- Brownells, a firearm accessories manufacturer in Montezuma, recently announced it will construct a new 200,000 square foot facility in Grinnell and add at least 162 new jobs over a three-year period. Brownells is currently hiring for positions at the facility, which is expected to be complete by the fall of 2013.

3. Growth Trends

The Grinnell Market Area remained stable during the past decade (2000 and 2010), with limited population and household growth. While naturally occurring growth is expected to continue this trend over the next five years, the Grinnell Market Area's population and household bases will be augmented by upcoming economic expansions and the relocation of in-commuting workers. Overall, older adult and senior households are expected to increase at a faster rate than that of total households in the Grinnell Market Area on a percentage basis.

- Between the 2000 and 2010 Census counts, the Grinnell Market Area experienced minimal population and household growth. The net growth in the Grinnell Market Area during this decade was 70 people (0.8 percent) and 38 households (1.1 percent). Between 2012 and 2017, using Census growth rates, the Grinnell Market Area is projected to add 35 people and 19 households - increases of 0.4 percent and 0.5 percent, respectively.

- Between 2012 and 2017, households with householders age 55+ are projected to increase at an annual rate of 1.3 percent or 23 households. This would bring the total number of householders age 55+ in the Grinnell Market Area to 1,814. Households with a householder age 65+ will increase at an annual rate of 1.4 percent or 16 households per year.

4. Demographic Analysis

The demographics of the Grinnell Market Area are representative of a small college community with a high percentage of young adults and one and two person households. Outside of students, however, the Grinnell Market Area contains a number of young professionals, families, and seniors with relatively high incomes and modest renter percentages.

- The population of the Grinnell Market Area is younger than that of the Secondary Market Area with median ages of 35 and 40, respectively. Overall, the Grinnell Market Area contains a relatively even population distribution with a notably higher percentage of young adults (relative to the Secondary Market Area) due to the presence of Grinnell College. Among the remaining age cohorts, adults (persons age 35-61 years), seniors (persons age 62+) and children (persons 19 years or younger) comprise roughly 23 to 28 percent of the population in the Grinnell Market Area.

- Single persons and married couples without children comprise nearly two-thirds (63.6 percent) of all households in the Grinnell Market Area, compared to 60.0 percent in the Secondary Market Area. Overall, the Grinnell Market Area has a significantly lower marriage rate (44.0 percent versus 52.1 percent) and percentage of households with children (27.2 percent versus 30.8 percent) relative to the Secondary Market Area.

- As of the 2010 Census, 64.7 percent of households owned their home, compared to 35.3 percent of households who were renters. Based on 2000 and 2010 Census data, the Grinnell Market Area gained 39 renter households and lost one owner household for the decade. Based on Esri estimates, this trend in household tenure is expected to continue in the Grinnell Market Area as the rental rate is projected to increase from 35.5 percent in 2012 to 35.7 percent in 2017.

- Working age adults (age 35-59 years) and seniors (age 60+) each account for approximately 44 percent of all owner households in the Grinnell Market Area.

- Young adult households form the core of the market area's renters, as 39.0 percent of renter householders are ages 15-34. The Grinnell Market Area also has a notable proportion of working age adult renter householders (age 35 to 59 years) at 34.4 percent and senior renter householders (persons age 60 and older) at 26.6 percent.

- Approximately three-quarters of all renter households in the Grinnell Market Area contain one or two persons while 13 percent of Grinnell Market Area renter households contain three persons. Households with four or more persons account for just 12.4 percent of renter households in the Grinnell Market Area relative to 20.4 percent in the Secondary Market Area.

- RPRG estimates that the 2012 median household income in the Grinnell Market Area is $50,219, which is $2,064 or 3.9 percent below the $52,283 median income in the Secondary Market Area. Overall, the household income distribution in the Grinnell Market Area is relatively even among income classifications; however, moderate to high income households (those earning $35,000-$74,999) are the most prevalent at 41 percent.

- The median income for renter households in 2012 is estimated to be $31,970. This is 51.5 percent of the median income for homeowner households of $62,117. Approximately 40 percent of all market area renter households have an annual income below $25,000. Another 32.0 percent have incomes ranging from $25,000 to $49,999.

5. General Occupancy Rental Analysis

RPRG surveyed seven multi-family rental communities located in the Grinnell Market Area. Of these seven properties, two are deeply subsidized through the USDA Rural Development Program, two are income and rent restricted through the Low Income Housing Tax Credit Program, and three are market rate. As a significant portion of Grinnell's existing rental stock is comprised of scattered site rental units, RPRG also surveyed six property management companies to supplement the multi-family rental analysis. Overall, the rental market is performing well with an average vacancy rate of 3.4 percent (excluding deeply subsidized properties).

- Combined, the five non-subsidized rental communities offer 209 rental units of which three or 1.4 percent were reported vacant. Overall, all five rental communities had vacancy rates below five percent and three of the five communities reported waiting lists. Of particular note is the LIHTC community Westfield, which indicated a waiting list of 130 people.

- Among the two deeply subsidized properties, five of 36 total units (13.9 percent) were available at the time of our survey. Given the subsidized nature of these communities, it is possible these vacancies may be transitional as communities with rental assistance often experience greater turnover than those without such subsidies. The older age and relatively poor condition of the properties is also likely a factor. In either case, while the vacancy rate is high, it is only a reflection of five vacant units.

- Among the five non-subsidized multi-family communities surveyed, average effective rents and rents per square foot by floor plan are as follows:
    - **One-bedroom** effective rents averaged $434 per month. The average one-bedroom square footage was 715 square feet, resulting in a net rent per square foot of $0.61.
    - **Two-bedroom** effective rents averaged $545 per month. The average two-bedroom square footage was 946 square feet, resulting in a net rent per square foot of $0.58.
    - **Three-bedroom** effective rents averaged $653 per month. The average three-bedroom square footage was 1,200 square feet, resulting in a net rent per square foot of $0.54.
- Scattered site rentals have a variety of unit types which include smaller multi-family apartment buildings, townhomes, duplexes, loft apartments, and single-family detached homes. The average years built were not available on a unit by unit basis, but they are likely to be consistent with the age of the overall existing housing stock.
- In total, the six companies manage 175 scattered site units, of which 10 or 5.7 percent were reported vacant. Vacancy rates ranged from zero percent to 33.3 percent; however, the 33.3 percent vacancy rate was based on just one vacant unit (of three) managed by RJ Properties.
- Among the individual scattered site units, average rents, square footage, and rent per square foot are as follows:
    - **One bedroom units** reported an average rent of $410 for 625 square feet, or $0.66 per square foot.
    - **Two bedroom units** reported an average rent of $576 for 1,022 square feet, or $0.56 per square foot.
    - **Three bedroom units** reported an average rent of $660 for 1,122 square feet, or $0.59 per square foot.
    - **The lone four bedroom unit** reported a rent of $700 for 1,250 square feet, or $0.52 per square foot.
- While no rental communities were identified as planned or under construction, Southgate Apartments is currently vacant for rehabilitation. As a former USDA Rural Development property, Southgate is converting their 12 units into market rate housing.

6. Senior Rental Analysis

As part of the Grinnell Housing Market Assessment, RPRG also examined the senior rental market in Grinnell. In total, ten senior rental communities were indentified including seven deeply subsidized properties, two continuing care retirement communities (CCRC), and one assisted living facility. The CCR properties and the assisted living community declined to provide occupancy data.

- Windsor Manor, an assisted living community located in south Grinnell, contains 40 total units/beds among one and two bedroom floor plans. Base rates, including a minimum level of care, three meals per day, and periodic housekeeping, range from $3,975 for one bedroom units to $5,470 for two bedroom units. One bedroom units offer 473 square feet and two bedroom units offer 668 square feet, resulting in prices per square foot of $8.40 and $8.19, respectively.

- Seeland Park/St. Francis Manor and Mayflower Homes are continuing care retirement communities (CCRC) that contain for-sale (up-front fee or purchase price) and rental (monthly fee) components. Both of these communities offer a variety of unit types including one and two bedroom apartments, duplexes, patio homes, and assisted living units. Mayflower entrance fees / purchase prices range from $46,000 to $137,280 (depending upon plan) with monthly rates of $750 to $975. Seeland Park entrance fees / purchase prices range from $68,900 to $139,900 (based on listing of available homes) with a flat monthly fee of $335 for the minimum level of care.

- Seven senior rental communities, two of which are designated for disabled persons, are all deeply subsidized through the USDA Rural Development and/or LIHTC programs. These communities offer 149 total rental units all of which were occupied at the time of our survey.

7. For-Sale Analysis

RPRG evaluated MLS data for the City of Grinnell, including overall trends and recent sales. RPRG also compiled housing data on the four active for-sale communities in the city from the Poweshiek County Tax Assessor.

- Looking at average quarterly sales in Grinnell, activity peaked in mid 2008 and has been cyclical since with peaks in mid 2010 and mid 2011. The cyclical nature of the sales volume is due in part to winter weather conditions, which make it difficult to move and buy/sell a home. Recent sales in Grinnell are down slightly relative to the previous two years, with 2012's 2nd quarter peak and 1st quarter valley falling below those in 2010 and 2011.

- The monthly median sales price has been relatively stable in Grinnell with the exception of the first quarter of 2009; however, as only ten homes were sold during the quarter, this was likely due to low volume during the height of the national housing market downturn. The only other noticeable price changes were dips in the first quarters of 2010 and 2011.

- Based on resale data in Grinnell, the ratio of sold properties to active listings was significantly higher at the four lowest price points ($10,000 to $160,000), suggesting a greater demand exists for low and moderately priced housing units. The average months in inventory for these lower priced units was just 3.8 months compared to 8.9 months

- Excluding East Street, which is still undergoing subdivision, Prairie Pointe Estates offers the largest median lot size of the active for-sale communities by a significant margin at roughly three-quarters of an acre. Prairie Street and East Gate Estates offer the next largest lots with comparable median sizes of 0.27 acre and 0.25 acre, respectively. As the most affordable community, Melrose Lane has the smallest median lot size of 0.19 acre. Lot pricing by sales price and 2012 assessment value for each active for-sale community are as follows:

    - **Prairie Pointe Estates** had a median sales price of $69,000 and a median 2012 assessment value of $84,835. Based on a median lot size of 0.76, Prairie Pointe Estates had a median sales price per acre of $90,789 and a median 2012 assessment value per acre of $111,625.

    - **Prairie Street** had a median sales price of $37,850 and a median 2012 assessment value of $36,850. Based on a median lot size of 0.27, Prairie Street had a median sales price per acre of $140,185 and a median 2012 assessment value per acre of $136,481.

- **East Gate Estates** had a median sales price of $32,250 and a median 2012 assessment value of $32,440. Based on a median lot size of 0.25, East Gate Estates had a median sales price per acre of $129,000 and a median 2012 assessment value per acre of $129,760.
- **Melrose Lane** had a median 2012 assessment value of $26,680. Based on a median lot size of 0.19, Melrose Lane had a median 2012 assessment value per acre of $140,421.

B. Derivation of Demand

1. Demand Methodology

In this section, RPRG presents a Derivation of Demand calculation intended to the gauge the net demand for housing in the Grinnell Market Area over a projected three year period. As the Grinnell Market Area remained stable over the previous decade, with minimal population and household growth, the demand model is based on two components – The planned addition of 162 new jobs (over three years) by Brownells and the potential relocation of existing in-commuting workers to the Grinnell Market Area. The Derivation of Demand calculation also takes into account any pipeline communities expected to come online during this time. The end result of this analysis can be either a positive number (which shows the extent to which available demand for housing units would exceed available supply), a negative number (which shows the extent to which available/planned supply would exceed the number of units needed/demanded over the period in question), or very rarely zero (in which case rental supply and rental demand would be perfectly in balance in terms of number of units demanded versus number of units supplied). The three-year period in question for this analysis is from January 2013 through January 2016. We restrict the analysis to a three-year period in part to avoid artificially inflating demand by incorporating demand that would not be created until well after new housing was introduced to the market and in part due to the difficulty in accurately predicting the likely supply of housing units beyond the three-year period.

For the purposes of the in-commuter demand component, we utilized findings in the Grinnell Chamber of Commerce's focus group study of major employers, conducted in early 2012. In this study, the Grinnell Chamber of Commerce spoke with 130 in-commuting workers in Grinnell, 40 percent of which indicated they would consider moving to Grinnell if suitable housing choices were available. This type of household shift would likely take place gradually as new housing units are constructed and absorbed into the market. Given we can only project demand for the three year analysis period, we estimate it would take 40 percent of the current in-commuting workforce a total of 20 years to relocate in its entirety. This equates to two percent of in-commuting workers relocating each year, or six percent total over the three year analysis period.

2. Demand Analysis

In Table 40, we apply the sources of demand for new housing units (discussed above) to the Grinnell Market Area. The first major component of demand is Planned Job Growth. The steps for deriving demand from planned job growth are as follows:

- Per the announced construction of Brownells new warehouse and distribution facility in Grinnell, 162 new jobs will be created in the Grinnell Market Area over a three year period starting in the fall of 2013. Based on information provided by Brownells Human Resources Department, one-third (54) of these jobs will be hourly positions and two-thirds (108) will be salaried positions.
- As the hourly positions created at Brownells are unlikely to require advanced training or education, all of these jobs are expected to be filled by workers currently living within the state. Conversely, most salary positions are likely to require at least a minimum standard of education or professional prerequisites. As such, it is expected approximately half of salary workers will be recruited from outside the state similar to Brownells Montezuma facility. Combining the 54 hourly workers and half (54 workers) of the salaried employees, 108 of the planned 162 new jobs at Brownells are expected to be filled by workers currently residing in the state.
- As of the 2010 Census, only 35.5 percent of workers employed in the Grinnell Market Area lived in the Grinnell Market Area. If applied to the 108 jobs expected to be filled by workers

currently residing in the state, 40 are likely to be filled by workers living in the Grinnell Market Area. It is estimated that no more than half of the jobs filled by workers already living in the Grinnell Market Area would result in new household formation, such as roommates splitting up and young adults moving out of their parent's homes. The remaining jobs filled by workers living in the Grinnell Market Area would likely be filled by current unemployed workers and new entrants into the labor force (spousal employment). The end result is a demand for 20 housing units from new worker households living in the Grinnell Market Area.

- Looking now at commuters, over two-thirds (67.7 percent) of workers employed in the Grinnell Market Area do not reside there. Applying this percentage to the 108 jobs to be filled by workers residing in the state, 68 will be filled by commuters. Of these 68 commuters, we estimate 40 percent would consider relocating to the Grinnell Market Area. This results in demand for 27 housing units for new in-state workers willing to relocate to the Grinnell Market Area.
- Finally, 54 jobs at Brownells will be filled by workers currently residing outside the state. Given these workers are unlikely to be familiar with the local area, we expect all 54 workers would consider housing options in Grinnell first before looking elsewhere in the region. As such, demand for 54 housing units would exist from new out-of-state workers willing to relocate to the Grinnell Market Area.
- Adding demand from new in-state workers residing in the Grinnell Market Area (20 units), demand from new in-state workers willing to relocate to the Grinnell Market Area (27 units), and demand from new out-of-state workers willing to relocate to the Grinnell Market Area (54 units), the total housing demand from new job growth is 101 units.

The second major component of housing demand is in-commuting workers that would consider relocating to the Grinnell Market Area if suitable housing options were available. The steps for deriving demand from in-commuters are as follows:

- As of the 2010 Census, 2,736 workers commuted more than ten miles to the Grinnell Market Area for work. Based on the projected relocation percentage from the Grinnell Chamber of Commerce's focus group study, an estimated six percent of in-commuting workers would consider moving to the Grinnell Market Area over the projected three year period. This results in a total of 164 in-commuting workers willing to relocate to the Grinnell Market Area.
- Unlike demand from new job growth, where it is unlikely many workers in the same household would work at the same company, it is reasonable to assume a higher percentage of in-commuters living in the same household would also work in the same locale. To convert the expected 164 in-commuting workers willing to relocate to the Grinnell Market Area into households, we divide the number of workers by the state's average workers per household as of the 2010 Census (resident labor force divided by total households) of 1.16. The end result is demand for 142 housing units for in-commuting worker households willing to relocate.

Combining demand from each major component expected to come online over the analysis period, net housing demand is as follows:

- Adding the demand from planned job growth (101 units) with the demand from in-commuting workers willing to relocate to the Grinnell Market Area (142 units), the total projected housing demand in the Grinnell Market Area through January of 2016 is 243 units.

Table 40 Derivation of Demand

Projected Grinnell Market Area (GMA) Housing Demand		
1. Planned Job Growth		
Brownells Jobs to be added:		
Hourly (33.3%)		54
Salarly (66.6%)	+	108
Total New Jobs Planned	**=**	**162**
Geographic Dispersion of New Workers		
Total New Jobs Planned		162
Hourly workforce:		
New jobs to be filled by workers currently residing in-state		54
Salaried workforce:		
New Jobs to be filled by salary workers		108
% of new jobs to be filled by salary workers currently residing out-of-state	x	50%
New jobs to be filled by salary workers currently residing out-of-state	=	54
New jobs to be filled by salary workers currently residing in-state	=	54
New jobs to be filled by hourly workers currently residing in-state		54
New jobs to be filled by salary workers currently residing in-state	+	54
Total Jobs to be filled by workers currently residing in-state	**=**	**108**
Total Jobs to be filled by workers currently residing out-of-state		**54**
Commuting Patterns of New Workers		
Total jobs to be filled by workers currently residing in-state		108
% of new jobs to be filled by workers living in GMA	x	35.5%
New jobs to be filled by workers living in GMA	=	38
% of new workers living in GMA to form new households	x	50%
Demand from new in-state workers living in GMA		**19**
Total jobs to be filled by workers currently residing in-state		108
% of new jobs to be filled by in-state workers living outside GMA	x	64.5%
New jobs to be filled by in-state workers living outsdie GMA	=	70
% of new commuting workers that would consider relocating to GMA	x	40.0%
Demand from new in-state workers willing to relocate to the GMA	**=**	**28**
Total jobs to be filled by workers currently residing out-of-state		54
% of new out-of-state workers that would consider living in the GMA	x	100%
Demand from new out-of-state workers willing to relocate to the GMA	**=**	**54**
Demand from new in-state workers living in GMA		19
Demand from new in-state workers willing to relocate to the GMA	+	28
Demand from new out-of-state workers willing to relocate to the GMA	+	54
Total Demand from New Job Growth	**=**	**101**
2. In-Commuters		
Workers commuting into the GMA as of the 2010 Census		2,736
% of commuting workers that would consider relocating to GMA	x	6%
Workers willing to relocate from outside the GMA	=	164
Average number of workers per household in the state	÷	1.16
Total Demand From Existing Households Willing to Relocate to the GMA	**=**	**142**
Total Demand from New Job Growth		101
Total Demand From Existing Households Willing to Relocate to the GMA	+	142
Total Projected Demand for Housing	**=**	**243**

3. Distribution of Demand by Tenure

To determine how much of the projected housing demand in the Grinnell Market Area will be for rental and owner-occupied units, RPRG utilized projected rental and ownership rates in the Grinnell Market Area (2013-2016) and householder mobility data in the State of Iowa (Table 41).

Overall, demand for 101 housing units is expected to result from job growth at Brownells. Based on the salary/wage projections provided by Brownells Human Resources, most of these housing units are likely to be filled by moderate to upper income households relocating from well beyond the Grinnell Market Area. Given moderate and upper income households skew more heavily to owner-occupied housing units, both in the Grinnell Market Area and in the State of Iowa overall, we applied the Grinnell Market Area's average rental/ownership rates over the three year analysis period (2013-2016) to total housing demand from job growth. While the majority of new households in this demand model are expected to originate from outside the Grinnell Market Area, the rental and ownership rates in the Grinnell Market Area most accurately reflect the realities of the local housing market place. In total, we project the Grinnell Market Area will have demand for 36 rental units and 65 ownership units resulting from job growth through January of 2016.

In addition to job growth, in-commuting households willing to relocate to the Grinnell Market Area are projected to result in a total demand for 142 housing units through January of 2016. Due to the time and financial commitments involved in selling a home and buying a new home, it is likely a higher percentage of in-commuting households willing to relocate will be renters rather than owners. To appropriately account for this, we applied mobility percentages of Iowa householders who had moved within the past year (from the time of being surveyed) by tenure (Table 42). These percentages were derived from American Community Survey 5-year estimates collected from 2007 to 2011. Overall, 60.9 percent of all Iowa householders that moved within the past year were renters, compared to 39.1 percent who were owners. Applied to a total in-commuter demand of 142 units, the Grinnell Market Area will have demand for 86 rental units and 55 owner units from in-commuter relocation through January of 2016.

Combining total renter and owner demand from job growth and in-commuter relocation, less any pipeline units expected to come online over the next three years, the Grinnell Market Area will have a total net demand for 122 rental units and 108 owner units.

Table 41 Projected Demand Distribution by Tenure

Projected Housing Demand Distribution by Tenure		
Job Growth Demand Distribution by Tenure		
Renter Demand:		
Total demand from new job growth		101
Average percentage of renters in GMA (2013-2016)	x	35.6%
Projected Demand for Rental Housing from Job Growth	**=**	**36**
Owner Demand:		
Total demand from new job growth		101
Average percentage of owners in GMA (2013-2016)	x	64.4%
Projected Demand for Owner Housing from Job Growth	**=**	**65**
In-Comutter Demand Distribution by Tenure		
Renter Demand:		
Total projected demand for housing		142
Percentage of renter householders that moved within the past year	x	60.9%
Projected Demand for Rental Housing from In-Commuters	**=**	**86**
Owner Demand:		
Total projected demand for housing		142
Percentage of owner householders that moved within the past year	x	39.1%
Projected Demand for Owner Housing from In-Commuters	**=**	**55**
Projected Demand for Rental Housing from Job Growth		36
Projected Demand for Rental Housing from In-Commuters	+	86
Pipeline Units	-	0
Net Demand for Rental Housing	**=**	**122**
Projected Demand for Owner Housing from Job Growth		65
Projected Demand for Owner Housing from In-Commuters	+	55
Pipeline Units	-	12
Net Demand for Owner Housing	**=**	**108**

Table 42 Geographic Mobility of Iowa Householders by Tenure

Geographic Mobility of Iowa Householders by Tenure	
Total householders - State of Iowa:	2,894,838
Householders that lived in same house one year ago	2,477,026
Householders that moved within the past year	417,812
Owner householders that moved within the past year	163,170
Renter householders that moved within the past year	254,642
Percentage of Owner Householders that Moved Within the Past Year	**39.1%**
Percentage of Renter Householders that Moved Within the Past Year	**60.9%**

Source: Amercian Community Survey (ACS), 2007-2011.

4. Conclusions on Demand

Based on upcoming job growth and the desire of some commuting workers to relocate to the Grinnell Market Area, demand exists for both rental and for-sale housing units over the next three years. While the Grinnell Chamber of Commerce focus group findings indicate up to 40 percent of commuting workers would consider moving to Grinnell if more housing options were available, it is difficult to project if and when these commuters would actually move. Given the typical slow pace of construction and natural absorption of housing units into the market, we believe a reasonable estimate for in-commuter relocation is six percent over three years or two percent per year; however, as the potential housing demand from in-commuters is significant, we have presented multiple demand scenarios reflecting more conservative and more aggressive in-commuter relocation percentages in the table below.

Table 43 Housing Demand Scenarios, Grinnell Market Area

Grinnell Market Area Housing Demand Scenarios				
Relocation Percentage	Net Housing Demand	Net Rental Demand	Net Owner Demand	% of 2012 Occupied Housing Stock
10%	337	180	145	9.3%
8%	290	151	127	8.0%
6%*	**231**	**122**	**108**	6.4%
4%	196	94	90	5.4%
2%	148	65	72	4.1%

*RPRG Estimate

C. Derivation of Independent Senior Rental Demand

1. Senior Demand Methodology

This section examines potential demand for rental senior housing in the Grinnell Market Area over a three-year period. Similar to a derivation of demand for general occupancy rental housing, this methodology examines need for rental housing product such as a senior market rate rental community or elderly tax credit community. It does not address demand for retirement housing products that serve frail elderly; including service enriched independent living, assisted living, continuing care, and the like. (In fact, "unhealthy" seniors are factored out of the demand.) Also, the senior rental demand methodology is not income specific.

Demand for new senior rental housing in the market is based on two components: growth in older adult households and removal of housing stock occupied by older adults. Demand from these two components is then adjusted for vacancies at existing senior housing properties in the market. Again, this considers only rental products that address healthy and independent older adults. Older adult households that require assistance with activities of daily living (ADLs) and/or instrumental activities of daily living (IADLs) are then factored out of the demand pool. The overall demand over the three year period is then reconciled against new/planned product serving this market that is projected to come on line over the next three years. The result is a net demand for "independent" senior rental housing in the market.

We note that the underlying dynamics of the supply and demand equation for seniors housing are not the same as for general occupancy rental housing. Whereas the concept in the general occupancy market is that the projected new growth and demand is indicative of true "need" to build additional housing and units to address this demand, this is not necessarily the case with seniors housing. Many older adult households already have a place of residence in the market (as opposed to new households created that need housing) and/or have multiple housing options, which include for-sale arrangements. Furthermore, not all older adult households will elect to relocate into an age qualified community; in fact, the majority will not. Therefore, there is still an element of choice and a discretionary decision factor to move into such a community that cannot be accounted for in this analysis. Consequently, in our experience it is possible via this methodology for a market to exhibit a significant surplus of demand for senior rental housing. For the reasons previously enumerated, this should not be interpreted to mean that this surplus demand for new units can or need to be built in order to meet demand.

2. Senior Demand Analysis

The steps in the derivation of demand for senior rental housing are detailed below (Table 44):

- Per the household trend information discussed in Section 6, RPRG estimates that there are 1,274 householders age 62 and older in the Grinnell Market Area as of 2012. We project that this number will increase to 1,374 by 2017. Based on this estimate and projection, RPRG derived the number of households in the market area as of 2013 and 2016 via interpolation. RPRG then computed an estimate of demand for seniors' rental housing in the subject's market area.

- RPRG projects that the number of senior households in the Grinnell Market Area will increase from 1,294 householders in 2013 to 1,353 householders by 2016. The market area thus will gain 60 senior householders during this three-year period.

- A number of factors contribute to the removal of housing units[1]. Disasters, such as fires and hurricanes, occur somewhat randomly. However, the decision whether to repair or demolish a unit is based on the economic value of the property. Thus, a unit being permanently lost in a disaster should be correlated with factors such as its age, structure type, and physical condition. Demolitions can also be instigated through the loss of economic value or in response to a situation where vacant land has become more valuable than the land plus its existing structure.

  Based on American Housing Survey data, researchers have analyzed Components of Inventory Change (CINCH). CINCH data indicated that renter-occupied or vacant units were far more likely to be demolished than owner-occupied units. Based on two recent years of statistical observations (2007-2009), the average loss was computed at 0.37 percent of the total occupied housing stock per year.

- We determined the size of the elderly-occupied housing stock in 2012, 2013, and 2014 via interpolation of housing stock estimates for 2012 and 2017. Applying the removal rate of 0.37 percent over the three years in question, RPRG estimates that approximately 17 housing units occupied by elderly householders are likely to be lost. Combining this figure with household changes, there will be a total demand for 77 new senior housing units in the market between January 2013 and January 2016.

- Based on data from the 2000 and 2010 Census, as well as Esri, we estimate and apply a renter percentage for households age 62 and older of 24.1 percent in 2014. The result is an estimated demand for 19 units of senior rental housing in the market area over the next three years.

- Typically, it is assumed that a 5.0 percent vacancy rate is required to keep a rental market relatively fluid. There must be some number of quality units vacant and available at any given time so that households seeking rental units can be accommodated and can have some choice among units. Of the 149 independent subsidized senior rental units in the Grinnell Market Area, none were reported vacant.

- Given the market area senior inventory of 149 units, 7 vacancies would be required to arrive at a 5.0 percent vacancy rate. We thus add 7 units to the total senior rental demand.

- Combining the effects of household trends, necessary unit replacement, and the preferred structural vacancy rate, there will be a total demand for 26 additional senior rental units in the market area over the three-year period.

- To ensure that only “healthy” or “independent” households are considered in demand, we screen out for households that would be dealing with frailty issues. Based upon the National Health Interview Survey data from 2003, 2004, 2005, 2006, and 2007, an estimated 5.8 percent of individuals between the ages of 55 and 64 are limited in terms of performing one or more ADLs or IADLs. Among individuals aged 65 years and older, 17.9 percent of individuals are limited in terms of performing one or more ADLs or IADLs. Applying these percentages to the 2011 age distribution of the market area, we estimate independent living rental units would not be suitable for 15.4 percent of the age 62+ households in the market.

[1] American Housing Survey, Components of Inventory Change 2007-2009; Prepared by Econometrica, Inc. for the U.S. Department of Housing & Urban Development’s Office of Policy Development & Research; May 2011.

Thus we apply to the Senior Rental Demand a screen of the 84.6 percent that are without limitations to factor out for frailty and the population that would be seeking housing that addresses these frailty issues. Applying the 84.6 percent screen to the demand of 26 yields a total "independent" Senior Rental Demand of 22 units.

- No senior rental communities were planned or under construction in the market area at the time of this report. As such, we arrive at an excess demand for 22 units of senior rental housing in the Grinnell Market Area.

3. Conclusions on Senior Demand

Overall, the independent senior rental market in the Grinnell Market Area is in relative balance with a small positive net demand for senior rental housing. Given the planned job growth in Grinnell is unlikely to add many senior renter households (62+) and seniors (62+) are much more likely to be at or near retirement age, opportunities to develop senior rental housing in the Grinnell Market Area will be limited over the next three years.

Table 44 Derivation of Senior Demand

Senior Rental Demand				
I. 62+ Household Growth				Units
2013 Households				**1,294**
2016 Households				**1,353**
Net Change in Households				**60**
II. Add: Elderly Units Removed from Market	62+ Hsg Stock	Removal Rate	Lost Units	
2013 Housing Stock	1,294	0.370%	5	
2014 Housing Stock	2,014	0.370%	7	
2015 Housing Stock	1,333	0.370%	5	
				17
Net New Demand for Housing Units				**77**
Percent 62+ Renter Households in 2015				**24.1%**
Net New Demand for Elderly Renter Units				**19**
III. Add: Senior Apartment Vacancy	Inventory		Vacant	
Stabilized Senior Rental Communities				
Stabilized Elderly Deep Subsidy Communities	149		0	
Total Competitive Inventory	149		0	
Market Vacancy at 5%			7	
Less: Current Vacant Units			0	
Vacant units required to reach 5% Market Vacancy				**7**
Total Senior Rental Demand				**26**
Adjustment for Frailty (62+ No Limitation with IADL or ADL)			84.6%	
Total "Independent" Senior Rental Demand				**22**
Planned Competitive Additions to the Supply				
			Total Units	95% Occupancy
Total New "Independent" Senior Rental Supply			0	**0**
Excess Demand for "Independent" Senior Rental Housing				**22**

Source: Real Property Research Group, Inc.

D. Product Recommendations

Based on the existing housing stock, demographics of the region, planned job growth, and current market conditions, demand exists for both rental and for-sale housing in Grinnell over the next three years. General product recommendations and pricing for rental and for-sale housing opportunities are as follows:

1. Market Rate and Affordable Rental Housing

The largest percentage of renter households in both the Grinnell Market Area and the Secondary Market Area are upper income renters, who earn from $50,000 to $74,999 per year (100 to 150% of AMI), and moderate income renters who earn from $35,000 to $49,000 annually (70 to 100% of AMI). Combined, these two income cohorts account for approximately 41 to 43 percent of all renter households in both geographies. Both renter household groups are also among the most underserved by the existing rental stock in the Grinnell Market Area, as the supply of quality market rate rental units is very limited. Over the next three years, the number of moderate and upper income renter households living in the Grinnell Market Area is expected to increase as two-thirds of Brownells projected workforce will be salaried employees in mid to upper management or professional level positions.

Demand is also strong for quality affordable housing units in the Grinnell Market Area. Currently, both LIHTC communities, which are also the newest of the existing multi-family rental communities, are performing well with a combined vacancy rate of 2.2 percent and significant waiting lists. Nearly one-third (29-30 percent) of all renter households in both the Grinnell Market Area and the Secondary Market earn from $15,000 to $34,999 annually. As with the demand for market rate housing, the planned job growth in Grinnell will also bring additional hourly and lower paid service workers to the Grinnell Market Area, further increasing the demand for affordable housing units over the next three years.

Product Recommendations:

- **Single-Family Detached Homes** - While single-family detached rental homes would be well received within the community, the increased development costs and land requirements generally associated with this product type make large developments of single-family rentals less common. If such a community were developed, we would recommend building two and three bedroom homes offering roughly 1,100 to 1,300 square feet and 1,300 to 1,500 square feet, respectively. At a minimum, the homes should include an attached garage or carport, standard kitchen appliances (refrigerator, range/oven, dishwasher, and, garbage disposal), and washer/dryer connections. Given the attractiveness of this product type, no community amenities would be necessary; however, the inclusion of a playground or recreational space would enhance the overall appeal of the community. The target market of this product type would primarily be couples and small to large families.

- **Townhomes/Attached Homes -** Townhome units or attached homes (duplexes, tri-plexes, etc.) would be an ideal product type for rental housing in Grinnell. They would fit well with the existing housing stock and overall character of development within the city, while providing a denser housing type often necessary for rental development. We would recommend a 20 to 50 unit community, consistent with the existing multi-family housing stock, comprised of two and three bedroom floor plans. Each unit should offer roughly 1,000 to 1,200 square feet (two bedroom units) and 1,200 to 1,400 square feet (three bedroom units), standard kitchen appliances (refrigerator, range/oven, dishwasher, and, garbage disposal), and washer/dryer connections. As with single-family homes, community amenities would not be required but would enhance the overall appeal of the property. The target market of this product type would include couples, roommates, and small to large families.

- **Garden-style Apartments –** The existing multi-family rental stock in the Grinnell Market Area is performing well despite its age and condition. As such, we believe a newly constructed garden-style apartment community with modern finishes, larger unit-sizes, and minimal community amenities would be attractive to renter households living in or moving to the Grinnell Market Area. We would recommend a 40 to 60 unit community, consisting of two to three story garden style buildings with brick/stone and Hardiplank siding exteriors. The community should offer one, two, and three bedroom floor plans with approximate unit sizes of 650-750 square feet, 950-1,150 square feet, and 1,100-1,300 square feet, respectively. The unit distribution should include 50 percent two bedroom units, 35 percent one bedroom units, and 15 percent three bedroom units. The higher proportions of one and two bedroom units will help to serve the significant number of one and two person households living in and around the Grinnell Market Area. Overall, garden-style apartments will appeal to a wide variety of households including single persons, couples, roommates, small families, and possibly some seniors.

- **Adaptive Reuse –** In addition to the housing options described above, Grinnell offers several opportunities for adaptive reuse housing including the Iowa Transportation Museum and schools that may be vacated as a result of the public school district building consolidation. Given its location one block from downtown, the Iowa Transportation Museum would be an ideal fit for loft style apartments targeting younger professionals living in and around the Grinnell Market Area. It could also be successful as a mixed-income or affordable housing community targeting single working-age adults and couples attracted to the area by

the creation of hourly and lower paid service jobs. The school buildings also offer a wide range of housing possibilities, though they would likely work best as affordable housing communities. Given the unique nature of the buildings and the redevelopment process, a unit mix and rents for an adaptive reuse community would vary widely depending upon the design and target market of the property.

Pricing:

Assuming an appropriate product based on the recommendations above, RPRG judges a new rental community in Grinnell can be priced at or near the top of the rental market. Regardless of product type and location, a newly constructed rental community will be attractive to prospective renters in and around the Grinnell Market Area and will be among the best in the market upon construction. The pent up demand for new rental housing in and around the Grinnell Market Area along with upcoming job growth will also help support the community's price position. Among the product types recommended (excluding adaptive reuse), single-family detached homes would have the highest achievable rents followed by townhomes/attached homes, and garden apartments. The rent premium for single-family detached homes and townhomes/attached homes is based on the increased levels of privacy, larger unit sizes, and access to a yard. In most markets, single-family detached homes can generally achieve rents 10 to 15 percent higher than traditional multi-family apartments all else being equal. For an affordable housing community, the price position for 60 percent LIHTC units could be the same as those for a market rate community as 2012 maximum allowable rents (net of utilities) for Poweshiek County are higher than those proposed; however, to effectively target low to moderate income households we would recommend rents equal to the 60 percent units at Arbors. Table 45 on the following page presents RPRG's recommended rents for each product type, assuming that residents are responsible for all utilities except the cost of trash removal.

Table 45 RPRG Recommended Market Rate Rents, Grinnell Market Area

Unit Type	Building Type	Bed	Bath	Avg. Square Feet	Net Rent	Rent/Sq Ft
Market	Garden	1	1	700	$500	$0.71
Market	Garden	2	2	1,050	$650	$0.62
Market	Townhome	2	2	1,100	$675	$0.61
Market	SF Detached	2	2	1,200	$700	$0.58
Market	Garden	3	2	1,200	$700	$0.58
Market	Townhome	3	2	1,300	$725	$0.56
Market	SF Detached	3	2	1,400	$800	$0.57
				1,136	**$679**	**$0.60**

Rents include: trash removal

Table 46 RPRG Recommended LIHTC Rents, Grinnell Market Area

Unit Type	AMI Level	Bed	Bath	Avg. Square Feet	Net Rent	Rent/Sq Ft
LIHTC	60%	1	1	700	$450	$0.64
LIHTC	60%	2	2	1,050	$585	$0.56
LIHTC	60%	3	2	1,200	$685	$0.57
Total/Avg.				**1,136**	**$609**	**$0.54**

Rents include: trash removal

Table 47 Price Position, One Bedroom Units

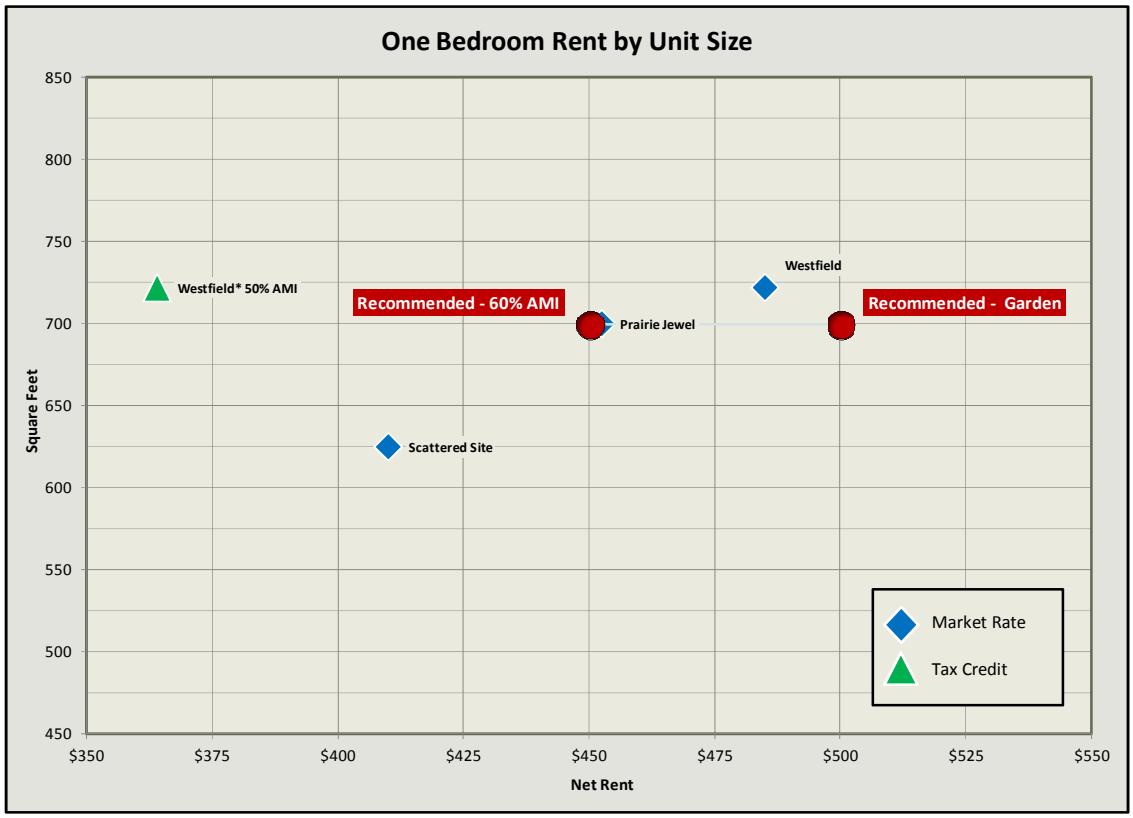
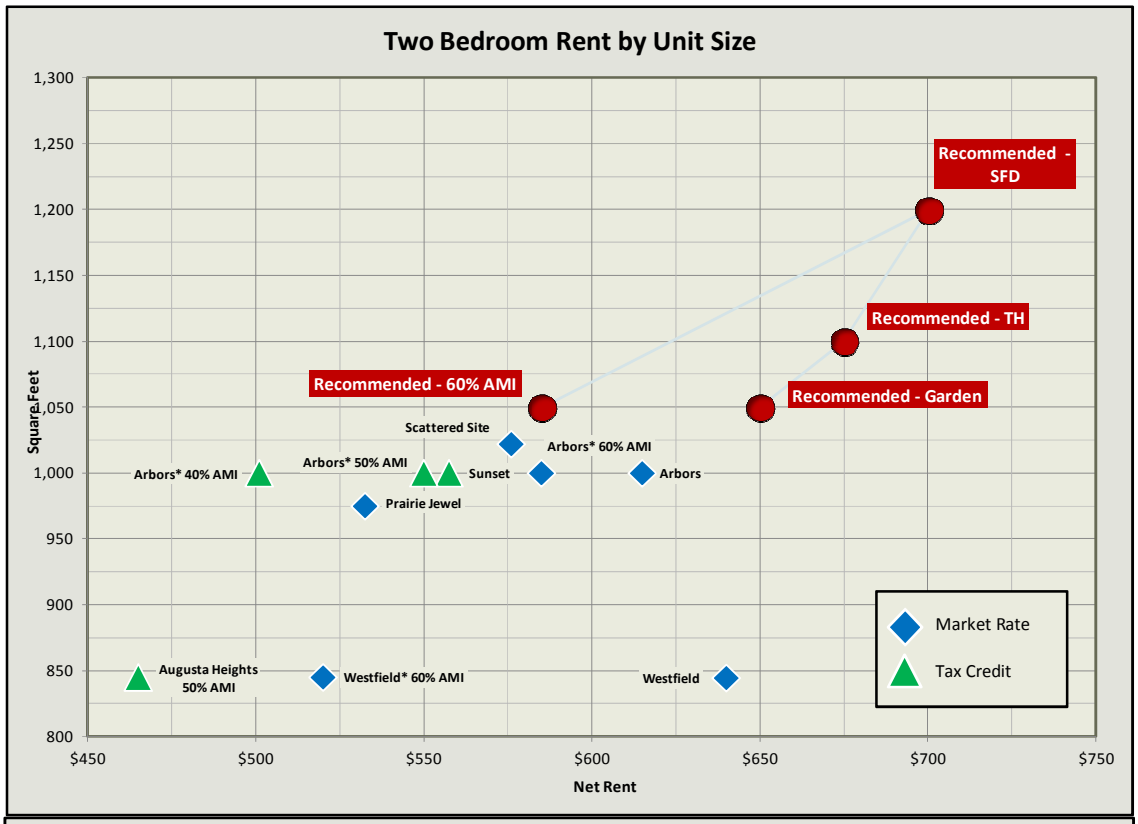
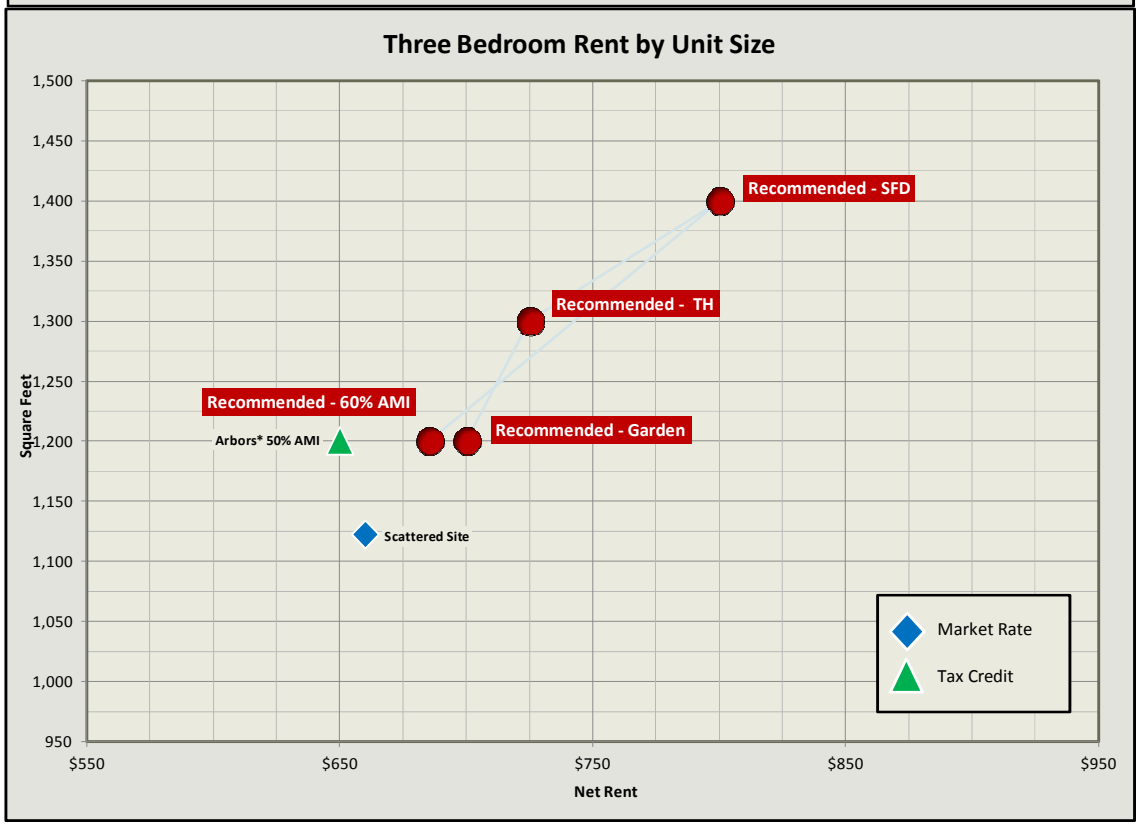


Table 48 Price Position, Two and Three Bedroom Units





2. For-Sale Housing

The majority of the existing for-sale housing stock in the Grinnell Market Area is of an older vintage, as nearly two-thirds (64.9 percent) of owner occupied housing units were built prior to 1970 and 82.7 percent were built prior to 1990. The quality of these units varies significantly, though many are in what would be considered poor or below average condition. Over the past decade, the Grinnell Market Area experienced limited housing growth with an average of just 24 units permitted per year (2000 to 2009). In addition, most of the owner occupied units constructed since 2000 have targeted the highest income households, as evidenced in two of the four active for-sale communities in the city. Taking all of these factors into account, few quality housing units exist for moderate and upper income households in the Grinnell Market Area. Given moderate and upper income households comprise approximately 60 to 62 percent of all owner households in both the Grinnell Market Area and the Secondary Market Area, a distinct gap exists between the existing housing supply and the current housing demand. Over the next three years, housing demand from moderate and upper income households is expected to increase further as new workers from planned job growth consider a move to Grinnell.

Product Recommendations:

- **Single-Family Detached Homes** – Single-family detached homes are the most common owner occupied housing units in the Grinnell Market Area and would be the most desirable product type for new for-sale housing units. However, given the relatively high land and construction costs in Grinnell, single-family detached homes would need to be modestly sized "starter" homes to be priced low enough for moderate income households. As such, new single-family detached homes would be best suited to meet the demand from upper income households. We would recommend building three bedroom homes offering roughly 1,800 to 2,800 of finished square feet. At a minimum, the homes should include attractive exterior features (brick/stone accents), attached garages, standard kitchen appliances (refrigerator, range/oven, dishwasher, and, garbage disposal), washer/dryer connections, a patio/deck, and an unfinished basement. The target market of this product type would primarily be couples and small to large families.

- **Townhomes/Attached Homes -** Townhome units or attached homes (duplexes, tri-plexes, etc.) are best suited for moderate income households, offering a semi-detached product with a partial yard and more privacy but a smaller more affordable housing unit overall. Attached homes and townhomes would be well received in the community and could target middle income price points. These unit types also require less land for development and can work as both a separate community or as an infill development, if necessary. We would recommend two-story units for townhomes and one to two-story units for attached

homes with attractive exterior features (brick/stone accents), attached garages, standard in-unit kitchen appliances (refrigerator, range/oven, dishwasher, and, garbage disposal), washer/dryer connections, and patios. Units should include both two and three bedroom floor plans with approximate sizes ranging from 1,100 to 1,300 square feet and 1,300 to 1,500 square feet, respectively. The target market of this product type would include couples, roommates, and small to large families.

- **Condominiums –** Two condominium communities exist in Grinnell, one that was constructed in the 1980's and one that was built within the last ten years. Given the small size of Grinnell, high density for-sale units are not overly common. While condominiums offer another avenue for moderate income households to enter into home ownership, this product type does not fit as well with the lower density of development that dominates Grinnell. Based on field observations, interviews with community members, and our competitive surveys, households living in Grinnell generally prefer more space, privacy, and a yard. As such, higher density unit types, while necessary for many renter households, are not preferable to owner households. While it is possible some demand may exist for condominium units in the Grinnell Market Area, we believe the product types previously discussed are a better fit for the market at this time.

Pricing:

Assuming an appropriate product based on the recommendations above, RPRG's recommended prices for each product type are as follows:

Table 49 RPRG Recommended Rents, Grinnell Market Area

Grinnell Market Area For-Sale Units - Recommended Pricing						
Product Type	Bed	Bath	Square Feet	Base Price	Sales Price*	Sales Price/Sq. Ft.
Townhome	2	1.5	1,100	$65,000	$74,750	$67.95
Townhome	2	1.5	1,200	$80,000	$92,000	$76.67
Townhome	2	1.5	1,300	$100,000	$115,000	$88.46
Townhome	3	2.5	1,300	$100,000	$115,000	$88.46
Townhome	3	2.5	1,500	$120,000	$138,000	$92.00
Attached Home	2	2	1,500	$120,000	$138,000	$92.00
Attached Home	3	2	1,700	$140,000	$161,000	$94.71
Single-Family Detached Home	3	2.5	1,800	$150,000	$172,500	$95.83
Single-Family Detached Home	3	2.5	2,400	$185,000	$212,750	$88.65
Single-Family Detached Home	3	2.5	2,800	$215,000	$247,250	$88.30
Average			**1,660**	**$127,500**	**$146,625**	**$88.33**

*Increased by 15% for options

The pricing and unit sizes of each product type are based on recent sales data (2012) at each price point, with a comparable average sales price of $88.33 per square foot. These newly constructed for-sale units will be competitive in the market place and attractive to prospective moderate and upper income owner households living in and around the Grinnell Market Area. The addition of these units will also help to serve the projected demand from planned job growth and potential in-commuter relocation over the next three years.

3. Senior Housing

Based on net demand estimates, household growth projections, and the demographic characteristics of the Grinnell Market Area, the senior housing supply is likely to remain in relative balance with senior housing demand over the next three years. Given upcoming job growth and the potential relocation of in-commuting workers is unlikely to have a significant impact on the Grinnell Market Area's senior household base (62+), we would not recommend the addition of senior specific housing at this time. The only exception would be for a deeply subsidized senior community, as a significant proportion of senior renter households in both the Grinnell Market Area and the Secondary Market Area have an annual income of less than $25,000. This is supported by existing deeply subsidized senior rental communities in the Grinnell Market Area, all of which were fully occupied with waiting lists.

E. Affordability Analysis

1. Methodology

To understand the depth of the market for rental and for-sale units at their proposed price positions, RPRG has conducted a series of affordability analyses reflecting the potential demand from the Grinnell Market Area and the Secondary Market Area. For rental housing, the affordability analysis reflects the number of income qualified households and income qualified renter households who could afford to rent a unit at each of three product types recommended. All income qualified households from the Secondary Market Area are adjusted by the percentage of workers commuting to the city of Grinnell as of the 2010 Census (5.3 percent). It is important to note these affordability analyses only account for potential commuters from the Secondary Market Area and not those from other parts of Iowa or outside the state.

The first component of the affordability analyses involves looking at total income and renter income among Grinnell Market Area and Secondary Market Area households for the target year. We anticipate that the earliest potential rental or for-sale units could be placed in service is in 2014.

Using 2014 as our target year for this analysis, RPRG calculated the income distribution for both total households and renter households based on the relationship between owner and renter household incomes by income cohort from the 2006-2010 American Community Survey with estimates and projected income growth since the Census (Table 50 and Table 51).

A particular housing unit is typically said to be affordable to households that would be expending a certain percentage of their annual income or less on the expenses related to living in that unit. In the case of rental units, these expenses are generally of two types – monthly contract rents paid to landlords and payment of utility bills for which the tenant is responsible. The sum of the contract rent and utility bills is referred to as a household's 'gross rent burden'. For the rental analysis, RPRG employs a 35 percent gross rent burden; however, the for-sale affordability analysis uses a 25 percent rent burden to account for tighter lending restrictions and homeowners' unwillingness to take on a higher percentage of debt relative to their income.

For the purposes of the rental analysis, we have artificially capped market rate units at 100% of the AMI. LIHTC units are limited to 60 percent of the AMI. Utility allowances are estimated at $85 for one bedroom units, $110 for two bedroom units, and $135 for three bedroom units.

Table 50 2014 Income Distribution, Grinnell Market Area

		Total Households		Renter Households	
		Number	*Percent*	*Number*	*Percent*
less than	$15,000	441	12.1%	284	21.9%
$15,000	$24,999	349	9.6%	224	17.3%
$25,000	$34,999	362	9.9%	177	13.6%
$35,000	$49,999	517	14.2%	207	16.0%
$50,000	$74,999	975	26.8%	349	27.0%
$75,000	$99,999	507	13.9%	27	2.1%
$100,000	$149,999	342	9.4%	17	1.3%
$150,000	$199,999	86	2.4%	4	0.3%
$200,000	over	63	1.7%	6	0.5%
Total		**3,642**	**100.0%**	**1,296**	**100.0%**
Median Income		**$53,923**		**$32,910**	

Source: 2006-2010 ACS, Projections Real Property Research Group, Inc.

Table 51 2014 Income Distribution, Secondary Market Area

		Total Households		Renter Households	
		Number	*Percent*	*Number*	*Percent*
less than	$15,000	2,840	9.4%	1,457	17.6%
$15,000	$24,999	2,849	9.5%	1,461	17.7%
$25,000	$34,999	2,686	8.9%	1,015	12.3%
$35,000	$49,999	4,886	16.2%	1,478	17.9%
$50,000	$74,999	7,937	26.3%	1,896	22.9%
$75,000	$99,999	4,672	15.5%	596	7.2%
$100,000	$149,999	3,404	11.3%	321	3.9%
$150,000	$199,999	555	1.8%	34	0.4%
$200,000	over	317	1.1%	19	0.2%
Total		**30,145**	**100.0%**	**8,278**	**100.0%**
Median Income		**$55,705**		**$37,089**	

Source: 2006-2010 ACS, Projections Real Property Research Group, Inc.

2. Rental Affordability Analysis

The affordability analysis is based on the proposed rents for each product type recommended in the Grinnell Market Area. The steps in the affordability analysis (Table 52 and Table 53) are as follows:

- Looking at garden-style units, the overall average shelter cost for a one bedroom unit would be $585 ($500 shelter rent plus an $85 allowance to cover all utilities other than trash removal).
- By applying a 35 percent rent burden to this gross rent, we determined that a one-bedroom unit would be affordable to households earning at least $20,057 per year. The projected number of Grinnell Market Area and commuting Secondary Market Area households earning at least this amount in 2014 is 4,396.
- Assuming an average household size of 1.5 persons per bedroom, the maximum income limit for a three bedroom unit at our artificial cap of 120 percent of AMGI would be $83,160. According to the interpolated income distribution for 2014, 1,227 households will reside in the Grinnell Market Area or commute from the Secondary Market Area with incomes exceeding this artificial income limit.
- Subtracting the 1,227 households with incomes above the maximum income limit from the 4,679 households that could afford to rent this unit, RPRG computes that an estimated 3,169 households in the Grinnell Market Area and commuting from the Secondary Market Area are in the band of affordability for garden-style apartments (one, two, and three bedroom units). The projected rental demand of 122 units would need to capture 3.9 percent of these income-qualified households to absorb all 122 units.
- RPRG next tested the range of qualified households that are renters and determined that 1,221 renter households have incomes above the $20,057 income threshold. Of these, 87 have incomes above our maximum income of $83,160. The net result is 1,134 renter households within our income band. To absorb 122 new rental units, the subject would need to capture 10.8 percent of income-qualified renter households.
- Using the same methodology, the renter capture rates for townhome/attached home units and single-family detached homes were 13.0 percent and 13.2 percent, respectively.
- RPRG also tested the affordability of an LIHTC community consisting entirely of 60 percent units. As all recommended LIHTC rents are the same across all product types, only one affordability calculation was completed. Overall, an 122-unit LIHTC community with units restricted to households earning up to 60 percent of the AMI would need to capture 10.4 of all income qualified households and 21.9 percent of income qualified renter households to lease up; however, at 70 units, a 60 percent LIHTC community would need to capture just 12.6 percent of income qualified renter households to reach full occupancy.

Table 52 Market Income Qualified Households (120 % AMI), Grinnell Market Area and Secondary Market Area

	# of Units	All Households in GMA and Commuting =5,240					Renter Households =1,735				
			Band of Qualified Hhlds		# Qualified HHs	Capture Rate		Band of Qualified Hhlds		# Qualified HHs	Capture Rate
		Income	$20,057	$83,160			*Income*	$20,057	$83,160		
Grinnell Market Area		*GMA HHs*	3,025	833	2,191		*Renter HHs*	899	46	853	
Secondary Market Area		*SMA Com. HHs*	1,371	393	977		*SMA Com. HHs*	322	41	281	
Garden Units Total	**122**		**4,396**	**1,227**	**3,169**	**3.9%**		**1,221**	**87**	**1,134**	**10.8%**
		Income	$26,914	$83,160			*Income*	$26,914	$83,160		
Grinnell Market Area		*HHs*	2,783	833	1,950		*Renter HHs*	754	46	708	
Secondary Market Area		*SMA Com. HHs*	1,269	393	876		*SMA Com. HHs*	274	41	233	
Townhome Units Total	**122**		**4,052**	**1,227**	**2,825**	**4.3%**		**1,028**	**87**	**941**	**13.0%**
		Income	$27,771	$83,160			*Income*	$27,771	$83,160		
Grinnell Market Area		*HHs*	2,752	833	1,919		*Renter HHs*	739	46	693	
Secondary Market Area		*SMA Com. HHs*	1,257	393	863		*SMA Com. HHs*	269	41	228	
SFD Homes Total	**122**		**4,009**	**1,227**	**2,782**	**4.4%**		**1,008**	**87**	**921**	**13.2%**

Source: Estimates, Real Property Research Group, Inc.

Table 53 LIHTC Income Qualified Households (60% AMI), Grinnell Market Area and Secondary Market Area

	# of Units	All Households in GMA and Commuting =5,240					Renter Households =1,735				
			Band of Qualified Hhlds		# Qualified HHs	Capture Rate		Band of Qualified Hhlds		# Qualified HHs	Capture Rate
		Income	$18,343	$41,580			*Income*	$18,343	$41,580		
Grinnell Market Area		*GMA HHs*	3,084	2,264	820		*Renter HHs*	937	520	417	
Secondary Market Area		*SMA Com. HHs*	1,397	1,040	356		*SMA Com. HHs*	336	196	140	
All Products Total Units	**122**		**4,481**	**3,304**	**1,177**	**10.4%**		**1,273**	**716**	**556**	**21.9%**

Source: Estimates, Real Property Research Group, Inc.

	# of Units	All Households in GMA and Commuting =5,240					Renter Households =1,735				
			Band of Qualified Hhlds		# Qualified HHs	Capture Rate		Band of Qualified Hhlds		# Qualified HHs	Capture Rate
		Income	$18,343	$41,580			*Income*	$18,343	$41,580		
Grinnell Market Area		*GMA HHs*	3,084	2,264	820		*Renter HHs*	937	520	417	
Secondary Market Area		*SMA Com. HHs*	1,397	1,040	356		*SMA Com. HHs*	336	196	140	
All Products Total Units	**70**		**4,481**	**3,304**	**1,177**	**5.9%**		**1,273**	**716**	**556**	**12.6%**

Source: Estimates, Real Property Research Group, Inc.

3. For-Sale Affordability Analysis

For the purposes of this analysis we assumed a five percent down payment, a 30-year fixed loan term, a 4.0 percent interest rate, the 2012 Poweshiek County property tax rate of 1.17, a $200 per year homeowner's association fee, and an underwriting criteria of 25 percent (percentage of total housing cost to annual income). Based on the recommended pricing, a significant number of income-qualified owner households are projected to reside in the Grinnell Market Area or relocate from the Secondary Market Area in 2014 (Table 54). The number of income qualified owner households ranges from 2,944 households for the most affordable floor plan to 1,364 owner households for the most expensive floor plan.

Table 54 Income Qualified Owner Households, Grinnell Market Area and Secondary Market Area

Product Base Price	Th - 2 Bd. $65,000	TH - 2 Bd. $80,000	TH - 2/3 Bd. $100,000	TH -3 Bd. $120,000	Att. Home - 2 Bd. $120,000
Base Price plus 15% Options	$74,750	$92,000	$115,000	$138,000	$138,000
% Down Payment	5%	5%	5%	5%	5%
$ Down Payment	$3,738	$4,600	$5,750	$6,900	$6,900
Term	30	30	30	30	30
Interest Rate	4.00%	4.00%	4.00%	4.00%	4.00%
Local Property Tax Rate	1.17	1.17	1.17	1.17	1.17
Condominium Fee	200	200	200	200	200
Payment	$622	$719	$849	$979	$979
Income Range	$29,850	$34,523	$40,754	$46,984	$46,984
# Qualified Hslds	**1,975**	**1,899**	**1,775**	**1,649**	**1,649**
# Qualified Hslds - Relocating	**969**	**933**	**863**	**790**	**790**
Total Qualified Hslds	**2,944**	**2,832**	**2,638**	**2,439**	**2,439**

Product Base Price	Att. Home - 3 Bd. $140,000	SFH - 3 Bd. $150,000	SFH - 3 Bd. $185,000	SFH - 3 Bd. $215,000
Number of Units				
Base Price plus 15% Options	$161,000	$172,500	$212,750	$247,250
% Down Payment	5%	5%	5%	5%
$ Down Payment	$8,050	$8,625	$13,800	$12,363
Term	30	30	30	30
Interest Rate	4.00%	4.00%	4.00%	4.00%
Local Property Tax Rate	1.17	1.17	1.17	1.17
Condominium Fee	200	200	200	200
Payment	$1,089	$1,152	$1,374	$1,565
Income Range	$52,249	$55,295	$65,958	$75,097
# Qualified Hslds	**1,514**	**1,437**	**1,170**	**942**
# Qualified Hslds - Relocating	**714**	**675**	**539**	**422**
Total Qualified Hslds	**2,228**	**2,112**	**1,709**	**1,364**

4. Conclusions on Affordability

Affordability estimates and capture rates for both market rate rental and for-sale housing are reasonable and would be achievable in the market; however the affordability capture rate for LIHTC units is high with 122 units at 60 percent of the AMI. As a result, the number of 60 percent LIHTC units should be limited to no more than 70 if constructed. The estimates shown for the Grinnell Market Area and Secondary Market Area are also conservative, as they do not include potential renter and owner households willing to relocate from other parts of Iowa and outside the state. Overall, sufficient income qualified households exist to support the projected rental and for-sale demand over the next three years.

F. Impact on Existing Market

Given the expected job growth and stability of the current housing markets, we do not believe the addition of 122 rental units or 108 for-sale units over the next three years will have a negative long-term impact on existing communities in the Grinnell Market Area. On the rental side, it is possible some existing communities could experience short-term increases in vacancy as the new rental units are absorbed into the market; however, this is typical of most markets and will not have any adverse lasting effects.

G. Final Conclusion / Recommendation

The City of Grinnell is home to a diverse group of major employers, making it a regional economic hub for workers living throughout the surrounding counties, nearby cities, and major metropolitan areas of Des Moines, West Des Moines, and Iowa City. Despite its economic stability, Grinnell experienced minimal population and household growth over the past decade as roughly two-thirds of its workforce chooses to commute rather than live in the city. This decision is due in part to Grinnell's limited housing stock, most of which is at least 40 years old and not attractive to or suitable for its burgeoning skilled labor force. As land availability is also limited, particularly in the more affluent northern half of the city, higher development costs have raised prices for the newest and most attractive housing options (both rental and for-sale), largely excluding moderate and upper income households in the process. As these households have the means to obtain suitable housing at more affordable prices in Grinnell's immediately surrounding area, they have a greater deal of flexibility on where they choose to live and work.

The Grinnell Market Area's existing rental stock is performing well with an overall average vacancy rate of approximately three percent. The demand for high quality rental units is evident, as the newest of the rental communities are at or near full occupancy with waiting lists for some units. Downtown loft apartments are also in high demand as they are also fully occupied with waiting lists, despite having some of the highest rents in the market. Overall, the lack of quality rental units in the Grinnell Market Area has led to pent up demand for new affordable and market rate rental units. On the for-sale housing side, the construction of new housing units has been very limited over the past ten years. While four newly constructed single-family detached home communities have lots available for purchase, high land and development costs appear to be an impediment to new home construction for most households.

Over the next three years, Grinnell is expected to add approximately 170 to 230 jobs, most of which will occur at Brownells new warehouse and distribution facility in the southern portion of the city (162 jobs). This new job growth will attract households with a wide range of incomes to the area, including a number of mid-level professionals who are likely to be moderate to upper income earners. In most instances, new workers will likely attempt to establish a residence in Grinnell first,

creating additional housing demand above and beyond that of existing in-commuters and local residents. It is this component of demand in the Grinnell Market Area that is most likely to drive housing growth over the next three years as the existing housing stock is not currently capable of supporting these additional households. While substantial potential exists for Grinnell to attract in-commuting households to live in the city, we believe households relocating to Grinnell as a direct result of job growth should be the initial focus of housing development.

Based on current market conditions, projected job growth, and potential in-commuter relocation, we conservatively estimate the Grinnell Market Area will have a net demand for 122 rental units and 108 for-sale units over the next three years. We recommend that new housing units largely target moderate to upper income households, which form the core of the Grinnell Market Area's workforce, while also exploring affordable housing opportunities to serve low income households currently living in or relocating to the city. An assortment of product types are suitable for development within the Grinnell Market Area, including single-family detached homes, townhomes/attached homes, multi-family housing, and adaptive reuse communities. Based on all of the factors discussed above, we believe a variety of opportunities exist for housing development in Grinnell and would be well received in the community. Given the projected job growth and pent-up demand in the rental market, we do not expect new housing communities to have an adverse long-term impact on the existing housing stock.

Michael Riley
Analyst

Tad Scepaniak
Principal

APPENDIX 1 UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

In conducting the analysis, we will make the following assumptions, except as otherwise noted in our report:

1. There are no zoning, building, safety, environmental or other federal, state or local laws, regulations or codes which would prohibit or impair the development, marketing or operation of the subject project in the manner contemplated in our report, and the subject project will be developed, marketed and operated in compliance with all applicable laws, regulations and codes.

2. No material changes will occur in (a) any federal, state or local law, regulation or code (including, without limitation, the Internal Revenue Code) affecting the subject project, or (b) any federal, state or local grant, financing or other program which is to be utilized in connection with the subject project.

3. The local, national and international economies will not deteriorate, and there will be no significant changes in interest rates or in rates of inflation or deflation.

4. The subject project will be served by adequate transportation, utilities and governmental facilities.

5. The subject project will not be subjected to any war, energy crisis, embargo, strike, earthquake, flood, fire or other casualty or act of God.

6. The subject project will be on the market at the time and with the product anticipated in our report, and at the price position specified in our report.

7. The subject project will be developed, marketed and operated in a highly professional manner.

8. No projects will be developed which will be in competition with the subject project, except as set forth in our report.

9. There are no existing judgments nor any pending or threatened litigation, which could hinder the development, marketing or operation of the subject project.

The analysis will be subject to the following limiting conditions, except as otherwise noted in our report:

1. The analysis contained in this report necessarily incorporates numerous estimates and assumptions with respect to property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates and the variations may be material.

2. Our absorption estimates are based on the assumption that the product recommendations set forth in our report will be followed without material deviation.

3. All estimates of future dollar amounts are based on the current value of the dollar, without any allowance for inflation or deflation.

4. We have no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal matters, environmental matters, architectural matters, geologic considerations, such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering matters.

5. Information, estimates and opinions contained in or referred to in our report, which we have obtained from sources outside of this office, are assumed to be reliable and have not been independently verified.

6. The conclusions and recommendations in our report are subject to these Underlying Assumptions and Limiting Conditions and to any additional assumptions or conditions set forth in the body of our report.

APPENDIX 2 ANALYST CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- My compensation is not contingent on an action or event resulting from the analysis, opinions, or conclusions in, or the use of, this report.
- The market study was not based on tax credit approval or approval of a loan. My compensation is not contingent upon the reporting of a predetermined demand that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice as set forth in the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Standards Board of the Appraisal Foundation.
- I have made a personal inspection of the property that is the subject of this report.
- The market can support the proposed project as shown in the study.

_____
Michael Riley
Analyst
Real Property Research Group, Inc.

Warning: Title 18 U.S.C. 1001, provides in part that whoever knowingly and willfully makes or uses a document containing any false, fictitious, or fraudulent statement or entry, in any manner in the jurisdiction of any department or agency of the United States, shall be fined not more than $10,000 or imprisoned for not more than five years or both.

APPENDIX 3 NCAHMA CERTIFICATION

This market study has been prepared by Real Property Research Group, Inc., a member in good standing of the National Council of Affordable Housing Market Analysts (NCAHMA). This study has been prepared in conformance with the standards adopted by NCAHMA for the market analysts' industry. These standards include the Standard Definitions of Key Terms Used in Market Studies for Affordable Housing Projects and Model Content Standards for the Content of Market Studies for Affordable Housing Projects. These Standards are designed to enhance the quality of market studies and to make them easier to prepare, understand, and use by market analysts and by the end users. These Standards are voluntary only, and no legal responsibility regarding their use is assumed by the National Council of Affordable Housing Market Analysts.

Real Property Research Group, Inc. is duly qualified and experienced in providing market analysis for Affordable Housing. The company's principals participate in NCAHMA educational and information sharing programs to maintain the highest professional standards and state-of-the-art knowledge. Real Property Research Group, Inc. is an independent market analyst. No principal or employee of Real Property Research Group, Inc. has any financial interest whatsoever in the development for which this analysis has been undertaken.

While the document specifies Real Property Research Group, Inc., the certification is always signed by the individual completing the study and attesting to the certification.

Real Property Research Group, Inc.

Tad Scepaniak
Name

Principal
Title

November 5, 2012
Date

APPENDIX 4 ANALYST RESUMES

ROBERT M. LEFENFELD

Mr. Lefenfeld founded Real Property Research Group in February 2001 after more than 20 years of experience in the field of residential market research. As an officer of research subsidiaries of the accounting firm of Reznick Fedder & Silverman and Legg Mason, he has closely monitored residential markets throughout the Mid-Atlantic United States. Between 1998 and 2001, Bob was Managing Director of RF&S Realty Advisors, conducting market studies throughout the United States on rental and for-sale projects. From 1987 to 1995, Bob served as Senior Vice President of Legg Mason Realty Group, managing the firm's consulting practice and serving as publisher of a Mid-Atlantic residential data service, Housing Market Profiles.

Prior to joining Legg Mason, Bob spent ten years with the Baltimore Metropolitan Council as a housing economist. Bob also served as Research Director for Regency Homes between 1995 and 1998, where he analyzed markets throughout the Eastern United States and evaluated the company's active building operation on an ongoing basis.

Bob has lectured and written extensively on the subject of residential real estate market analysis. He has served as a panel member, speaker, and lecturer at events held by the National Association of Homebuilders and the National Council on Seniors Housing. Recent articles have appeared in ULI's Multifamily Housing Trends magazine. Mid-Atlantic Builder.

Bob is currently a member of the National Council of Affordable Housing Market Analysts' executive committee serving as Chair.

Areas of Concentration:

Strategic Assessments**:** Mr. Lefenfeld has conducted numerous corridor analyses throughout the United States to assist building and real estate companies in evaluating development opportunities. Such analyses document demographic, economic, competitive, and proposed development activity by submarket and discuss opportunities for development.
Feasibility Analysis**:** Mr. Lefenfeld has conducted feasibility studies for various types of residential developments for builders and developers. Subjects of these analyses have included for-sale single family and townhouse developments, age-restricted rental and for-sale developments, large multi-product PUDs, urban renovations, and continuing care facilities for the elderly. In addition, he has conducted feasibility work in conjunction with Hope VI applications for redevelopment of public housing sites and analyses of rental developments for 221(d)4 insurance and tax credit applications.
Information Products: Bob has developed a series of proprietary databases to assist clients in monitoring growth trends. Subjects of these databases have included for-sale housing, pipeline information, and rental communities. Information compiled is committed to a Geographic Information System (GIS), allowing the comprehensive integration of data.

Education:
Masters of Urban and Regional Planning; The George Washington University.
Bachelor of Arts, Political Science; Northeastern University.

TAD SCEPANIAK

Mr. Scepaniak directs our Atlanta office. He has thirteen years of experience in the field of residential rental market research. Before joining the firm, Tad was president of national firm, where he was involved extensively in the Low Income Tax Credit program throughout the entire United States. Mr. Scepaniak has completed work in approximately 25 states and Puerto Rico over the past eight years. He also has experience conducting studies under the HUD 221d program, market rate rental properties, and student housing developments. Along with work for developer clients, Tad has led our research efforts for both the North Carolina and Georgia Housing Finance agencies. Mr. Scepaniak is also responsible for development and implementation of many of the firm's automated analytic systems.

Tad is a member of the National Council of Affordable Housing Market Analysts' (NCAHMA) Standards Committee and has been involved in the development of the organization's Standard Definitions, Recommended Market Study Content, and various white papers regarding market areas, derivation of market rents, and selection of comparable properties.

Areas of Concentration:

Low Income Tax Credit Rental Housing: Mr. Scepaniak has worked extensively with the Low Income Tax Credit program throughout the United States, with special emphasis on the Southeast and Mid-Atlantic regions. Mr. Scepaniak not only works with developers in their efforts to obtain tax credit financing, but also has received large contracts with state housing agencies including North Carolina Housing Finance Agency and Georgia Department of Community Affairs.

Senior Housing: Mr. Scepaniak has conducted feasibility analysis for a variety of senior oriented rental housing. The majority of this work has been under the Low Income Tax Credit program; however, his experience includes assisted living facilities and market rate senior rental communities.

Market Rate Rental Housing: Mr. Scepaniak has conducted various projects for developers of market rate rental housing. The studies produced for these developers are generally used to determine the rental housing needs of a specific submarket and to obtain financing.

Education:

Bachelor of Science – Marketing; Berry College – Rome, Georgia.

MICHAEL RILEY

Michael Riley joined the Atlanta office of Real Property Research Group upon college graduation in 2006. Beginning as a Research Associate, Michael gathered economic, demographic, and competitive data for market feasibility analyses concentrating in family and senior affordable housing. Since transitioning to an Analyst position in late 2007, he has performed market analyses for both affordable and market rate rental developments throughout the United States including work in Georgia, Iowa, North Carolina, South Carolina, Tennessee, and Virginia.

Michael has also assisted in the development of research tools for the organization, including developing a rent comparability table that is now incorporated in many RPRG analyses.

Education:

Bachelor of Business Administration – Finance; University of Georgia

APPENDIX 5 MARKET AREA RENTAL COMMUNITY PROFILES

Arbors

Multifamily Community Profile

401 Washington Ave.
Grinnell,IA

CommunityType: **LIHTC - General**
Structure Type: **Garden**

42 Units **4.8% Vacant (2 units vacant) as of 10/31/2012** **Opened in 2001**

Unit Mix & Effective Rent (1)

Bedroom	%Total	Avg Rent	Avg SqFt	Avg $/SqFt
Eff	--	--	--	--
One	--	--	--	--
One/Den	--	--	--	--
Two	--	$563	1,000	$0.56
Two/Den	--	--	--	--
Three	--	$668	1,200	$0.56
Four+	--	--	--	--

Community Amenities

Clubhouse:	☐	Pool-Outdr:	☐
Comm Rm:	☐	Basketball:	☐
Centrl Lndry:	☐	Tennis:	☐
Elevator:	☐	Volleyball:	☐
Fitness:	☐	CarWash:	☐
Hot Tub:	☐	BusinessCtr:	☐
Sauna:	☐	ComputerCtr:	☐
Playground:	☑		

Features

Standard: **Dishwasher; Disposal; In Unit Laundry (Hook-ups); Central A/C; Patio/Balcony**

Select Units: **--**

Optional($): **--**

Security: **--**

Parking 1: **Free Surface Parking**
Fee: **--**

Parking 2: **Detached Garage**
Fee: **$45**

Property Manager: **--**
Owner: **--**

Comments

Waitlist for the 2 Bedroom market rate units

Floorplans (Published Rents as of 10/31/2012) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	2	1	--	$501	1,000	$.50	LIHTC/ 40%
Garden	--	2	1	--	$550	1,000	$.55	LIHTC/ 50%
Garden	--	2	1	--	$585	1,000	$.59	LIHTC/ 60%
Garden	--	2	1	--	$615	1,000	$.62	Market
Garden	--	3	2	--	$650	1,200	$.54	LIHTC/ 50%
Garden	--	3	2	--	$685	1,200	$.57	LIHTC/ 60%

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR $	2BR $	3BR $
10/31/12	4.8%	--	$563	$668

Adjustments to Rent

Incentives:
None

Utilities in Rent: *Heat Fuel:* **Electric**

Heat:	☐	Cooking:	☐	Wtr/Swr:	☑
Hot Water:	☐	Electricity:	☐	Trash:	☑

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(1) Effective Rent is Published Rent, net of utilities and concessions. (2) Published Rent is rent as quoted by management

Center Street

Multifamily Community Profile

506 Center St.
Grinnell,IA

CommunityType: **Deep Subsidy-General**
Structure Type: **Garden**

12 Units **33.3% Vacant (4 units vacant) as of 10/31/2012** **Opened in 1980**

Unit Mix & Effective Rent (1)

Bedroom	%Total	Avg Rent	Avg SqFt	Avg $/SqFt
Eff	--	--	--	--
One	--	--	--	--
One/Den	--	--	--	--
Two	100.0%	$410	720	$0.57
Two/Den	--	--	--	--
Three	--	--	--	--
Four+	--	--	--	--

Community Amenities

Clubhouse:	☐	Pool-Outdr:	☐
Comm Rm:	☐	Basketball:	☐
Centrl Lndry:	☑	Tennis:	☐
Elevator:	☐	Volleyball:	☐
Fitness:	☐	CarWash:	☐
Hot Tub:	☐	BusinessCtr:	☐
Sauna:	☐	ComputerCtr:	☐
Playground:	☐		

Features

Standard: **Ceiling Fan; Window A/C; Patio/Balcony**

Select Units: **--**

Optional($): **--**

Security: **--**

Parking 1: **Free Surface Parking**
Fee: **--**

Parking 2: **--**
Fee: **--**

Property Manager: **--**
Owner: **--**

Comments

Rural development, rent is basic rent

All units have PBRA

Floorplans (Published Rents as of 10/31/2012) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	2	1	12	$390	720	$.54	USDA

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR $	2BR $	3BR $
10/31/12	33.3%	--	$410	--

Adjustments to Rent

Incentives:
None

Utilities in Rent: *Heat Fuel:* **Electric**

Heat:	☐	Cooking:	☐	Wtr/Swr:	☐
Hot Water:	☐	Electricity:	☐	Trash:	☑

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Gracie Park

Multifamily Community Profile

428 East St.
Grinnell,IA

CommunityType: **Market Rate - General**
Structure Type: **2-Story Garden/TH**

56 Units **0.0% Vacant (0 units vacant) as of 11/5/2012** **Last Major Rehab in 2006** **Opened in 1982**

Unit Mix & Effective Rent (1)

Bedroom	%Total	Avg Rent	Avg SqFt	Avg $/SqFt
Eff	--	--	--	--
One	--	--	--	--
One/Den	--	--	--	--
Two	71.4%	$480	--	--
Two/Den	--	--	--	--
Three	28.6%	$625	--	--
Four+	--	--	--	--

Community Amenities

Clubhouse:	☐	Pool-Outdr:	☐
Comm Rm:	☐	Basketball:	☑
Centrl Lndry:	☑	Tennis:	☐
Elevator:	☐	Volleyball:	☐
Fitness:	☐	CarWash:	☐
Hot Tub:	☐	BusinessCtr:	☐
Sauna:	☐	ComputerCtr:	☐
Playground:	☑		

Features

Standard: **Dishwasher; Disposal; Microwave; Ice Maker; Ceiling Fan; Patio/Balcony; Storage (In Unit)**

Select Units: **In Unit Laundry**

Optional($): **--**

Security: **--**

Parking 1: **Free Surface Parking**
Fee: **--**

Parking 2: **Detached Garage**
Fee: **--**

Property Manager: **--**
Owner: **--**

Comments

Washer and dryer in townhomes only

Accepts Section 8 vouchers

Floorplans (Published Rents as of 11/ 5/ 2012) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	2	1	40	$480	--	--	Market
Townhouse	--	3	1	16	$625	--	--	Market

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR $	2BR $	3BR $
11/5/12	0.0%	--	$480	$625

Adjustments to Rent

Incentives:
None

Utilities in Rent: *Heat Fuel:* **Electric**

Heat:	☐	Cooking:	☐	Wtr/Swr:	☑
Hot Water:	☐	Electricity:	☐	Trash:	☑

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(1) Effective Rent is Published Rent, net of utilities and concessions. (2) Published Rent is rent as quoted by management

Grinnell Park

Multifamily Community Profile

223 4th Ave. W
Grinnell,IA

CommunityType: **Deep Subsidy-General**
Structure Type: **Garden**

24 Units **4.2% Vacant (1 units vacant) as of 10/31/2012**

Unit Mix & Effective Rent (1)

Bedroom	%Total	Avg Rent	Avg SqFt	Avg $/SqFt
Eff	--	--	--	--
One	50.0%	$513	600	$0.86
One/Den	--	--	--	--
Two	50.0%	$614	720	$0.85
Two/Den	--	--	--	--
Three	--	--	--	--
Four+	--	--	--	--

Community Amenities

Clubhouse:	☐	Pool-Outdr:	☐
Comm Rm:	☐	Basketball:	☐
Centrl Lndry:	☐	Tennis:	☐
Elevator:	☐	Volleyball:	☐
Fitness:	☐	CarWash:	☐
Hot Tub:	☐	BusinessCtr:	☐
Sauna:	☐	ComputerCtr:	☐
Playground:	☐		

Features

Standard: **Central A/C**

Select Units: **--**

Optional($): **--**

Security: **--**

Parking 1: **Free Surface Parking**
Fee: **--**

Parking 2: **--**
Fee: **--**

Property Manager: **--**
Owner: **--**

Comments

Rural development, rent is basic rent

All units have PBRA

Note rate rent for the one bedroom is $643 and $783 for the two bedroom units

Floorplans (Published Rents as of 10/31/2012) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	1	1	12	$513	600	$.86	USDA
Garden	--	2	1	12	$614	720	$.85	USDA

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR $	2BR $	3BR $
10/31/12	4.2%	$513	$614	--

Adjustments to Rent

Incentives:
None

Utilities in Rent: *Heat Fuel:* **Electric**

Heat:	☐	Cooking:	☐	Wtr/Swr:	☑
Hot Water:	☐	Electricity:	☐	Trash:	☑

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Prarie Jewel

Multifamily Community Profile

615 East St.
Grinnell,IA

CommunityType: **Market Rate - General**
Structure Type: **Garden**

49 Units **2.0% Vacant (1 units vacant) as of 10/31/2012** **Opened in 1985**

Unit Mix & Effective Rent (1)

Bedroom	%Total	Avg Rent	Avg SqFt	Avg $/SqFt
Eff	--	--	--	--
One	--	$453	700	$0.65
One/Den	--	--	--	--
Two	--	$533	975	$0.55
Two/Den	--	--	--	--
Three	--	--	--	--
Four+	--	--	--	--

Community Amenities

Clubhouse:	☐	Pool-Outdr:	☐
Comm Rm:	☐	Basketball:	☐
Centrl Lndry:	☑	Tennis:	☐
Elevator:	☐	Volleyball:	☐
Fitness:	☐	CarWash:	☐
Hot Tub:	☐	BusinessCtr:	☐
Sauna:	☐	ComputerCtr:	☐
Playground:	☐		

Features

Standard: **Dishwasher; Disposal; Central A/C; Patio/Balcony**

Select Units: **Ceiling Fan**

Optional($): **--**

Security: **--**

Parking 1: **Free Surface Parking**
Fee: **--**

Parking 2: **--**
Fee: **--**

Property Manager: **--**
Owner: **--**

Comments

Built between the late 70's and the late 80's

Floorplans (Published Rents as of 10/31/2012) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	1	1	--	$438	700	$.63	Market
Garden	--	2	1	--	$513	975	$.53	Market

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR $	2BR $	3BR $
10/31/12	2.0%	$453	$533	--

Adjustments to Rent

Incentives:
None

Utilities in Rent: *Heat Fuel:* **Electric**

Heat:	☐	Cooking:	☐	Wtr/Swr:	☐
Hot Water:	☐	Electricity:	☐	Trash:	☑

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Sunset

Multifamily Community Profile

1629 Sunset St.
Grinnell,IA

CommunityType: **Market Rate - General**
Structure Type: **Garden**

14 Units **0.0% Vacant (0 units vacant) as of 10/31/2012** **Opened in 1989**

Unit Mix & Effective Rent (1)

Bedroom	%Total	Avg Rent	Avg SqFt	Avg $/SqFt
Eff	--	--	--	--
One	--	--	--	--
One/Den	--	--	--	--
Two	100.0%	$558	1,000	$0.56
Two/Den	--	--	--	--
Three	--	--	--	--
Four+	--	--	--	--

Community Amenities

Clubhouse:	☐	Pool-Outdr:	☐
Comm Rm:	☐	Basketball:	☐
Centrl Lndry:	☑	Tennis:	☐
Elevator:	☐	Volleyball:	☐
Fitness:	☐	CarWash:	☐
Hot Tub:	☐	BusinessCtr:	☐
Sauna:	☐	ComputerCtr:	☐
Playground:	☐		

Features

Standard: **Dishwasher; Disposal; Central A/C; Patio/Balcony**

Select Units: **Ceiling Fan**

Optional($): **--**

Security: **--**

Parking 1: **Free Surface Parking**
Fee: **--**

Parking 2: **Detached Garage**
Fee: **$50**

Property Manager: **--**
Owner: **--**

Comments

Waitlist

Floorplans (Published Rents as of 10/31/2012) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	2	1.5	14	$538	1,000	$.54	Market

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR $	2BR $	3BR $
10/31/12	0.0%	--	$558	--

Adjustments to Rent

Incentives:
None

Utilities in Rent: *Heat Fuel:* **Electric**

Heat:	☐	Cooking:	☐	Wtr/Swr:	☐
Hot Water:	☐	Electricity:	☐	Trash:	☑

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Westfield

Multifamily Community Profile

306 4th Ave. W
Grinnell,IA

CommunityType: **LIHTC - General**
Structure Type: **Garden**

48 Units **0.0% Vacant (0 units vacant) as of 10/31/2012** **Opened in 2000**

Unit Mix & Effective Rent (1)

Bedroom	%Total	Avg Rent	Avg SqFt	Avg $/SqFt
Eff	--	--	--	--
One	--	$425	722	$0.59
One/Den	--	--	--	--
Two	--	$542	845	$0.64
Two/Den	--	--	--	--
Three	--	--	--	--
Four+	--	--	--	--

Community Amenities

Clubhouse:	☐	Pool-Outdr:	☐
Comm Rm:	☐	Basketball:	☐
Centrl Lndry:	☐	Tennis:	☐
Elevator:	☐	Volleyball:	☐
Fitness:	☐	CarWash:	☐
Hot Tub:	☐	BusinessCtr:	☐
Sauna:	☐	ComputerCtr:	☐
Playground:	☐		

Features

Standard: **Dishwasher; Disposal; Ceiling Fan; Central A/C; Patio/Balcony**

Select Units: **In Unit Laundry**

Optional($): **--**

Security: **Keyed Bldg Entry**

Parking 1: **Free Surface Parking**
Fee: **--**

Parking 2: **Detached Garage**
Fee: **$50**

Property Manager: **--**
Owner: **--**

Comments

Accepts Section 8 Vouchers, waitlist of 130 people

2 Bedroom units have washer and dryer connections

Floorplans (Published Rents as of 10/31/2012) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	1	1	--	$364	722	$.50	LIHTC/ 50%
Garden	--	1	1	--	$485	722	$.67	Market
Garden	--	2	1	--	$465	824	$.56	LIHTC/ 50%
Garden	--	2	1	--	$520	824	$.63	LIHTC/ 60%
Garden	--	2	1	--	$640	824	$.78	Market
Garden	--	2	1.5	--	$465	865	$.54	LIHTC/ 50%
Garden	--	2	1.5	--	$520	865	$.60	LIHTC/ 60%
Garden	--	2	1.5	--	$640	865	$.74	Market

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR $	2BR $	3BR $
10/31/12	0.0%	$425	$542	--

Adjustments to Rent

Incentives:
None

Utilities in Rent:

Heat:	☐	Cooking:	☐	Wtr/Swr:	☑
Hot Water:	☐	Electricity:	☐	Trash:	☑

Heat Fuel: **Electric**

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Brookside East

Senior Community Profile

131 4th Ave. W
Grinnell,IA

CommunityType: **Deep Subsidy-Elderly**
Structure Type: **Garden**

21 Units **0.0% Vacant (0 units vacant) as of 10/31/2012** **Opened in 1977**

Unit Mix & Effective Rent (1)

Bedroom	%Total	Avg Rent	Avg SqFt	Avg $/SqFt
Eff	--	--	--	--
One	85.7%	$415	640	$0.65
One/Den	--	--	--	--
Two	14.3%	$502	720	$0.70
Two/Den	--	--	--	--
Three	--	--	--	--
Four+	--	--	--	--

Community Amenities

Clubhouse:	☑	Gardening:	☐
Comm Rm:	☑	Library:	☐
Centrl Lndry:	☐	Arts&Crafts:	☐
Elevator:	☐	Health Rms:	☐
Fitness:	☐	Guest Suite:	☐
Hot Tub:	☐	Conv Store:	☐
Sauna:	☐	ComputerCtr:	☐
Walking Pth:	☐	Beauty Salon:	☐

Features

Standard: **Window A/C; Patio/Balcony; Grabbar**

Select Units: **Ceiling Fan**

Optional($): **--**

Security: **--**

Parking: **Free Surface Parking**

Comments

Some units have PBRA

Waitlist of 10 people

Rural Development, rent is basic rent

Property Manager: **--** *Owner:* **--**

Floorplans (Published Rents as of 10/31/2012) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	1	1	18	$400	640	$.63	USDA
Garden	--	2	1	3	$482	720	$.67	USDA

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR $	2BR $	3BR $
10/31/12	0.0%	$415	$502	--

Adjustments to Rent

Incentives:
None

Utilities in Rent: *Heat Fuel:* **Electric**

Heat:	☐	Cooking:	☐	Wtr/Swr:	☐
Hot Water:	☐	Electricity:	☐	Trash:	☑

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Brookside South

Senior Community Profile

90 4th Ave.
Grinnell,IA

CommunityType: **Deep Subsidy-Elderly**
Structure Type: **Garden**

51 Units **0.0% Vacant (0 units vacant) as of 10/31/2012** **Opened in 1982**

Unit Mix & Effective Rent (1)

Bedroom	%Total	Avg Rent	Avg SqFt	Avg $/SqFt
Eff	--	--	--	--
One	100.0%	$825	670	$1.23
One/Den	--	--	--	--
Two	--	--	--	--
Two/Den	--	--	--	--
Three	--	--	--	--
Four+	--	--	--	--

Community Amenities

Clubhouse:	☐	Gardening:	☐
Comm Rm:	☐	Library:	☐
Centrl Lndry:	☑	Arts&Crafts:	☐
Elevator:	☐	Health Rms:	☐
Fitness:	☐	Guest Suite:	☐
Hot Tub:	☐	Conv Store:	☐
Sauna:	☐	ComputerCtr:	☐
Walking Pth:	☐	Beauty Salon:	☐

Features

Standard: **Central A/C; Patio/Balcony; Grabbar; Emergency Response**

Select Units: **Ceiling Fan**

Optional($): **--**

Security: **Keyed Bldg Entry**

Parking: **Free Surface Parking**

Comments

Waitlist of 6 people

Section8, rent is contract rent

Property Manager: **--** *Owner:* **--**

Floorplans (Published Rents as of 10/31/2012) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	1	1	51	$810	670	$1.21	Section 8

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR $	2BR $	3BR $
10/31/12	0.0%	$825	--	--

Adjustments to Rent

Incentives:
None

Utilities in Rent: *Heat Fuel:* **Natural Gas**

Heat: ☐	Cooking: ☐	Wtr/Swr: ☐
Hot Water: ☐	Electricity: ☐	Trash: ☑

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(1) Effective Rent is Published Rent, net of utilities and concessions. (2) Published Rent is rent as quoted by management

Brookside West

Senior Community Profile

131 4th Ave. W
Grinnell,IA

CommunityType: **Deep Subsidy-Elderly**
Structure Type: **Garden**

23 Units **0.0% Vacant (0 units vacant) as of 10/31/2012** **Opened in 1978**

Unit Mix & Effective Rent (1)

Bedroom	%Total	Avg Rent	Avg SqFt	Avg $/SqFt
Eff	--	--	--	--
One	100.0%	$376	640	$0.59
One/Den	--	--	--	--
Two	--	--	--	--
Two/Den	--	--	--	--
Three	--	--	--	--
Four+	--	--	--	--

Community Amenities

Clubhouse:	☑	Gardening:	☐
Comm Rm:	☑	Library:	☐
Centrl Lndry:	☐	Arts&Crafts:	☐
Elevator:	☐	Health Rms:	☐
Fitness:	☐	Guest Suite:	☐
Hot Tub:	☐	Conv Store:	☐
Sauna:	☐	ComputerCtr:	☐
Walking Pth:	☐	Beauty Salon:	☐

Features

Standard: **Window A/C; Patio/Balcony; Grabbar**

Select Units: **Ceiling Fan**

Optional($): **--**

Security: **--**

Parking: **Free Surface Parking**

Comments

Waitlist of 10 people

Rural Development, rent is basic rent - All units have PBRA

Property Manager: **--** *Owner:* **--**

Floorplans (Published Rents as of 10/31/2012) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	1	1	23	$361	640	$.56	USDA

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR $	2BR $	3BR $
10/31/12	0.0%	$376	--	--

Adjustments to Rent

Incentives:
None

Utilities in Rent: *Heat Fuel:* **Electric**

Heat: ☐ **Cooking:** ☐ **Wtr/Swr:** ☐
Hot Water: ☐ **Electricity:** ☐ **Trash:** ☑

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(1) Effective Rent is Published Rent, net of utilities and concessions. (2) Published Rent is rent as quoted by management

Grinnell Estates

Senior Community Profile

2020 West St.
Grinnell,IA

CommunityType: **LIHTC - Elderly**
Structure Type: **Garden**

24 Units **0.0% Vacant (0 units vacant) as of 10/31/2012** **Opened in 1992**

Unit Mix & Effective Rent (1)

Bedroom	%Total	Avg Rent	Avg SqFt	Avg $/SqFt
Eff	--	--	--	--
One	100.0%	$430	450	$0.96
One/Den	--	--	--	--
Two	--	--	--	--
Two/Den	--	--	--	--
Three	--	--	--	--
Four+	--	--	--	--

Community Amenities

Clubhouse:	☑	Gardening:	☐
Comm Rm:	☑	Library:	☐
Centrl Lndry:	☑	Arts&Crafts:	☐
Elevator:	☐	Health Rms:	☐
Fitness:	☐	Guest Suite:	☐
Hot Tub:	☐	Conv Store:	☐
Sauna:	☐	ComputerCtr:	☐
Walking Pth:	☐	Beauty Salon:	☐

Features

Standard: **Patio/Balcony; Grabbar; Emergency Response**

Select Units: **--**

Optional($): **--**

Security: **Keyed Bldg Entry**

Parking: **Free Surface Parking**

Comments

Rural development, rent is basic rent

Waitlist of 3 people

Note rate rent is $632.

Property Manager: **--** *Owner:* **--**

Floorplans (Published Rents as of 10/31/2012) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	1	1	24	$430	450	$.96	USDA

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR $	2BR $	3BR $
10/31/12	0.0%	$430	--	--

Adjustments to Rent

Incentives:
None

Utilities in Rent: *Heat Fuel:* **Electric**

Heat:	☐	Cooking:	☐	Wtr/Swr:	☑
Hot Water:	☐	Electricity:	☐	Trash:	☑

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(1) Effective Rent is Published Rent, net of utilities and concessions. (2) Published Rent is rent as quoted by management

Monroe Park

Senior Community Profile

131 4th Ave. W
Grinnell,IA

CommunityType: **Deep Subsidy-Elderly**
Structure Type: **Garden**

13 Units **0.0% Vacant (0 units vacant) as of 10/31/2012** **Opened in 1975**

Unit Mix & Effective Rent (1)

Bedroom	%Total	Avg Rent	Avg SqFt	Avg $/SqFt
Eff	--	--	--	--
One	100.0%	$415	640	$0.65
One/Den	--	--	--	--
Two	--	--	--	--
Two/Den	--	--	--	--
Three	--	--	--	--
Four+	--	--	--	--

Community Amenities

Clubhouse:	☑	Gardening:	☐
Comm Rm:	☑	Library:	☐
Centrl Lndry:	☐	Arts&Crafts:	☐
Elevator:	☐	Health Rms:	☐
Fitness:	☐	Guest Suite:	☐
Hot Tub:	☐	Conv Store:	☐
Sauna:	☐	ComputerCtr:	☐
Walking Pth:	☐	Beauty Salon:	☐

Features

Standard: **Window A/C; Patio/Balcony; Grabbar**

Select Units: **Ceiling Fan**

Optional($): **--**

Security: **--**

Parking: **Free Surface Parking**

Comments

There are 16 units on the property but 3 are down for major repairs

Rural development, rent is basic rent - Wailist of 10 people

Some units have PBRA

Property Manager: **--** *Owner:* **--**

Floorplans (Published Rents as of 10/31/2012) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	1	1	13	$400	640	$.63	USDA

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR $	2BR $	3BR $
10/31/12	0.0%	$415	--	--

Adjustments to Rent

Incentives:
None

Utilities in Rent: *Heat Fuel:* **Electric**

Heat:	☐	Cooking:	☐	Wtr/Swr:	☐
Hot Water:	☐	Electricity:	☐	Trash:	☑

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Pearl Street

Senior Community Profile

729 Pearl St.
Grinnell,IA

CommunityType: **Deep Subsidy-Disabled**
Structure Type: **Garden**

9 Units **0.0% Vacant (0 units vacant) as of 10/31/2012** **Opened in 1990**

Unit Mix & Effective Rent (1)

Bedroom	%Total	Avg Rent	Avg SqFt	Avg $/SqFt
Eff	--	--	--	--
One	100.0%	$617	515	$1.20
One/Den	--	--	--	--
Two	--	--	--	--
Two/Den	--	--	--	--
Three	--	--	--	--
Four+	--	--	--	--

Community Amenities

Clubhouse:	☐	Gardening:	☐
Comm Rm:	☐	Library:	☐
Centrl Lndry:	☑	Arts&Crafts:	☐
Elevator:	☐	Health Rms:	☐
Fitness:	☐	Guest Suite:	☐
Hot Tub:	☐	Conv Store:	☐
Sauna:	☐	ComputerCtr:	☐
Walking Pth:	☐	Beauty Salon:	☐

Features

Standard: **Ceiling Fan; Window A/C; Patio/Balcony; Grabbar**

Select Units: **--**

Optional($): **--**

Security: **Keyed Bldg Entry**

Parking: **Free Surface Parking**

Comments

Section 8, rent is contract rent

Waitlist of 2 people

Property Manager: **--** *Owner:* **--**

Floorplans (Published Rents as of 10/31/2012) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	1	1	9	$602	515	$1.17	Section 8

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR $	2BR $	3BR $
10/31/12	0.0%	$617	--	--

Adjustments to Rent

Incentives:
None

Utilities in Rent: *Heat Fuel:* **Natural Gas**

Heat:	☐	Cooking:	☐	Wtr/Swr:	☐
Hot Water:	☐	Electricity:	☐	Trash:	☑

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(1) Effective Rent is Published Rent, net of utilities and concessions. (2) Published Rent is rent as quoted by management

Poynter

Senior Community Profile

412 3rd Ave.
Grinnell,IA

CommunityType: **Deep Subsidy-Disabled**
Structure Type: **Garden**

8 Units **0.0% Vacant (0 units vacant) as of 10/31/2012** **Opened in 1999**

Unit Mix & Effective Rent (1)

Bedroom	%Total	Avg Rent	Avg SqFt	Avg $/SqFt
Eff	--	--	--	--
One	100.0%	$617	515	$1.20
One/Den	--	--	--	--
Two	--	--	--	--
Two/Den	--	--	--	--
Three	--	--	--	--
Four+	--	--	--	--

Community Amenities

Clubhouse:	☑	Gardening:	☐
Comm Rm:	☑	Library:	☐
Centrl Lndry:	☑	Arts&Crafts:	☐
Elevator:	☐	Health Rms:	☐
Fitness:	☐	Guest Suite:	☐
Hot Tub:	☐	Conv Store:	☐
Sauna:	☐	ComputerCtr:	☐
Walking Pth:	☐	Beauty Salon:	☐

Features

Standard: **Central A/C; Patio/Balcony; Grabbar**

Select Units: **Ceiling Fan**

Optional($): **--**

Security: **Keyed Bldg Entry**

Parking: **Free Surface Parking**

Comments

Section 8, rent is contract rent

Waitlist of 2 people

Property Manager: **--** *Owner:* **--**

Floorplans (Published Rents as of 10/31/2012) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	1	1	8	$602	515	$1.17	Section 8

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR $	2BR $	3BR $
10/31/12	0.0%	$617	--	--

Adjustments to Rent

Incentives:
None

Utilities in Rent: *Heat Fuel:* **Electric**

Heat:	☐	Cooking:	☐	Wtr/Swr:	☐
Hot Water:	☐	Electricity:	☐	Trash:	☑

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Windsor Manor

Senior Community Profile

229 Pearl St.
Grinnell,IA

CommunityType: **Market Rate - Elderly**
Structure Type: **1-Story Garden**

40 Units **Occupancy data not currently available** **Opened in 2005**

Unit Mix & Effective Rent (1)

Bedroom	%Total	Avg Rent	Avg SqFt	Avg $/SqFt
Eff	--	--	--	--
One	--	$3,975	473	$8.40
One/Den	--	--	--	--
Two	--	$5,470	668	$8.19
Two/Den	--	--	--	--
Three	--	--	--	--
Four+	--	--	--	--

Community Amenities

Clubhouse:	☑	Gardening:	☑
Comm Rm:	☑	Library:	☑
Centrl Lndry:	☑	Arts&Crafts:	☑
Elevator:	☐	Health Rms:	☑
Fitness:	☐	Guest Suite:	☐
Hot Tub:	☐	Conv Store:	☐
Sauna:	☐	ComputerCtr:	☑
Walking Pth:	☐	Beauty Salon:	☑

Features

Standard: **Central A/C; Grabbar; Emergency Response; Van/Transportation; Meals - 3 meals; Housekeeping**

Select Units: **--**

Optional($): **--**

Security: **--**

Parking: **Free Surface Parking**

Comments

Occupancy information is unavailable

Assisted living community, 10 memory care units

Property Manager: **--** *Owner:* **--**

Floorplans (Published Rents as of 11/ 5/ 2012) (2)

Description	Feature	BRs	Bath	#Units	Rent	SqFt	Rent/SF	Program
Garden	--	1	1	--	$4,080	473	$8.63	Market
Garden	--	2	1	--	$5,600	668	$8.38	Market

Historic Vacancy & Eff. Rent (1)

Date	%Vac	1BR $	2BR $	3BR $
11/5/12	--	$3,975	$5,470	--

Adjustments to Rent

Incentives:
None

Utilities in Rent: *Heat Fuel:* **Electric**

Heat:	☑	Cooking:	☑	Wtr/Swr:	☑
Hot Water:	☑	Electricity:	☑	Trash:	☑

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CITY OF GRINNELL

HOUSING DISTRESS ASSESSMENT

JANUARY 18, 2016

ASSESSMENT PREPARED BY:
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INTRODUCTION

This Grinnell Housing Study updates and confirms relevant data from the 11/5/2012 City of Grinnell Housing Market Assessment that was prepared by the Real Property Research Group. This study is hereinafter referred to as the 2012 Grinnell Housing Study. Some data related to this assessment was also obtained from the 12/18/2013 A Market Conditions and Project Evaluation Summary of Spaulding Lofts that was prepared by the Novogradac Company. This study is hereinafter referred to as the 2013 Grinnell Lofts Housing Study.

This 2016 Housing Study also evaluates current housing data that is applicable to this project. All of this data demonstrates the current level of Grinnell housing distress.

EXTENT OF GRINNELL DISTRESSED HOUSING MARKET

The current Grinnell housing stress has been present since the 2012 Grinnell Housing Study. Overall, the city contains the necessary infrastructure and facilities to support growth, but has been historically limited by a lack of quality housing units and higher land/home costs.

The Grinnell Market Area remained stable during the past decade (2000 and 2010), with limited population and household growth. Overall, older adult and senior households are expected to increase at a faster rate than that of total households in the Grinnell Market Area on a percentage basis.

- Between the 2000 and 2010 Census counts, the Grinnell Market Area experienced minimal population and household growth. The net growth in the Grinnell Market Area during this decade was 70 people (0.8%) and 38 households (1.1%). Between 2012 and 2017, using Census growth rates, the Grinnell Market Area is projected to add 35 people and 19 households - increases of 0.4% and 0.5%, respectively.
- Between 2012 and 2017, households with householders age 55+ are projected to increase at an annual rate of 1.3% or 23 households. This would bring the total number of householders age 55+ in the Grinnell Market Area to 1,814. Households with a householder age 65+ will increase at an annual rate of 1.4% or 16 households per year.

There are currently 43 homes on the real estate market for under $160,000 in Grinnell. The average listing price for these homes is $108,000. Many of the homes do not appear to meet the market needs. Most of the homes are older 2 story homes and many are outdated. There were only 5 one-story structures on the market. 4 out of these one-story homes were small 2 bedroom type homes. There was only one nicer 3-4 bedroom home on the market, but the asking price was $156,000. Most of the livable homes appeared to be currently occupied.

Since most of the homes are not meeting market needs the homes are on the market for a while. Below are the number of homes on the market, by days listed:

- 12 of the homes have been on the market for under 60 days,
- 7 homes for 60-90 days,

- 17 homes for 90-200 days, and
- 7 homes for over 200 days.

The average number of days on the market is 141 days or about 5 months.

Grinnell is not fully capturing the positive impacts of job growth that have been experienced and will likely not capture those positive impacts from projected job growth. Grinnell lacks a compelling reason to live here when people have other options.

Grinnell employers have added more than 500 new jobs over the past few years. Brownells, recently completed a 200,000 square foot expansion in Grinnell. This expansion added more than 200 new jobs. Jeld-Wen also increased their employment significantly from the 2009 recession - they have added about 100 new jobs. Grinnell Reinsurance has added about 150 new jobs. Grinnell College has added 50 new jobs. Monsanto has added about 10 new jobs.

The market demand is for good 3 bedroom type 1 story units. There is also high demand for condo type owner units. There are no units like that currently available in Grinnell.

Based on recent job growth and the desire of some commuting workers to relocate to the Grinnell Market Area, demand exists for both rental and for-sale housing units. Overall, the lack of quality rental units in the Grinnell Market Area has led to pent up demand for new affordable and market rate rental units.

On the for-sale housing side, the construction of new housing units has been very limited over the past ten years. High land and development costs appear to be an impediment to new home construction for most households. There are currently only 3 Grinnell lots available for new home construction. The average lot price is $31,000. None of the lots appear to be attractive for today's $300,000+ priced new homes.

The 2012 Grinnell Housing Study estimates that the Grinnell Market Area will have a net demand for 122 rental units and 108 for-sale units over the next three years. New housing units should largely target moderate to upper income households, which form the core of the Grinnell Market Area's workforce, while also exploring affordable housing opportunities to serve low income households currently living in or relocating to the city. An assortment of product types are suitable for development within the Grinnell Market Area, including single-family detached homes, townhomes/attached homes, multi-family housing, and adaptive reuse communities.

The 2012 Grinnell Housing Study concludes that limited quality housing units exist for moderate and upper income households in the Grinnell Market Area. Given moderate and upper income households comprise approximately 60 to 62% of all owner households in both the Grinnell Market Area and the Secondary Market Area, a distinct gap exists between the existing housing supply and the current housing demand.

Most of these 2012 needs are still market gaps here in early 2016. Hubbell is adding 77 rental units, so about 75% of the rental need will be met with that project. The annual number of new building permits since 2012 is about 24 units. About 20% of the for-sale housing market has been met over the last 3 years. There is still a need for more than 80 new owner occupied type housing units.

The 2013 Grinnell Lofts Housing Study vacancy rates among the multifamily units range from zero to 11.9% with an overall vacancy rate of 2.7%. The subsidized developments have vacancy rates between zero and 11.9%, with an overall vacancy of 3.1%. The market rate developments' vacancy rates range from zero to 5.6%, with an overall average of 1.8%. The Arbors subsidized development reported the highest overall vacancy rate of 11.9%. The Grinnell housing market has only tightened since 2013, so the vacancy %ages have decreased.

The number of Grinnell building permits decreased from the 2000-2009 period to the 2013-2015 period. The city issued permits, on average, for 24 housing units per year in the 2000-2009 time period. The average for the 2013-2015 time period was only 8 housing units.

The current Poweshiek County unemployment rate is 3.0%. This is less than the 3.4% Iowa level. The Poweshiek County level is 2.0% lesser than the national rate for 11/2015. The Poweshiek County level was lesser than the state and US levels in 11/2014 also.

The Grinnell Chamber of Commerce 2012 Grinnell Housing Study focus group findings indicate up to 40 % of commuting workers would consider moving to Grinnell if more housing options were available. It is difficult to project if and when these commuters would actually move. Given the typical slow pace of construction and natural absorption of housing units into the market, the 2012 Grinnell Housing Study estimates that a reasonable estimate for in-commuter relocation is 6% over 3 years or 2% per year; however, as the potential housing demand from in-commuters is significant, using more conservative or more aggressive in-commuter relocation %ages results in multiple alternate demand scenarios.

The 2013 Grinnell Lofts Housing Study researchers held discussions with market residents. Housing is a major barrier for many becoming residents. There is pent up demand from those living in sub-standard housing or commuting from other communities. These conditions have not changed since 2013, and these problems still persist in 2016.

Over two-thirds (67.7%) of workers employed in the Grinnell Market Area do not reside there. Applying this %age to the 500 new jobs – 338 of the jobs will be filled by commuters. Of these 338 commuters, the 2012 and 2016 Grinnell Housing Study's estimate that 40% would consider relocating to the Grinnell Market Area. This results in demand for 135 housing units for new in-state workers willing to relocate to the Grinnell Market Area. Only about 24 of those new housing units have been filled through new owner occupied housing construction building permits, so there is a demand for around 100 new housing units.

Just over one-third (35.5 %) of workers employed in Grinnell as of the 2010 Census also lived in Grinnell. Workers' places of residence vary greatly, as Newton has the highest number of Grinnell commuters at just 3.4%. Other top locations for commuters include Marshalltown (1.6 %), Brooklyn (1.4 %), Montezuma (1.3 %), Des Moines (1.2 %), Kellogg (1.1 %), and Oskaloosa (1.0 %). The same Census commuting data indicates that nearly half (45.9 %) of Grinnell workers commuted less than 10 miles and another 27.3 % commuted 10 to 24 miles. Combined, 73.2 % of commuting workers lived within 24 miles of Grinnell.

ANNUAL NUMBER OF BUILDING PERMITS ISSUED IN THE COMMUNITY FOR THE MOST RECENT 3-YEAR PERIOD AND THE EXTENT TO WHICH A LOW VOLUME OF PERMITS INDICATES THAT THE LOCAL HOUSING MARKET IS IN NEED

The City of Grinnell permitted on average 8 new housing units per year from 2013-2015. The highest year was 2013, with 10 new homes. This is a decrease from the 2012 Grinnell Housing Study. That study reported that an average of 24 housing units per year were constructed from 2000-2009. The 2007-20011 period had only 5 housing unit permits per year. Since 2000, 68% of all permit activity has been for single-family detached homes, 7% has been for duplexes, 13% has been for three to four unit dwellings, and 13% has been for units contained within larger multi-family structures (5+ units).

Grinnell over the last three years has created about 24 new housing units. The number of direct new jobs in the area is over 500. Since the unemployment rate is around 3%, the new employees must come from other places. The city has a high number of commuters from other places, partially because they cannot find the desired housing in Grinnell. Grinnell desires to attract some of these commuters to reside within Grinnell. Creative new housing approaches will be needed to attract people into Grinnell.

HOMEOWNER VACANCY RATE IN THE COMMUNITY AND THE EXTENT TO WHICH THE RATE INDICATES THAT ADDITIONAL INCENTIVES ARE NEEDED TO INCREASE THE AVAILABLE HOUSING STOCK

Online listings for under $160,000 were evaluated as part of this 2016 Housing Study. Only a few of the owner occupied homes appeared to be vacant. The vacancy rate for owner occupied homes would be less than 1%. It is difficult for new residents to find the types of homes they desire. This forces them to live in other places besides Grinnell. This hurts the Grinnell economy.

The 2013 Grinnell Lofts Housing Study vacancy rates among the multifamily units range from zero to 11.9% with an overall vacancy rate of 2.7%. The subsidized developments have vacancy rates between zero and 11.9%, with an overall vacancy of 3.1%. The market rate developments' vacancy rates range from zero to 5.6%, with an overall average of 1.8%. The Arbors subsidized development reported the highest overall vacancy rate of 11.9%. There is no reason to expect

that these 2013 values would be lower in 2016. If anything the housing market has gotten even tighter with recent job growth, so the vacancy rates would be even lesser.

ANNUAL VOLUME OF HOMEOWNER UNIT SALES IN THE COMMUNITY FOR THE MOST RECENT 3-YEAR PERIOD AND THE EXTENT TO WHICH A LOW VOLUME INDICATES A SHORTAGE OF AVAILABLE HOUSING

The annual sales volume follows the recent positive job growth trend, see the table below. Homeowner sales has increased 11% from 2013-2015. The number of home sales is constrained by the available housing choices. There were 500 new jobs added in Grinnell but the number of home sales increased by about 20 homes. There are likely more than 400 new Grinnell labor force members that must drive from other places to work in Grinnell. The lack of available housing constrains the local economic growth.

YEAR	# OF SALES
2015	185
2014	174
2013	166

ANNUAL AVERAGE LENGTH OF TIME IT TAKES TO SELL HOMEOWNER UNITS IN THE COMMUNITY FOR THE MOST RECENT 3-YEAR PERIOD AND THE EXTENT TO WHICH THE AVERAGE LENGTH OF TIME INDICATES DEMAND FOR HOUSING IN THE COMMUNITY

The lack of sufficient housing options decreases the length of time it takes to sell current housing units. In 2015, the average days on the market was 108 days. That level in 2014 was 103 days, and 110 days in 2013.

A desirable housing unit in the Grinnell market will sell within weeks, because of the strong economy. The homes that are not selling are the over-priced older outdated homes or those homes priced over $300,000. There is a limited market for the $300,000+ homes in Grinnell, so these homes typically take a while to sell.

ANNUAL AVERAGE RENTAL VACANCY RATE IN THE COMMUNITY AND THE EXTENT TO WHICH A LOW VACANCY RATE INDICATES HIGH DEMAND FOR HOUSING IN THE COMMUNITY

The rental housing market is similarly very tight. Strengths of the market include the current vacancy rate of 2.7%, as well as the fact that only one comparable is offering concessions. Further, the majority of subsidized and market rate developments are maintaining waiting lists. In general, the market area lacks good quality rental housing.

Poweshiek County also experienced a slight increase in population and number of households from 2000 to 2013; however, these numbers are projected to decrease slightly through 2018. The number of renters within the primary market area and the county are anticipated to remain relatively stable through 2018.

The vacancy rates among the existing multifamily complexes range from zero to 11.9%, with an overall vacancy rate of 2.7%. The subsidized developments have vacancy rates between zero and 11.9%, with an overall vacancy of 3.1%. The market rate developments' vacancy rates range from zero to 5.6%, with an overall average of 1.8%.

According to Sharon Van Dyke of the Grinnell Housing Authority, the waiting list for Section 8 HUD housing assistance vouchers is extensive, with a wait of up to one year. The waiting list is currently open.

ANNUAL AVERAGE LENGTH OF TIME IT TAKES TO LEASE RENTAL UNITS IN THE COMMUNITY FOR THE MOST RECENT 3-YEAR PERIOD AND THE EXTENT TO WHICH THE AVERAGE LENGTH OF TIME INDICATES HIGH DEMAND FOR RENTAL HOUSING IN THE COMMUNITY

The 2013 Grinnell Lofts Housing Study estimated that the proposed subsidized rental project would be fully absorbed within ten to 12 months of completion, without affecting the occupancy levels of existing subsidized/LIHTC developments. In early 2016, there is no reason to believe that this trend has changed. The estimated absorption rate equates to approximately six to eight units per month.

In addition, discussions with market participants indicate that housing is a major barrier for many of those employed in the city from becoming residents and that there is pent up demand from those living in sub-standard housing or commuting from other communities.

THE AVERAGE HOUSING COSTS IN THE COMMUNITY AND THE EXTENT TO WHICH THOSE COSTS ARE CONSIDERED AFFORDABLE

The 2015 Grinnell average sales price is at the lowest level over the 2013 to 2015 time period. The 2015 average sales price is $143,712. The 2014 average was $156,150 and the 2013 average was $151,279. A Grinnell realtor states that this trend is due in large part to the city's tax incentive to rehabilitate dilapidated existing inventory. Many people took advantage of purchasing tired and run down property knowing they could improve them and get a 10-year tax abatement on the improved value.

Some fair to poor condition homes are currently available in Grinnell for the $50,000-100,000 level. These homes do not meet the requirements of many of the Grinnell new employees; henceforth they choose to commute. A few nice homes are available for the $140,000-160,000

range. Homes that are for sale at that level seem to be the desired ones, since they are in good condition, good location, etc.

Year 2015 sales data indicates demand for moderate priced housing. The highest number of sales is in the $50,000 - $100,000 bracket. These tend to be the fixer upper type properties. The second highest bracket is the $150,000-200,000 level. Again this is the more modern nice home bracket. This is the same price bracket that had the lowest number of days on the market. There were 20 home sales over $300,000 but these homes were on the market for 7-8 months prior to sale.

2015 Sales Data

SALES PRICE	# SOLD	# OF LISTINGS	# DAYS ON MARKET
UNDER $50,000	12	3	130
$50,000 – 99,999	51	20	133
$100,000-149,999	15	21	102
$150,000-199,999	33	15	69
$200,000-249,999	24	7	82
$250,000-299,999	12	3	121
$300,000 +	20	12	227

If you can find a rental property that meets your expectations the rent levels are affordable. The market rents for units in good condition are:

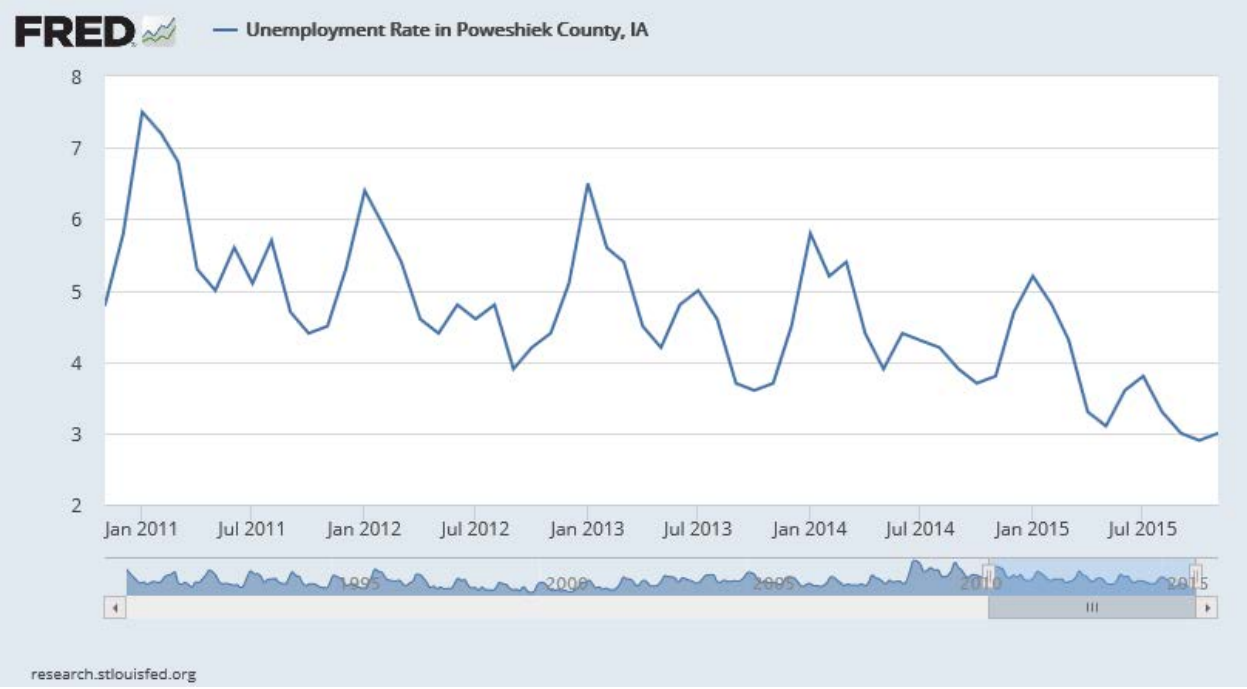
- 1 bedroom – around $520/month
- 2 bedroom – around $650/month

The market rents for units in fair condition area:

- 1 bedroom – around $500/month
- 2 bedroom – around $600/month

THE AVERAGE UNEMPLOYMENT RATE FOR THE COMMUNITY AND THE EXTENT TO WHICH A LOW UNEMPLOYMENT RATE CONTRIBUTEDS TO INCREASED DEMAND FOR HOUSING IN THE COMMUNITY

The Poweshiek County unemployment rate is at the lowest level over the last 10 years. The current unemployment level is 3%. This is less than the 3.4% Iowa level. The Poweshiek County level is 2.0% lesser than the national rate for 11/2015. The Poweshiek County level was lesser than the state and US levels in 11/2014 also.



LABORSHED WAGE APPLICABLE TO THE COMMUNITY AND THE EXTENT TO WHICH LOW RELATIVE WAGES NEGATIVELY IMPACT THE AFFORDABILITY OF HOUSING IN THE COMMUNITY

The FY 2016 100% laborshed wage for Grinnell, as calculated by the Iowa Department of Workforce Development for purposes of the high quality jobs program, is $16.66/hour. This computes to $34,653 for a full time job. Poweshiek County is not listed on the FY 2016 Iowa distressed counties list. So the county is one of 66 Iowa Counties that has better employment statistics than the state.

According to the Iowa Workforce list of Worker Adjustment and Retraining Notification (WARN) listings, there have been no WARN filings in Poweshiek County since 2006.

SUMMARY

The City of Grinnell needs to look at options to increase the number of available housing units. This is needed to attract some of the job growth employees to reside in Grinnell vs commuting into the area. There appears to be a need for around 100 new owner occupied housing units and around 20-30 more rental housing units.

GRINNELL PLANNING COMMITTEE MEETING
MONDAY, OCTOBER 17, 2016 AT 4:45 P.M.
IN THE CAULKINS ROOM AT THE DRAKE COMMUNITY LIBRARY

TENTATIVE AGENDA

ROLL CALL: Bly (Chair), Burnell, Hansen.

PERFECTING AND APPROVAL OF AGENDA

COMMITTEE BUSINESS:

"NO MEETING"

INQUIRIES:

ADJOURNMENT

GRINNELL PUBLIC SAFETY COMMITTEE MEETING
MONDAY, OCTOBER 17, 2016 AT 5:30 P.M.
IN THE CAULKINS ROOM AT
THE DRAKE COMMUNITY LIBRARY

MINUTES

ROLL CALL: White, Hueftle-Worley, Burnell

PERFECTING AND APPROVAL OF AGENDA:

COMMITTEE BUSINESS:

1. Request to close 8th Avenue between Park Street and the train tracks on November 1, 2016 from 11:00 am to 1 pm for a peaceful demonstration to raise community awareness surrounding institutional racism and oppression.
2. Consider resolution approving the FY17 28E agreement between the Grinnell Police Department and the Iowa Alcoholic Beverages Division for the tobacco enforcement (See Resolution No. 2016-207).
3. Update on semi-annual meeting with Midwest Ambulance in regard to EMS.
4. Discuss Iowa Law Enforcement Policy Manual and Daily Training Bulletins Subscription.
5. Consider first reading of an ordinance amending the No Parking section by adding no parking area (See Ordinance No. 1427).
6. Discuss ordinance for use of electronic smoking devices prohibited in public places.

INQUIRIES:

ADJOURNMENT

To Whom It may Concern:

We seek to present this to the council meeting being held on October 17th Please let me know the time and location so that I may present this to the council in person:

We request to occupy **8th avenue** between **Park Street** and the **train tracks** (just after the John Rosenfield Center) on **November 1st** from **11am-1pm.** We will be having a peaceful demonstration to raise community awareness surrounding institutional racism and oppression. We cannot stress enough that this is a very peaceful protest that only aims to artistically demonstrate the voices of people of color. We request that the demonstration be held on the street because the street is symbolic of the connection between the college and the community and by standing on the street our bodies are representative of our place in this connection. This is a Grinnell wide demonstration that extends beyond the faculty, staff and students of Grinnell College but also aims to include the wider community of color in Grinnell. We bring this to your attention because we request that the area stated above be blocked off from traffic to ensure the safety of both the participants and the on-coming traffic. We do not need the support of the police in order to meet this aim, but request roadblocks be placed in order to ensure safety of everyone.

Thank you,
Hazel Batrezchavez &
Students of Grinnell
(SOL; Student Organization of Latinos,CBS; Concerned Black Students , AAA; Association of Asian Americans , ACSU; Africans&Carribiean Student Union, QPOC; Queer People of Color)

Hazel Batrezchavez
Grinnell College '17
Box #3053 | 1115 8th Ave.
Grinnell, IA | 50112-1553
T: (818) 287-5636

RESOLUTION NO. 2016-207

A RESOLUTION TO APPROVE THE 28E AGREEMENT BETWEEN IOWA ALCOHOLIC BEVERAGES DIVISION AND GRINNELL CITY POLICE DEPARTMENT FOR TOBACCO, ALTERNATIVE NICOTINE AND VAPOR PRODUCT ENFORCEMENT

WHEREAS, the city of Grinnell Police Department and Iowa Alcoholic Beverages Division, Iowa realize the mutual benefit to be derived from joining together to provide enforcement for Iowa's tobacco, alternative and vapor product laws; and

WHEREAS, Chapter 28E, the *Code of Iowa* allows local governing bodies to indicate their joint participation in creating of such sharing agreements; and

WHEREAS, the heretofore named city of Grinnell and Iowa Alcoholic Beverages Division desire to further the public purpose of providing joint enforcement according to the 28E agreement and its terms as mutually agreed upon by both parties; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the city of Grinnell, Iowa that it does hereby pledge its full cooperation with the governing body of the other cooperating governmental agency in the enforcement for Iowa's Tobacco, Alternative Nicotine and Vapor Product Laws as set forth in the Intergovernmental Agency Cooperation Agreement for FY17.

PASSED AND APPROVED THIS 17th day of October, 2016.

_____

Gordon Canfield, Mayor

ATTEST:

_____

P. Kay Cmelik, City Clerk

28E AGREEMENT FOR TOBACCO, ALTERNATIVE NICOTINE AND VAPOR PRODUCT ENFORCEMENT

SCHEDULE 2

THIS AGREEMENT is made and entered into on this _____day of _____, 2016 by and between the Iowa Alcoholic Beverages Division ("ABD"), and the Grinnell Police Department (The "Department"). The parties agree as follows:

SECTION 1. IDENTITY OF THE PARTIES.

1.1 **Iowa ABD.** The ABD is authorized pursuant to Iowa Code Chapter 142A and a Memorandum of Understanding with the Iowa Department of Public Health to provide enforcement for Iowa's tobacco, alternative nicotine and vapor product laws. The ABD's address is: 1918 SE Hulsizer Road, Ankeny, Iowa 50021.

1.2 **Department.** The Department operates a duly recognized Iowa law enforcement agency. The Department's address is:

Grinnell Police Department
1020 Spring St., Grinnell, Iowa 50112

SECTION 2. PURPOSE. The parties have entered into this Agreement for the purpose of providing and funding tobacco, alternative nicotine and vapor product enforcement activities in compliance with Iowa Code § 453A.2.

SECTION 3. TERM. The term of the Agreement shall be from the aforementioned date through June 30, 2017, unless earlier terminated in accordance with the terms of the Agreement.

SECTION 4. FILING. Pursuant to Iowa Code § 28E.8, the ABD shall electronically file the Agreement with the Iowa Secretary of State, after the parties have executed the agreement.

SECTION 5. RESPONSIBILITIES OF THE PARTIES.

5.1 **Responsibilities of the Department.**

5.1.1 **Local Tobacco, Alternative Nicotine and Vapor Product Enforcement.** The Department shall provide tobacco, alternative nicotine and vapor product enforcement of Iowa Code Chapter 453A.

5.1.2 **Compliance Checks.** "Compliance checks" mean activity to enforce Iowa Code § 453A.2 within the jurisdiction of the Department. Compliance checks also may include enforcement of § 453A.2 within additional jurisdictions upon agreement

of the Parties. ABD shall make available to the Department the location of each tobacco, alternative nicotine and vapor product permit holder subject to a compliance check by the Department at https://tobacco.iowaabd.com/.

The Department shall perform one (1) compliance check of each tobacco, alternative nicotine and vapor product permit holder within the jurisdiction of the Department during the term of the Agreement. Please note that alternative nicotine and vapor products are age-restricted pursuant to Iowa Code § 453A.2, and are therefore included in the I-PLEDGE program. Attempts to purchase alternative nicotine and vapor products may be conducted at any retailer that sells these products.

The Department shall not begin to conduct any retailer compliance checks until October 1, 2016.

The compliance check shall be completed and submitted for reimbursement to ABD by **January 15, 2017**. The Department should try to complete a compliance check of all seasonal businesses such as golf courses, marinas and bait shops before the businesses close for the 2016 business year, but not before October 1, 2016.

The Department shall conduct a second compliance check on any retailer that is found to be non-compliant during the first inspection. The second compliance check on the non-compliant retailer shall be completed and entered no later than **April 15, 2017**.

Clerks that fail compliance checks shall be ticketed criminally.

The Department shall, within seven (7) business days, notify the retail owner or manager of any violation. Within seventy-two (72) hours of the Department issuing a citation for a violation of Iowa Code § 453A.2(1) to a permit-holder or employee of a permit-holder, the Department must notify the local permit-issuing authority that issued the tobacco, alternative nicotine and vapor product permit to the retailer where the offense was committed.

If the Department fails to complete and submit reimbursement for compliance checks to ABD by **January 15, 2017,** ABD will consult with the Department to establish a plan for completing the remaining compliance checks. In the event that the Department fails to execute the agreed upon plan, the Department agrees that ABD may authorize the Iowa State Patrol or other law enforcement agency to conduct any remaining compliance checks.

5.1.3 **Youth Volunteers.** Utilization of youth volunteers is strongly encouraged where feasible. The Department may compensate the youth involved in the compliance checks in a manner consistent with Section 6. Keep in mind that the federal government (SYNAR) ***will not allow minors under the age of sixteen (16)*** to be used to conduct compliance checks. Please ensure that the officers assigned to conduct the compliance checks do not work with a youth younger than age 16.

5.1.4 **Routine Enforcement.** In addition to conducting compliance checks, the Department agrees to regularly enforce youth tobacco, alternative nicotine and vapor product laws by ticketing youth offenders.

5.1.5 **Civil Proceedings.** The Department shall cooperate with city, county and state prosecutors if civil permit proceedings are initiated against a tobacco, alternative nicotine and vapor product permit holder. The Department shall also cooperate in proceedings against cited clerks and minors. Cooperation shall include, but not be limited to, sharing investigative reports and copies of issued citations, as well as providing witness statements and testimony.

5.1.6 **Compliance Reports.** The Department shall provide monthly reports to the ABD in the manner prescribed by the ABD.

5.1.7 **Miscellaneous.** The Department shall be responsible for the day-to-day administration of its tobacco, alternative nicotine and vapor product enforcement activities. The Department shall provide all office space, equipment and personnel necessary to conduct tobacco, alternative nicotine and vapor product enforcement activities under the Agreement. The Department is solely responsible for the selection, hiring, disciplining, firing and compensation of its officers.

5.2 **Responsibilities of the ABD.**

5.2.1 **Enforcement Guidance.** The ABD shall provide guidance on tobacco, alternative nicotine and vapor product enforcement to the Department, if needed, and cooperate with the Department in the performance of the Agreement.

5.2.4 **Payment.** The ABD shall pay the Department in the manner described in Section 6.

5.2.5 **Cooperation.** If ABD believes that any officer of the Department fails to perform duties in a manner that is consistent with the Agreement, the ABD shall notify the Department. The Department shall then take such action as necessary to investigate and, if appropriate, discipline or reassign the officer away from tobacco, alternative nicotine and vapor product enforcement activities. The ABD shall have no authority to discipline or reassign an officer, except that the ABD shall have the authority to stipulate that a particular officer not be assigned to provide services under the Agreement.

5.2.6 **Insurance, Benefits and Compensation.** The ABD shall not provide for, nor pay, any employment costs of the Department's officers including, but not limited to, worker's compensation, unemployment insurance, health insurance, life insurance and any other benefits or compensation, nor make any payroll payments with respect to the Department's officers. The ABD shall have no liability

whatsoever for all such employment costs or other expenses relating to, or for the benefit of, the Department's officers.

SECTION 6. PAYMENT TO DEPARTMENT.

6.1 **Method of Payment.** In consideration for providing the services required by the Agreement, the Department shall be paid on a flat fee basis of seventy-five dollars ($75) per reported compliance check. The flat fee payment for each compliance check constitutes the full and exclusive remuneration for the compliance checks. For example, compensation of youth participants is the sole responsibility of the Department and is to be paid from the flat fee payment.

6.2 **Eligible Claims.** Compliance checks that are conducted on or after **October 1, 2016** are eligible for payment provided that the results are reported in accordance with Section 5. Any compliance checks that were funded by a non-departmental entity are not eligible for payment.

6.3 **Allocations.** The costs of the services referred to in Section 6.1 shall be allocated as follows:

6.3.1 **Sole Activity.** Money paid to the Department, pursuant to the Agreement, shall be used to fund overtime of full- or part-time peace officer positions solely for tobacco, alternative nicotine and vapor product enforcement activities described in the Agreement. Money also shall be used for compensation, if any, of youth participants. In addition, the Department may use money paid pursuant to the Agreement for reasonable Department expenditures, including, but not limited to, officer training and equipment, provided that such expenditures do not impair the Department's ability to perform tobacco, alternative nicotine and vapor product enforcement activities.

6.3.2 **Payment in Arrears.** The ABD may pay all approved invoices in arrears and in conformance with Iowa Code § 8A.514. The ABD, consistent with Iowa Code § 8A.514, may pay in less than the specified time period. Payment by the ABD in fewer than sixty (60) days, however, does not constitute an implied waiver of that Code section.

SECTION 7. ADMINISTRATION OF AGREEMENT. The ABD and the Department shall jointly administer the Agreement.

SECTION 8. NO SEPARATE ADMINISTRATIVE ENTITY. No new or separate legal or administrative entity is created by the Agreement.

SECTION 9. NO PROPERTY ACQUIRED. The ABD and the Department, in connection with the performance of the Agreement, shall acquire no real or personal property.

SECTION 10. TERMINATION.

10.1 **Termination For Convenience.** Following thirty (30) days written notice, either party may terminate the Agreement, in whole or in part, for convenience without the payment of any penalty or incurring any further obligation to the non-terminating party. Following termination for convenience, the non-terminating party shall be entitled to compensation, upon submission of invoices and proper proof of claim, for services provided under the Agreement to the terminating party up to and including the date of termination.

10.2 **Termination for Cause.** The occurrence of any one or more of the following events shall constitute cause for any party to declare another party in default of its obligations under the Agreement:

10.2.1 Failure to observe and perform any covenant, condition or obligation created by the Agreement;

10.2.2 Failure to make substantial and timely progress toward performance of the Agreement;

10.2.3 Failure of the party's work product and services to conform with any specifications noted herein;

10.2.4 Infringement of any patent, trademark, copyright, trade dress or any other intellectual property right.

10.3 **Notice of Default.** If there occurs a default event under Section 10.2, the non-defaulting party shall provide written notice to the defaulting party requesting that the breach or noncompliance be immediately remedied. In the event that the breach or noncompliance continues to be evidenced ten days beyond the date specified in the written notice, the non-defaulting party may either:

10.3.1 Immediately terminate the Agreement without additional written notice; or,

10.3.2 Enforce the terms and conditions of the Agreement and seek any available legal or equitable remedies.

In either event, the non-defaulting party may seek damages as a result of the breach or failure to comply with the terms of the Agreement.

SECTION 11. INDEMNIFICATION.

11.1 **By ABD.** Consistent with Article VII, Section 1 of the Iowa Constitution and Iowa Code Chapter 669, ABD agrees to defend and indemnify the Department and hold it harmless

against any and all liabilities, damages, settlements, judgments, costs and expenses, including reasonable attorney's fees of counsel required to defend the Department, related to or arising out of ABD's negligent or wrongful acts or omissions in the performance of the Agreement.

11.2 **By the Department.** Consistent with Article VII, Section 1 of the Iowa Constitution and Iowa Code Chapter 670, the Department agrees to defend and indemnify and hold the State of Iowa and ABD harmless from any and all liabilities, damages, settlements, judgments, costs and expenses, including reasonable governmental attorney's fees and the costs and expenses of attorney fees of other counsel required to defend the ABD, related to or arising from any negligent or wrongful acts or omissions of the Department in the performance of this Agreement.

SECTION 12. CONTACT PERSON.

12.1 **Contact Person.** At the time of execution of the Agreement, each party shall designate, in writing, a Contact Person to serve until the expiration of the Agreement or the designation of a substitute Contact Person. During the term of the Agreement, each Contact Person shall be available to meet, as otherwise mutually agreed, to plan the services being provided under the Agreement.

SECTION 13. CONTRACT ADMINISTRATION.

13.1 **Amendments.** The Agreement may be amended in writing from time to time by mutual consent of the parties. All amendments to the Agreement must be fully executed by the parties.

13.2 **Third Party Beneficiaries.** There are no third party beneficiaries to the Agreement. The Agreement is intended only to benefit ABD and the Department.

13.3 **Choice of Law and Forum.** The terms and provisions of the Agreement shall be construed in accordance with the laws of the State of Iowa. Any and all litigation or actions commenced in connection with the Agreement shall be brought in Des Moines, Iowa, in Polk County District Court for the State of Iowa. This provision shall not be construed as waiving any immunity to suit or liability that may be available to the State of Iowa, ABD or the Department.

13.4 **Assignment and Delegation.** The Agreement may not be assigned, transferred or conveyed in whole or in part without the prior written consent of the other party.

13.5 **Integration.** The Agreement represents the entire Agreement between the parties and neither party is relying on any representation that may have been made which is not included in the Agreement.

13.6 **Headings or Captions.** The paragraph headings or captions are for identification purposes only and do not limit nor construe the contents of the paragraphs.

13.7 **Not a Joint Venture.** Nothing in the Agreement shall be construed as creating or constituting the relationship of a partnership, joint venture, association of any kind or agent and principal relationship between the parties. Each party shall be deemed an independent contractor acting toward the expected mutual benefits. No party, unless otherwise specifically provided for herein, has the authority to enter into any contract or create an obligation or liability on behalf of, in the name of, or binding upon the other party to the Agreement.

13.8 **Supersedes Former Agreements.** The Agreement supersedes all prior Agreements between ABD and the Department for the services provided in connection with the Agreement.

13.9 **Waiver.** Except as specifically provided for in a waiver signed by duly authorized representatives of ABD and the Department, failure by any party at any time to require performance by the other party or to claim a breach of any provision of the Agreement shall not be construed as affecting any subsequent breach or the right to require performance with respect thereto or to claim a breach with respect thereto.

13.10 **Notices.** Notices under the Agreement shall be in writing and delivered to the representative of the party to receive notice (identified below) at the address of the party to receive notice as it appears below or as otherwise provided for by proper notice here under. This person shall be the Contact Person. The effective date for any notice under the Agreement shall be the date of delivery of such notice (not the date of mailing) which may be effected by certified U.S. Mail return receipt requested with postage prepaid thereon or by recognized overnight delivery service, such as Federal Express or UPS. Failure to accept "receipt" shall constitute delivery.

If to ABD:

Jessica Ekman
Tobacco Program Coordinator
Iowa Alcoholic Beverages Division
1918 SE Hulsizer Road
Ankeny, Iowa 50021
515-281-7434
Email: ekman@IowaABD.com

If to Department:

Chief Dennis Reilly
Grinnell Police Department
1020 Spring St.
Grinnell, Iowa 50112
Email:

13.11 **Cumulative Rights.** The various rights, powers, options, elections and remedies of any party provided in the Agreement, shall be construed as cumulative and not one of

them is exclusive of the others or exclusive of any rights, remedies or priorities allowed any party by law, and shall in no way affect or impair the right of any party to pursue any other equitable or legal remedy to which any party may be entitled as long as any default remains in any way un-remedied, unsatisfied or un-discharged.

13.12 **Severability.** If any provision of the Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other part or provision of the Agreement.

13.13 **Time is of the Essence.** Time is of the essence with respect to the performance of the terms of the Agreement.

13.14 **Authorization.** Each party to the Agreement represents and warrants to the other that:

13.14.1 It has the right, power and authority to enter into and perform its obligations under the Agreement.

13.14.2 It has taken all requisite action (corporate, statutory or otherwise) to approve execution, delivery and performance of the Agreement, and the Agreement constitutes a legal, valid and binding obligation upon itself in accordance with its terms.

13.15 **Successors in Interest.** All the terms, provisions and conditions of the Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors, assigns and legal representatives.

13.16 **Record Retention and Access.** The Department shall maintain books, records and documents which sufficiently and properly document and calculate all charges billed to ABD throughout the term of the Agreement for a period of at least three (3) years following the date of final payment or completion of any required audit, whichever is later. The Department shall permit the Auditor of the State of Iowa or any authorized representative of the State and where federal funds are involved, the Comptroller General of the United States or any other authorized representative of the United States government, to access and examine, audit, excerpt and transcribe any directly pertinent books, documents, papers, electronic or optically stored and created records or other records of the Department relating to orders, invoices, or payments or any other documentation or materials pertaining to the Agreement. The Department shall not impose a charge for audit or examination of the books and records.

13.17 **Additional Provisions.** The parties agree that any Addendum, Rider or Exhibit, attached hereto by the parties, shall be deemed incorporated herein by reference.

13.18 **Further Assurances and Corrective Instruments.** The parties agree that they shall, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for carrying out the expressed intention of the Agreement.

SECTION 14. EXECUTION.

IN WITNESS WHEREOF, in consideration of the mutual covenants set forth above and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the parties have entered into the Agreement and have caused their duly authorized representatives to execute the Agreement.

By Alcoholic Beverages Division

Stephen Larson, Administrator	**Date**

By Law Enforcement Agency

Department Official	**Date**
Department Witness	**Date**

Lexipol
PREDICTABLE IS PREVENTABLE®

IOWA LAW ENFORCEMENT POLICY MANUAL & DAILY TRAINING BULLETINS

Presented to:

Grinnell Police Department

Proposal Date: October 11, 2016

Lexipol
6B Liberty, Suite 200
Aliso Viejo, California 92656
949.484.4444
www.lexipol.com

Karen James
Senior Account Executive
949-325-1230
kjames@lexipol.com

Proposal Valid Through: October 21, 2016

Lexipol
PREDICTABLE IS PREVENTABLE®

October 11, 2016

Chief Dennis Reilly
Grinnell Police Department
1020 Spring Street
Grinnell, Iowa 50112

Dear Chief Reilly,

Thank you for the opportunity to propose our Law Enforcement Policy Manual and integrated Daily Training Bulletin service to your department. Since 2003, our proven policy and training solutions have helped public safety agencies across the country reduce risk, avoid litigation and focus more resources on proactive policing.

Lexipol's cost-effective model and easy-to-use web-based tools provide your agency with:

- Policies that reflect up-to-date, applicable industry standards and best practices
- Content specific to the laws and practices of Iowa
- Daily scenario-based training that reinforces your agency's policies
- Timely updates in response to new legislation and case law

Vetted by a team of attorneys specializing in public safety law, our content is used by more than 2,500 public safety agencies nationwide. As a Lexipol client, you will always have access to a current policy manual that reflects your agency's values and policing philosophy, and the peace of mind that comes from knowing your agency is protected.

Thank you again for your interest in Lexipol.

Sincerely,

LEXIPOL, LLC

Karen James

Karen James
Senior Account Executive

Lexipol
PREDICTABLE IS PREVENTABLE®

PROPOSAL FOR LAW ENFORCEMENT POLICY MANUAL

PRESENTED TO: Grinnell Police Department DATE: October 11, 2016

Product	Term	Price
Annual Subscription:		
Law Enforcement Policy Manual & Daily Training Bulletins w/ Supplemental Publication Service	Annual	$6,389
5% IPCA Discount	Annual	($320)
Weekly User Group Working Sessions If Agreement received on or before 10/21/16	12 weeks	$0
Total Recurring Annual Subscription		$6,069
Implementation Support:		
Quick Start (Silver) Implementation Package Based on 425 pages	One-time	$6,440
10% Implementation Offer - Iowa Launch Special If Agreement received on or before 10/21/16	One-time	($644)
Implementation - Total One-Time Fee		$5,796
Total Due - Year 1		**$11,865**

Pricing is based on:

☒ Law Enforcement – No. of Authorized Sworn Officers 15

SCOPE OF SERVICES:

Law Enforcement Policy Manual & Daily Training Bulletins

- Compliant with state and federal laws and regulations
- Customized to reflect your agency's terminology and structure
- Scenario-based daily training ties policy to real-world applications
- Each DTB includes a test question that reinforces policy comprehension
- Officers can complete DTBs via computers or iOS and Android mobile devices
- DTB completion and policy acknowledgement reports available by officer, topic or policy

Policy Updates

- Delivered in response to new legislation, case law and evolving best practices
- Changes are presented in mark-up form and side-by-side comparison against existing policy
- Your agency can accept, reject or customize each update

Web-Based Delivery Platform & Mobile App (Knowledge Management System)

Included with every subscription, this state-of-the-art web-based platform features:

- Ability to edit and customize content to reflect your agency's mission and philosophy
- Efficient distribution of policies to staff
- Automated tracking and reporting of policy acknowledgement and completion of training by all staff
- Archival and easy retrieval of all versions of policy manual, should litigation require you to produce an earlier version
- Mobile app that provides in-the-field access to policy and training materials

Quick Start (Silver) Implementation Service

- Two-way cross-reference report comparing the agency's existing policy content to the Lexipol policy content
- One-on-one review with agency to discuss the cross-reference report
- Agency-specific Implementation Plan, Project Management Guide and project kickoff presentation webinar providing background on Lexipol policy structure, writing style and editing guidelines
- Customized project status tracker, project calendar and implementation timetable
- 8 hours of consultation / project management support to ensure immediate progress following the cross-reference review

Supplemental Manual

- Electronically links department-specific procedural content to your policy manual
- Automated tools help ensure consistency between policy and procedure material
- Perfect for standard operating guidelines/procedures, general orders or field guides

Accreditation Tools

- Ability to integrate accreditation standards (e.g., CALEA) content into the agency's policies
- Tracking and reporting tools that facilitate audits and assessments

Customer Assistance & Support

- Training on the Lexipol web-based delivery platform
- Dedicated Account Management and Customer Service representatives assigned to agency and available via phone and email
- Lexipol Forum, an online user community of Lexipol subscribers, provides additional resources and opportunities to get questions answered and share best practices

Group User Working Sessions
Weekly, 90-minute group sessions for 12 weeks led by a Lexipol Implementation Specialist experienced in policy development. *Available for limited time only (October 2016 start-up)*.

- Assignments show you which policies to focus on for the coming week
- Time allotted for questions that surface during your policy review process
- Review of the KMS tools and features you will need to complete the assigned tasks

Lexipol

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AGREEMENT FOR USE OF SUBSCRIPTION MATERIAL

Agency's Name: Grinnell Police Department

Agency's Address: 1020 Spring Street

Grinnell, Iowa 50112

Attention: Chief Dennis Reilly

Lexipol's Address: 6B Liberty, Suite 200

Aliso Viejo, CA 92656

Attention: Karen James

Effective Date: _____

(to be completed by Lexipol upon receipt of signed Agreement)

The Agreement for Use of Subscription Material is between Lexipol, LLC, a Delaware limited liability company ("***Lexipol***"), and the Agency identified above. The Agreement consists of (a) this cover sheet; (b) ***Exhibit A*** (Subscriptions Being Purchased and Subscription Fees) attached to this cover sheet (consisting of 1 page), and (c) ***Exhibit B*** (General Terms and Conditions) attached to this cover sheet (consisting of 5 pages). Capitalized terms that are used in Exhibit A and not defined therein shall have the respective meanings given to them in Exhibit B.

AGENCY	**LEXIPOL, LLC**
Signature: _____	Signature: _____
Print Name: _____	Print Name: Van Holland
Title: _____	Title: Chief Financial Officer
Date Signed: _____	Date Signed: _____

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EXHIBIT A

SUBSCRIPTIONS BEING PURCHASED AND SUBSCRIPTION FEES

Agency is purchasing the following:

Product	Term	Price
Annual Subscription:		
Law Enforcement Policy Manual & Daily Training Bulletins w/ Supplemental Publication Service	Annual	$6,389
5% IPCA Discount	Annual	($320)
Weekly User Group Working Sessions If Agreement received on or before 10/21/16	12 weeks	$0
Total Recurring Annual Subscription		$6,069
Prorated Period 11/1/2016 thru 12/31/2016:		
11/1/2016 thru 12/31/2016	Prorate	$1,011
Subscription Sub-Total Year 1		**$1,011**
Implementation Support:		
Quick Start (Silver) Implementation Package Based on 425 pages	One-time	$6,440
10% Implementation Offer - Iowa Launch Special If Agreement received on or before 10/21/16	One-time	($644)
Implementation - Sub-Total One-Time Fee		**$5,796**
Total Due - Start-up		**$6,807**

January 2017 Renewal		
Law Enforcement Policy Manual & Daily Training Bulletins w/ Supplemental Publication Service	Annual	$6,389
5% IPCA Discount	Annual	($320)
Total Due January 2017		**$6,069**

Pricing is based on

☒ Law Enforcement - No. of Authorized Sworn Officers 15 FT

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EXHIBIT B

GENERAL TERMS AND CONDITIONS

1. Definitions. For purposes of this Agreement, each of the following terms will have the meaning indicated in this Section:

1.1 Agency's Account. "***Agency's Account***" means the account by which Agency accesses the Subscription Materials.

1.2 Agreement. "***Agreement***" means (a) the cover sheet to which these General Terms and Conditions are attached, (b) Exhibit A (Subscriptions Being Purchased and Subscription Fees) attached to that cover sheet, and (c) these General Terms and Conditions.

1.3 Initial Term/Contract Year. ***"Initial Term"*** means the twelve-month period commencing on the Effective Date and "***Contract Year***" means each twelve-month period commencing on each anniversary of the Effective Date, except as may otherwise be modified by Section 2.1 Term below.

1.4 Derivative Work. "***Derivative Work***" means a work that is based on the Subscription Material or any portion thereof, such as a revision, modification, abridgement, condensation, expansion, or any other form in which the Subscription Material or any portion thereof may be recast, transformed, or adapted. For purposes of this Agreement, a Derivative Work also includes any compilation that incorporates any portion of the Subscription Material. Further, "***Derivative Work***" includes any work considered a "derivative work" under United States copyright law.

1.5 Effective Date. "***Effective Date***" means the date specified on the cover sheet to which these General Terms and Conditions are attached.

1.6 Subscription Materials. "***Subscription Materials***" means the policy manuals, supplemental policy publications, daily training bulletins and other materials provided by Lexipol to Agency from time to time during the term of this Agreement under the subscriptions purchased by Agency as specified in Exhibit A.

2. Term and Termination.

2.1 Term. This Agreement is effective upon the execution and delivery of this Agreement by both Lexipol and Agency, and shall continue in effect until the expiration of the Initial Term; provided, however, that the term of this Agreement will automatically be extended for successive one-year periods thereafter (each a Contract Year), unless either party gives written notice to the other party to the contrary not less than thirty (30) days prior to the expiration of the Initial Term or the then current Contract Year, as the case may be. Notwithstanding the foregoing, however, this Agreement will be subject to termination as provided in Section 2.2 below.

2.2 Termination. This Agreement may be terminated by either party, effective immediately, (a) in the event that the other party fails to discharge any obligation or remedy any default under this Agreement for a period of more than thirty (30) calendar days after it has been given written notice of such failure or default; or (b) in the event that the other party makes an assignment for the benefit of creditors or commences or has commenced against it any proceeding in bankruptcy, insolvency or reorganization pursuant to the bankruptcy laws of any applicable jurisdiction.

2.3 Effect of Expiration or Termination. Upon the expiration or termination of this Agreement, all of the rights granted to Agency by this Agreement to the subscriptions identified on Exhibit

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A shall automatically terminate. The termination or expiration of this Agreement shall not, however, relieve either party from any obligation or liability that has accrued under this Agreement prior to the date of such termination or expiration. The right to terminate this Agreement pursuant to Section 2.2 above shall be in addition to, and not in lieu of, any other remedy, legal or equitable, to which the terminating party shall be entitled at law or in equity. The provisions of Sections 1 (Definitions), 4 (Copyright; Derivative Works; Lexipol's Ownership), 5 (Right to Use; Limitations on Use of Subscription Material and Derivative Works), 7 (Privacy Policy), 8 (Policy Adoption), 9 (Disclaimer of Liability), 10 (Limitation of Liability), 12 (Miscellaneous), and this Section 2.3 shall survive the expiration or termination of this Agreement for any reason whatsoever.

3. Subscription Fees, Etc.

3.1 Subscription Fee/Invoicing. Lexipol will invoice Agency at the commencement of the Subscription Service (Initial Term) and thirty (30) days prior to the date for each Contract Year (refer to 2.1 above). Agency will pay to Lexipol the subscription fee specified on Exhibit A within thirty (30) days following Agency's receipt of the invoice for such subscription and renewal fees. All invoices will be sent to Agency at the address for Agency specified on the cover sheet to which these General Terms and Conditions are attached. All payments will be made to Lexipol at the address for Lexipol specified on the cover sheet to which these General Terms and Conditions are attached. Lexipol reserves the right to increase pricing for subsequent Contract Years.

3.2 Taxes; Past Due Amounts. All amounts required to be paid under this Agreement, unless otherwise stated on Exhibit A, are exclusive of all taxes and similar fees now in force or enacted in the future imposed on the subscriptions purchased by Agency under this Agreement and/or delivery by Lexipol to Agency of Subscription Material, all of which Agency will be responsible for and will pay in full, except for taxes based on Lexipol's net income. In the event any amount owed by Agency is not paid when due, and such failure is not cured within ten (10) days after written notice thereof from Lexipol, then in addition to any other amount due, Agency shall pay a late payment charge on the overdue amount at a rate equal to the lower of (a) one percent (1%) per month, or (b) the highest rate permitted by applicable law.

4. Copyright; Derivative Works; Lexipol's Ownership. Agency acknowledges and agrees that the Subscription Material is a proprietary product of Lexipol, protected under U.S. copyright law, and that Lexipol reserves all rights not expressly granted in this Agreement. Subject to the terms and conditions contained in this Agreement, Lexipol hereby grants Agency the right to prepare Derivative Works, except as limited by the terms of this agreement; provided, however, that Agency acknowledges and agrees that Lexipol will be the sole owner of all right, title and interest in and to all Derivative Works prepared by or for Agency, including all copyrights and other intellectual property and proprietary rights therein or pertaining thereto, and Agency hereby assigns and transfers to Lexipol all right, title and interest in and to all Derivative Works prepared by or for Agency, including all copyrights and other intellectual property and proprietary rights therein or pertaining thereto. Agency will not remove from any copies of the Subscription Material provided by Lexipol to Agency any copyright notice or other proprietary notice of Lexipol appearing thereon, and shall include such copyright and other notices at the appropriate place on each copy of the Subscription Material and each copy of any Derivative Work made by or for Agency, in any form.

5. Right to Use; Limitations on Use of Subscription Material and Derivative Works. Subject to the terms and conditions contained in this Agreement, Lexipol hereby grants to Agency a perpetual, personal, fully paid-up, right to use, except as limited by the terms of this agreement the Subscription Material and any Derivative Works prepared by or for Agency, solely for the Agency's internal purposes. Agency will not use, copy, republish, lend, distribute, post on servers, transmit, redistribute, display, in whole or in part, by any means or medium, electronic or mechanical, or by any information storage and retrieval system, any Subscription Material or any Derivative Work prepared by or for Agency other than as expressly authorized by the immediately preceding sentence. Without limiting

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the generality of the foregoing, Agency will not import, upload, or otherwise make available any Subscription Material or any Derivative Work prepared by or for Agency into or onto any third party knowledge, document, or other content management system or service without Lexipol's prior written consent. The foregoing does not, however, prohibit or restrict Agency from providing Subscription Material or Derivative Works prepared by or for Agency pursuant to an order from a court or other governmental agency or other legal process, or Freedom of Information Act (FOIA) request, or Public Records Act (PRA) request, nor does it prohibit or restrict Agency from displaying the adopted/approved final policy document on a publicly accessible website for official Agency purposes, so long as Agency includes the appropriate copyright and other proprietary notices on such final policy document as required by Section 4 above.

6. **Account Security**. Agency is solely responsible for maintaining the confidentiality of Agency's user name(s) and password(s) and the security of Agency's Account. Agency will not permit access to Agency's Account, or use of Agency's user name(s) and/or password(s) by any person or entity other than authorized Agency personnel. Agency will immediately notify Lexipol in writing if Agency becomes aware that any person or entity other than authorized Agency personnel has used Agency's Account or Agency's user name(s) and/or password(s).

7. **Privacy Policy.** Lexipol will hold all information Agency provides in confidence unless required to provide information in accordance with an order from a court or other governmental agency or other legal process such as a Freedom of Information Act (FOIA) request, or Public Records Act (PRA) request. Lexipol will use commercially reasonable efforts to ensure the security of information provided by Agency. Lexipol's system also uses Secure Socket Layer (SSL) Protocol for browsers supported by Lexipol application(s). SSL encrypts information as it travels between the Agency and Lexipol. However, Agency acknowledges and agrees that Internet data transmission is not always 100% secure and Lexipol does not warrant or guaranty that information Agency transmits utilizing the Lexipol system or online platform is 100% secure.

Agency acknowledges that Lexipol may provide view-only access and summary information (including but not limited to, status of number of policies developed or in development, percentage of staff reviews of developed policies, and percentage of DTBs taken) to the Agency's affiliated Risk Management Authority, Insurance Pool or Group, or Sponsoring Association, if they are actively funding their member Agencies' Subscription Fees.

8. **Policy Adoption**. Agency hereby acknowledges and agrees that any and all policies and Daily Training Bulletins (DTBs) included in the Subscription Material provided by Lexipol have been individually reviewed, customized and adopted by Agency for use by Agency. Agency further acknowledges and agrees that neither Lexipol nor any of its agents, employees or representatives shall be considered "policy makers" in any legal or other sense and that the chief executive of Agency will, for all purposes, be considered the "policy maker" with regard to each and every such policy and DTB.

9. **Disclaimer of Liability**. In developing the Subscription Materials, Lexipol has made a good faith effort to comply with all applicable statutes, case law and industry standards in effect at the time such Subscription Materials are provided to Agency. While Lexipol has made such a good faith effort, Agency acknowledges and agrees that Lexipol its officers, agents, managers, and employees will have no liability to Agency or any other person or entity arising from or related to the Subscription Materials, or any act or omission by Agency or its personnel pursuant to, or in reliance on, any of the Subscription Materials.

10. **Limitation of Liability.** Lexipol's cumulative liability to Agency and any other person or entity for any loss or damages resulting from any claims, demands, or actions arising out of or relating to this Agreement or the use of any Subscription Materials shall not exceed the subscription fees actually paid to Lexipol for the use of the Subscription Materials under this Agreement during the twelve-month period immediately prior to the assertion of such claim, demand or action. In no event shall Lexipol be liable for any indirect, incidental, consequential, special, or exemplary damages or lost profits, even if Lexipol has

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been advised of the possibility of such damages. The limitations set forth in this Section shall apply whether Agency's claim is based on breach of contract, tort, strict liability, product liability or any other theory or cause of action.

11. **Non-Transferability**. The subscriptions and rights to use the Subscription Material granted by this Agreement are personal to Agency and Agency shall not assign or otherwise transfer the same to any other person or entity.

12. **Confidentiality**. From time to time during the term of this Agreement, a party may be required to disclose information to the other party that is marked "confidential" or the like, or that is of such a type that the confidentiality thereof is reasonably apparent ("Confidential Information"). The receiving party will: (a) limit disclosure of any Confidential Information of the other party to the receiving party's directors, officers, employees, agents and other representatives (collectively "Representatives") who have a need to know such Confidential Information in connection with the business relationship between the parties to which this Agreement relates, and only for that purpose; (b) advise its Representatives of the confidential nature of the Confidential Information and of the obligations set forth in this Agreement and require such Representatives to keep the Confidential Information confidential and to use it only as permitted by this Agreement; (c) keep all Confidential Information confidential by using a reasonable degree of care, but not less than the degree of care used by it in safeguarding its own confidential information; and (d) not disclose any Confidential Information received by it to any third party (except as otherwise provided for herein). Notwithstanding the foregoing, however, a party may disclose Confidential Information of the other party pursuant to any governmental, judicial, or administrative order, subpoena, discovery request, regulatory request, or Freedom of Information Act (FOIA) request, or Public Records Act (PRA) request, or similar method, provided that the party proposing to make any such disclosure will promptly notify, to the extent practicable, the other party in writing of such demand for disclosure so that the other party may, at its sole expense, seek to make such disclosure subject to a protective order or other appropriate remedy to preserve the confidentiality of the Confidential Information. Each party shall be responsible for any breach of this Section by any of such party's Representatives.

Miscellaneous.

13.1 **Governing Law**. This Agreement shall be construed in accordance with, and governed by, the laws of the State of California, without giving effect to any choice of law doctrine that would cause the law of any other jurisdiction to apply.

13.2 **Entire Agreement**. This Agreement embodies the entire agreement and understanding of the parties hereto and hereby expressly supersedes any and all prior written and oral agreements and understandings with respect to the subject matter hereof, including without limitation any and all agreements and understandings pertaining to the use of the Subscription Materials by Agency. No representation, promise, inducement, or statement of intention has been made by any party hereto that is not embodied in this Agreement. Terms and conditions set forth in any purchase order, or any other form or document of Agency, which are inconsistent with, or in addition to, the terms and conditions set forth in this Agreement, are hereby objected to and rejected in their entirety, regardless of when received, without further action or notification by Lexipol, and shall not be considered binding on Lexipol unless specifically agreed to in writing by it.

13.3 **Headings**. The captions and other headings contained in this Agreement are for convenience only and shall not be considered a part of or affect the construction and interpretation of any provision of this Agreement.

13.4 **Counterparts**. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same document.

13.5 **Amendment**. No amendment, modification, or supplement to this Agreement shall be binding unless it is in writing and signed by the party sought to be bound thereby.

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13.6 **Attorneys' Fees**. If any action is brought by either party to this Agreement against the other party regarding the subject matter hereof, the prevailing party shall be entitled to recover, in addition to any other relief granted, reasonable attorneys' fees and expenses of litigation.

13.7 **General Interpretation**. The language used in this Agreement shall be deemed to be the language chosen by the parties hereto to express their mutual intent. This Agreement shall be construed without regard to any presumption or rule requiring construction against the party causing such instrument or any portion thereof to be drafted, or in favor of the party receiving a particular benefit under the Agreement. No rule of strict construction will be applied against any person or entity.

13.8 **Notices**. Any notice required by this Agreement or given in connection with it, shall be in writing and shall be given by personal delivery, by certified mail, postage prepaid, or by recognized overnight delivery service to the appropriate party at the address of such party stated on the cover sheet to which these General Terms and Conditions are attached, or such other address as such party may indicate by a notice delivered to the other party in accordance with the terms of this Section. Alternatively, electronic mail or facsimile notice is acceptable when acknowledged by the receiving party.

13.9 **Invalidity of Provisions**. Each of the provisions contained in this Agreement is distinct and severable and a declaration of invalidity or unenforceability of any such provision or part thereof by a court of competent jurisdiction shall not affect the validity or enforceability of any other provision hereof. Further, if a court of competent jurisdiction finds any provision of this Agreement to be invalid or unenforceable, then the parties agree that the court should endeavor to give effect to the parties' intention as reflected in such provision to the maximum extent possible.

13.10 **Waiver**. Lexipol's failure to exercise, or delay in exercising, any right or remedy under any provision of this Agreement shall not constitute a waiver of such right or remedy.

End of General Terms and Conditions

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ORDINANCE NO. 1427

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF GRINNELL, IOWA, BY AMENDING PROVISIONS PERTAINING TO NO PARKING ZONES.

BE IT ENACTED by the City Council of the City of Grinnell, Iowa:

SECTION 1. SECTION MODIFIED. Section 69.08 of the Code of Ordinances of the City of Grinnell, Iowa, 2007, is repealed and the following adopted in lieu thereof:

69.08 NO PARKING ZONES. No one shall stop, stand or park a vehicle in any of the following specifically designated no parking zones except when necessary to avoid conflict with other traffic or in compliance with the direction of a peace officer or traffic control signal.

1. Beck Court, on both sides of the cul-de-sac, from Third Avenue to the point of termination.
2. First Avenue, on the north side, from Park Street to a point 83 feet west.
3. First Avenue, on the north side, from Park Street to a point 92 feet east.
4. Third Avenue, on the north side from Reed Street to the alley.
5. Eighth Avenue, on both sides, from Sunset Street to Bliss Street.
6. Tenth Avenue, on both sides, from Park Street to a point 75 feet west.
7. Eleventh Avenue, on both sides, from Sunset Drive to a point 75 feet west.
8. East Street, on both sides, from Eighth Avenue to Tenth Avenue.
9. Industrial Avenue, on both sides, from Highway 146 to the east end of Industrial Avenue.
10. Reed Street, on the west side, from Third Avenue to a point 50 feet north.
11. Reed Street, on the west side, from Fourth Avenue to a point 190 feet south.
12. Reed Street, on the east side, from Third Avenue north to a point 85 feet south of Fourth Avenue.
13. Park Street on the east side, from Sixth Avenue to a point 80 feet north.
14. Park Street on the east side, from a point 196 feet north of Sixth Avenue to a point 234 feet north of Sixth Avenue.
15. Park Street on the east side, from a point 343 feet north of Sixth Avenue to a point 373 feet north of Sixth Avenue.
16. Park Street on the east side, from a point 513 feet north of Sixth Avenue to a point 541 feet north of Sixth Avenue.
17. Park Street on the east side, from a point 39 feet north of Seventh Avenue to a point 71 feet north of Seventh Avenue.
18. Park Street on the east side, from a point 102 feet north of Seventh Avenue to a point 120 feet north of Seventh Avenue.
19. Park Street on the east side, from a point 145 feet north of Seventh Avenue to a point 163 feet north of Seventh Avenue.
20. Park Street on the east side, from a point 190 feet north of Seventh Avenue to a point 217 feet north of Seventh Avenue.
21. Park Street on the east side, from a point 294 feet north of Seventh Avenue to a point 312 feet north of Seventh Avenue.
22. Park Street on the east side, from a point 359 feet north of Seventh Avenue to a point 375 feet north of Seventh Avenue.
23. Park Street, on the east side, from a point 156 feet north of Seventh Avenue to a point 186 feet north of Seventh Avenue.
24. Park Street, on the east side, from a point 224 feet north of Seventh Avenue to a point 240 feet north of Seventh Avenue.
25. Park Street on the east side, from a point 359 feet north of Seventh Avenue to a point 375 feet north of Seventh Avenue.
26. Park Street, on the east side, from a point 156 feet north of Seventh Avenue to a point 186 feet north of Seventh Avenue.

27. Park Street, on the east side, from a point 224 feet north of Seventh Avenue to a point 240 feet north of Seventh Avenue.

28. Park Street, on the east side, from 8th Avenue to a point 75 feet south

29. Park Street, on the west side, from Sixth Avenue to Tenth Avenue.

30. Park Street on the east side from Eighth Avenue to Tenth Avenue.

31. Park Street, on both sides, from Tenth Avenue to a point 75 feet north.

32. Sunset Street, on both sides, from Eleventh Avenue to a point 40 feet south.

33. Sunset Street, on the east side, from Eleventh Avenue to a point 40 feet north.

34. Sunset Street, on the west side, from Eighth Avenue to Thirteenth Avenue.

35. Sunset Street, on the east side, from a point 49 feet south of the entrance to the school parking lot to a point 51 feet north of said entrance.

36. Sunset Street, on the east side, from a point 62 feet south of the exit from the school parking lot to a point 57 feet north of said exit.

37. Grinnell Mutual Family Aquatic Center. In the aquatic center parking lot located east of the bathhouse and all other parking that may be part of the aquatic center from 9:00 p.m. to 6:00 a.m. June 1 to September 1. There shall be no parking outside these dates except as authorized in writing by the Chief of Police.

38. Eighth Avenue, on both sides, from East Street to Elm Street except on Sunday parking is allowed on the south side of Eighth Avenue.

39. Eighth Avenue, on the south side, from East Street to a point 40 feet east.

40. Reed Street, on the east side, from Eighth Avenue to a point 100 feet south.

41. Reed Street, on the west side, from Eighth Avenue to a point 110 feet south.

42. Prairie Street, on the east side, from Eighth Avenue to a point 246 feet south.

43. Prairie Street, on the west side, from Eighth Avenue to a point 42 feet south.

44. Ninth Avenue, on the south side, from east curb line of Hobart Avenue to a point 175 feet east.

45. Tenth Avenue, on the south side, from East Street to Park Street.

46. Prince Street, on the west side, from the back of the south curb of Eighth Avenue to a point 219 feet south of Eighth Avenue.

47. Tenth Avenue, on the north side, from East Street to Park Street.

48. Seventh Avenue, on the south side, from Broad Street to Park Street.

49. Ninth Avenue, on the south side, from Broad Street to Park Street.

50. Blakely Circle, west side in its entirety.

51. Fourth Avenue, on the north side from Park Street to a point 186 feet west.

52. Fourth Avenue, on both sides, from Spring Street to Pearl Street.

53. Fourth Avenue, on the south side, from West Street to Spring Street.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council the _____ day of _____, 2016, and approved this _____ day of _____, 2016.

_____
Mayor

ATTEST: _____
City Clerk

ORDINANCE NO. 4249

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING A NEW SECTION 17.36 THEREOF, FOR THE PURPOSE OF PROHIBITING THE USE OF ELECTRONIC SMOKING DEVICE IN PUBLIC PLACES; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting a new Section 17.36 as follows:

"Sec. 17.36. USE OF ELECTRONIC SMOKING DEVICE PROHIBITED IN PUBLIC PLACES

(1) The use of an electronic smoking device is prohibited and a person shall not use such device in any of the following:

a. Public places.

b. All enclosed areas within places of employment including but not limited to work areas, private offices, conference and meeting rooms, classrooms, auditoriums, employee lounges and cafeterias, hallways, medical facilities, restrooms, elevators, stairways and stairwells, and vehicles owned, leased or provided by the employer.

(2) In addition to the prohibitions specified in subsection 1, the use of an electronic smoking device is prohibited and a person shall not use such device in or on any of the following outdoor areas:

a. The seating areas of outdoor sports arenas, stadiums, amphitheaters, and other entertainment venues where members of the general public assemble to witness entertainment events.

b. Outdoor seating or serving areas of restaurants.

c. Public transit stations, platforms, and shelters under the authority of the city.

d. School grounds, including parking lots, athletic fields, playgrounds, tennis courts, and any other outdoor area under the control of a public or private educational facility, including inside any vehicle located on such school grounds.

e. The grounds of any public buildings owned, leased, or operated under the control of the city.

(3) Definitions.

a. Electronic smoking device: means any product containing or delivering nicotine (e.g. Electronic Nicotine Delivery System ENDS) or any other substance intended for human consumption that can be used by a person to simulate smoking through inhalation of vapor or aerosol from the product. The term includes any such device, whether manufactured, distributed, marketed, or sold as an e-cigarette, e-cigar, e-pipe, e-hookah, or vape pen, or under any other product name or descriptor.

b. Public place: means an enclosed area to which the public is invited or in which the public is permitted, including common areas, and including but not limited to all of the following:

i. Financial institutions.

ii. Restaurants.

iii. Bars.

iv. Public and private educational facilities.

v. Health care provider locations.

vi. Hotels and motels.

vii. Laundromats.

viii. Public transportation facilities and conveyances under the authority of the city, including buses and taxicabs, and including the ticketing, boarding, and waiting areas of these facilities.

ix. Aquariums, galleries, libraries, and museums.

x. Retail food production and marketing establishments.

xi. Retail service establishments.

xii. Retail stores.

xiii. Shopping malls.

xiv. Entertainment venues including but not limited to theaters; concert halls; auditoriums and other facilities primarily used for exhibiting motion pictures, stage performances, lectures, musical recitals, and other similar performances; bingo facilities; and indoor arenas including sports arenas.

xv. Polling places.

xvi. Convention facilities and meeting rooms.

xvii. Public buildings and vehicles owned, leased, or operated by or under the control of the city

xviii. Service lines.

xix. Private clubs only when being used for a function to which the general public is invited.

xx. Private residences only when used as a child care facility, a child care home, or health care provider location.

xxi. Child care facilities and child care homes.

xxii. Gambling structures, excursion gambling boats, and racetrack enclosures.

xxiii. Any other place defined under "public places" in Chapter 142D of the Code of Iowa.

(4) Notwithstanding any provision of this ordinance to the contrary, retail establishments which sell electronic smoking devices as their primary merchandise line are exempt from the use restrictions of this ordinance.

(5) Violation of this section shall be a municipal infraction punishable by a penalty of $100 for a person's first violation thereof and $200 for each repeat violation. Alternatively, violation of this section can be charged by a peace officer of the City as a simple misdemeanor."

Section Two. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out by law.

Section Three. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Four. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this 9th day of February, 2016.

Diane R. Voss

Diane R. Voss, City Clerk

Ann H. Campbell

Ann H. Campbell, Mayor

Grinnell PUBLIC WORKS AND GROUNDS Meeting
MONDAY, OCTOBER 17, 2016 AT 6:15 P.M.
IN THE CAULKINS ROOM AT THE DRAKE COMMUNITY LIBRARY

TENTATIVE AGENDA

ROLL CALL: Hueftle-Worley (Chair), Wray, Bly

PERFECTING AND APPROVAL OF AGENDA:

COMMITTEE BUSINESS:

1. Consider resolution approving contract change order No. 1 in the amount of $245,447.55 for net increase to the contract with Bushong Construction Company of Montezuma, Iowa for the Central Park Improvement Project (See Resolution No. 2016-208).
2. Consider approval of IDOT temporary easements for sidewalks adjacent to State Highway 6.

INQUIRIES:

ADJOURNMENT

RESOLUTION NO. 2016-208

A RESOLUTION APPROVING CONTRACT CHANGE ORDER NO. 1 (REVISED) IN THE AMOUNT OF $245,447.55 FOR A NET INCREASE TO THE CONTRACT FOR CENTRAL PARK IMPROVEMENTS

WHEREAS, the City of Grinnell did enter into a contract with Bushong Construction Company, Inc. of Montezuma, Iowa for Central Park Improvements; and

WHEREAS, Bushong Construction Company, Inc. has submitted Contract Change Order No. 1 for a net Increase of $245,447.55; and

WHEREAS, the Project Engineer has reviewed the change order and recommends approval of Contract Change Orders No. 5; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Grinnell, Iowa, in regular session this 17th day of October, 2016 that the contract amount has increased by $245,447.55 in accordance with Contract Change Order No. 1 is hereby approved as executed.

Passed and adopted this 17th day of October, 2016.

_____
Gordon Canfield, Mayor

Attest:

_____
P. Kay Cmelik, City Clerk

AIA Document G701™ - 2001

Change Order

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

PROJECT *(Name and address)*
Grinnell Central Park Improvements
927 4th Ave.
Grinnell, IA 50012

TO CONTRACTOR *(Name and address)*
Bushong Construction Company, Inc.
704 E. Wood St.
Montezuma, IA 50171

CHANGE ORDER NUMBER: 01 (REVISED)

DATE: 10/10/2016

ARCHITECT'S PROJECT NUMBER: 2013.527.02

CONTRACT DATE: May 19, 2016

CONTRACT FOR: Stipulated Sum

THE CONTRACT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

The following Change Order Requests (CORs) are included and attached for your reference:
COR #001 (remove gutters, add terra cotta, etc.) decreases the contract sum by $1,675.00
COR #002 (provide Glen-Gery brick in lieu of Belden) decreases the contract sum by $10,000.00
COR #003 (add handrails at gazebo stairs) increases the contract sum by $2,017.00
COR #004 (changes in water connections at mechanical room) increases the contract sum by $4,904.55
COR #006.1 (Vets Building Site Patio, Parking, sidewalks, stairs, retaining walls, & storm water detention) increases the contract sum by $280,707.00
COR #007 (Water Feature Design Updates to have non recirculating nozzles) decreases the contract sum by $30,506.00
In total, this change order will increase the contract sum by $245,447.55

The original Contract Sum was	$	2,706,000.00
The net change by previously authorized Change Orders	$	0.00
The Contract Sum prior to this Change Order was	$	2,706,000.00
The Contract Sum will be increased by this Change Order in the amount of	$	245,447.55
The new Contract Sum including this Change Order will be	$	2,951,447.55

The Contract Time will be unchanged.
The date of Substantial Completion as of the date of this Change Order therefore is May 31, 2017.

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

RDG Planning & Design	Bushong Construction Company, Inc.	City of Grinnell, IA
ARCHITECT *(Firm name)*	**CONTRACTOR** *(Firm name)*	**OWNER** *(Firm name)*
301 Grand Avenue Des Moines, IA 50309	704 E. Wood Street Montezuma, IA 50171	927 4th Avenue Grinnell, IA 50112
ADDRESS	**ADDRESS**	**ADDRESS**
BY *(Signature)*	**BY** *(Signature)*	**BY** *(Signature)*
Bruce Niedermyer, Project Manager	John Bushong, Vice President	Gordon Canfield, Mayor
(Typed name)	*(Typed name)*	*(Typed name)*
10/10/2016	10/10/16	
DATE	**DATE**	**DATE**

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User Notes: (242450372)

Bushong Construction Company, Inc.

Bill Bushong
John Bushong

704 E. Wood, P.O. Box 696
Montezuma, Iowa 50171

Telephone 641-623-5457
Fax 641-623-3625

July 28, 2016 **COR# 001**

City of Grinnell
927 4th Avenue
Grinnell, IA 50112

RE: Central Park Improvements

Russ:

Bushong Construction Company submits the following Change Order Request for PR01R – Removing Gutters from Stage and Shelter House

Downspout Connections	**$ - 1,200.00**
Terra Cotta – Masonry	**$ 14,365.00**
Decorative Metals Material	**$ - 860.00**
Decorative Metals Labor	**$ - 540.00**
Glue Lam Credit	**$ - 2,500.00**
Painting	**$ - 240.00**
Built in Gutters and Downs	**$ - 10,700.00**
Total Credit:	**$ - 1,675.00**

Please contact me if you have questions. Thank you.

Doug Mertens
Project Manager
Cell #: 641-325-2001

American Masonry

821 5th Avenue # 203 Phone (641) 236-6800

Grinnell, Iowa 50112 Fax (641) 236-6801

Date: 11 July 2016

Job Name/Number: Grinnell Central Park Improvements 2013.527.02

Change Order Request Number: 1

Original scope of work to be completed: fascia with built in gutters

Change to/of original scope of work to be completed: Remove the fascia and built in gutters and install an additional six (6) terra cotta panels

Reason for change: PR - 01

Change in cost: Add an additional fourteen thousand, three hundred sixty-five dollars and thirty cents. ($14,365.30)

Materials	
(6) additional panels at $1,350.00 each =	$8,100.00
Additional mortar	$ 38.00
Mark up 10%	$ 813.80
Labor	$5,413.50
Total	$14,365.30

Bushong Construction Company, Inc.

Bill Bushong
John Bushong

704 E. Wood, P.O. Box 696
Montezuma, Iowa 50171

Telephone 641-623-5457
Fax 641-623-3625

July 28, 2016 **COR# 002**

City of Grinnell
927 4th Avenue
Grinnell, IA 50112

RE: Central Park Improvements

Russ:

Bushong Construction Company submits the following Change Order Request for PR02 – Face Brick Manufacturer Change

Belden to Glen-Gery	**$ - 10,000.00**
Total Credit:	**$ - 10,000.00**

Please contact me if you have questions. Thank you.

Doug Mertens
Project Manager
Cell #: 641-325-2001

American Masonry

821 5th Avenue # 203 Phone (641) 236-6800

Grinnell, Iowa 50112 Fax (641) 236-6801

Date: 11 July 2016

Job Name/Number: Grinnell Central Park Improvements 2013.527.02

Change Order Request Number: 2

Original scope of work to be completed: Using Belden Brick

Change to/of original scope of work to be completed: Substitute Glen-Gery Dark Brown Utility brick – factory cut to meet size requirements as originally specified.

Reason for change: PR - 02

Change in cost: Deduct ten thousand dollars and no cents ($10,000.00) from our contract price.

Bushong Construction Company, Inc.

Bill Bushong
John Bushong

704 E. Wood, P.O. Box 696
Montezuma, Iowa 50171

Telephone 641-623-5457
Fax 641-623-3625

July 28, 2016 **COR# 003**

City of Grinnell
927 4th Avenue
Grinnell, IA 50112

RE: Central Park Improvements

Russ:

Bushong Construction Company submits the following Change Order Request for PR03 – Addition of two galvanized steel tube railings at handrails.

Handrails-epoxy-grout-cores	**$**	**1,305.00**
Labor	**$**	**290.00**
Painting – Sub	**$**	**250.00**
SubTotal:	**$**	**1,845.00**
Bushong Mark Up 10%	**$**	**159.50**
Sub Mark Up 5%	**$**	**12.50**
Total Add:	**$**	**2,017.00**

Please contact me if you have questions. Thank you.

Doug Mertens
Project Manager
Cell #: 641-325-2001

All State Steel LLC

280 50th Avenue SW • Cedar Rapids, IA 52404
Phone (319)373-0291 • Fax (319)373-8451

July 14, 2016

Doug Mertens
Bushong Construction
Montezuma, IA

All State Steel offers to fabricate the following for the Grinnell Central Park Improvements located in Grinnell, IA per RDG drawings dated 07/07/16

PR #03

Lump sum of $1200.00 (no sales tax included) for two (2) galvanized tube steel handrails at relocated gazebo stairs, shop drawings, field measurements, delivered to jobsite

Excludes:
Any steel plates above top of steel columns for wood beam connections
Steel framing and supports for applications where framing and supports are not
Specified in other sections
Miscellaneous steel trim
Loose bearing and leveling plates for applications where they are not specified in other sections
No finish paint
Toilet partition support
Fencing/Signage
Steel relating to or for case work
Cold formed metal framing and or trusses
All other labor and materials not mentioned in above inclusions
Grouting labor and materials
Retain age
Special permits
Labor and materials for items on the MEP drawings
Testing and inspection costs
Dowel rods and or rebar
Design and/or engineering services or engineers stamp on drawings
Tolerances more stringent than AISC Code of Standard Practice, 9th Edition
Temporary bracing or shoring
Fasteners for other trades

Any materials indicated on Mechanical and or Electrical drawings
Material escalation of raw materials after bid date.
Non Ferrous metals
Roof hatch(s)
Gauged materials and/or materials not sized on provided drawings
Special insurances, liquidated damages, delay damages without a specific delivery date, or bonds.

Terms and Conditions
Delivery to be determined at time of award
Our price is good for 10 Days from date of quote.
Payment terms- Net 10 days. Overdue invoices subject to
Finance charges at 1½ % per month (A.P.R.-18%) and all
Collection costs, including attorney's fees"

Thank you for the opportunity to quote this project:

Troy Caspers

Project Estimator
All State Steel
319-373-0291 Phone
319-533-3718 Cell
319-373-8451 Fax
tcaspers@cedarvalleysteel.com

Accepted By: _____

Date: _____

Contractor: _____

Bushong Construction Company, Inc.

Bill Bushong
John Bushong

704 E. Wood, P.O. Box 696
Montezuma, Iowa 50171

Telephone 641-623-5457
Fax 641-623-3625

August 30, 2016 **COR# 004**

City of Grinnell
927 4th Avenue
Grinnell, IA 50112

RE: Central Park Improvements

Russ:

Bushong Construction Company submits the following Change Order Request for PR04 – Mechanical updates at Shelter. Change 1" and 2 ½" water services to one 6" service, supply site water fountain with 1" service out of new mechanical room. Additional plumbing backflow preventers, valves and flanges.

Water Service to 6" in lieu of 2 ½"	**$**	**No Change**
S&S Plumbing	**$**	**4,671.00**
SubTotal:	**$**	**4,671.00**
Sub Mark Up 5%	**$**	**233.55**
Total Add:	**$**	**4,904.55**

Please contact me if you have questions. Thank you.

Doug Mertens
Project Manager
Cell #: 641-325-2001

S & S

Plumbing, Heating and Air Conditioning LLC
550 East South Street Marengo, Iowa 52301
Phone 319-642-5259 Fax 319-642-5559

Bid Proposal **Date 8-12--16**

Grinnell Central Park Improvements

PR#4
Water main revision

2 additional backflow preventers
6" flanged tee
6" valve
2- 4" valves
Additional drains from backflow preventers
Hook up water at drinking fountain and in building
Additional labor

Material--$4,569
Labor—8 hrs @ $75-- $600
10%---$517
Deduct of 2 ½" water main--$1,015

Total Add--$4,671

Exclude
6" water main
1" water from building to drinking fountain
Water Meter furnished by owner

Bushong Construction Company, Inc.

Bill Bushong
John Bushong

704 E. Wood, P.O. Box 696
Montezuma, Iowa 50171

Telephone 641-623-5457
Fax 641-623-3625

October 7, 2016 **COR# 006.1R**

City of Grinnell
927 4th Avenue
Grinnell, IA 50112

RE: Central Park Improvements

Russ:

Bushong Construction Company submits the following Change Order Request for PR06.1 – See attached spread sheet and sub quotes.

Total Add: $ 280,707.00

We exclude any winter conditions, frost protection etc. Also note the mechanical contractors comments on the finish of the lift station.

Please contact me if you have questions. Thank you.

Doug Mertens
Project Manager
Cell #: 641-325-2001

Grinnell Central Park		PR006.1- COR006.1 Storm Sewer Modification												9/28/2016			
		Material			Labor												Labor Hrs
Phase	Description	QT	Unit	Unit Cost	QT	Unit	Unit Cost	Equip.	Material	Labor		Subc.	Other	Totals	Sect Total	Dvsn Total	
										HRS	$						
010	General Requirements																
	Access Roads	32	ton	20.00	16	ton	15.00		640	6.00	240	600		1480			
	Layout	1	sub						0	0.00	0	3000		3000			
	Project Manager				20	hrs	65.00		0	20.00	1300			1300			
	Job Estimator				20	hrs	65.00		0	20.00	1300			1300			
	Administrative Cost				2	hrs	65.00		0	2.00	130			130			
	Job Supervisor				60	hrs	55.00		0	60.00	3300			3300			
	Phase Total															10510	
020-31-32-33	Sitework-Earthwork-Exterior Improvements-Utilities																
024119	Selective Demolition																
312000	Earth Moving																
311000	Site Clearing																
312316.13	Trenching																
SWWWP		1	sub			cy	5.00		0	0.00	0	300		300			
Saw Cut		86	lf		86	lf	3.00	258.00	0	5.73	258			516			
Remove Drive		1356	sf		1356	ls	2.00	500.00	0	60.27	2712	1260		4472			
Rmve Foundation		40	lf		40	lf	35.00		0	31.11	1400	1200		2600			
P1 Remove		-18.5	lf	6.40	-18.5	sub			-118	0.00	0	-352		-470			
S1 Struct Remove	Cant Return - Special Order	1	ea		1	sub			0	0.00	0	-500		-500			
P2 Remove		-140	sub	6.40	-140	ls			-896	0.00	0	-2800		-3696			
S2 Struct Remove	Cant Return - Special Order	1	ea		1	sub			0	0.00	0	-500		-500			
P3 Remove		-140	sub	6.40	-133.5	ls			-896	0.00	0	-2670		-3566			
S3 Struct Remove	Cant Return - Special Order	1	ea		1	sub			0	0.00	0	-500		-500			
18" N12	P1,P2,P3,P40,P41,P45,P46 New	320	lf		320	sub			0	0.00	0	13800		13800			
P1 New	18" N12	20	lf		20	sub			0	0.00	0	2500		2500			
Nyloplast	S1,S2,S3,S45,S46, S41	6	ea		6	sub			0	0.00	0	19000		19000			
Check Valve	S40	1	ea		1	sub			0	0.00	0	3200		3200			
12" N12	P31 New	80	lf		80	sub			0	0.00	0	1600		1600			
Curb Box	S31	1	ea		1	sub			0	0.00	0	3170		3170			
8" PVC	P33,P37,P39 New	100	lf		100	sub			0	0.00	0	2200		2200			
12" PVC	P32,P34,P35 New	80	lf		80	sub			0	0.00	0	1760		1760			
Downspout tiein	S33,S34,S35,S38,S39	5	EA		5	sub			0	0.00	0	2500		2500			
Misc Fittings		5	EA		5	sub			0	0.00	0	5010		5010			
Lift Station	S42 dig, rock and set	1	EA		1	sub			0	0.00	0	7170		7170			
Lift Station - S&S	S42 supply and help set	1	EA		1	sub			0	0.00	0	54120		54120			
CMP Storm Chmb	S43,S44	1	EA		1	sub			0	0.00	0	35000		35000			
P50	8" sch 40	80	lf		80	sub			0	0.00	0	3150		3150			
P41	24" HDPE	30	lf		30	sub			0	0.00	0	1200		1200			
P48	3/4" PVC	45	lf		45	sub			0	0.00	0	450		450			
P47	4" HDPE	60	lf		60	sub			0	0.00	0	1500		1500			

S21	rmv from project	1	ea		1	sub		0	0.00	0	-2000		-2000			
Rock & Grade	R1,R2,R3	3	ea		3	ls		0	0.00	0	500		500	154485.60		
321313	**Concrete Paving**															
321373	**Concrete Paving Joint Sealants**															
Parking																
7"Sog ext Parking		72	cy	125.00	3047	sf	2.50	9000	169.28	7618			16618			
Rolled Curb		2.5	cy	125.00	129	lf	8.00	313	22.93	1032			1345			
6" Agg Base Coarse		103	ton	22.50	103	ton	5.00	2318	11.44	515	515		3348			
Prep Subbase		114	cy		114	cy	12.00	0	30.40	1368	1140		2508			
Sealer/Hardner		3050	sf	0.09	3050	sf	0.05	275	3.39	153			427			
Reinforcing		250	#	0.65	250	#	1.00	163	5.56	250			413			
Joint Sealant		431	lf	1.00	431	lf	1.75	431	16.76	754			1185			
Expansion	8"	30	lf	0.65	30	ls	1.50	20	1.00	45			65			
Expansion	6"	50	lf	0.50	50	ls	1.50	25	1.67	75			100			
Curb Stops		4	ea		4	ea		0	0.00	0	1930		1930			
Signage		4	ea		4	ls		0	0.00	0			0			
Lot Striping		1	sub		1	sub		0	0.00	0			0			
Edge Form	Straight - Radius 6"	300	lf	1.00	300	lf	2.50	300	16.67	750			1050	28986.75		279.09
Curved	Side Walk Radius Form															
5" Sog ext		10	cy	125.00	588	sf	2.00	1250	26.13	1176			2426			
Sealer/Hardner		588	sf	0.09	588	sf	0.05	53	0.65	29			82			
Prep Subbase		22	cy		22	cy	24.00	0	11.73	528	588		1116			
6" Agg Base Coarse		20	ton	22.50	20	ton	5.00	450	2.22	100	350		900			
Edge Form	Radius 6"	250	lf	1.00	250	lf	2.00	250	11.11	500			750	5274.32		51.85
Curved	West Side															
5" Sog ext		7	cy	125.00	397	sf	2.00	875	17.64	794			1669			
Sealer/Hardner		397	sf	0.09	397	sf	0.05	36	0.44	20			56			
Prep Subbase		15	cy		15	cy	24.00	0	8.00	360	588		948			
6" Agg Base Coarse		13	ton	22.50	13	ton	5.00	293	1.44	65	350		708			
Edge Form	Radius 6"	140	lf	1.00	140	lf	2.00	140	6.22	280			420	3800.08		33.75
West Side Walk	Patch 8'x12'															
5" Sog ext		2	cy	125.00	96	sf	2.00	250	4.27	192			442			
Sealer/Hardner		96	sf	0.09	96	sf	0.05	9	0.11	5			13			
Prep Subbase		3	cy		3	cy	24.00	0	1.60	72	588		660			
Reset Pavers		16	sf	1.00	16	sf	10.00	16	3.56	160			176			
6" Agg Base Coarse		3	ton	22.50	3	ton	5.00	68	0.33	15	100		183			
Edge Form	Radius 6"	8	lf	1.00	8	lf	2.00	8	0.36	16			24	1497.94		10.22
Concrete Stairs	A1/L50.02															
	4000 psi	4.5	cy	125.00	4.5	cy	350.00	563	35.00	1575			2138			
Edge Form		80	lf	0.75	80	lf	5.50	60	9.78	440			500			
Reinforcing		160	#	0.65	160	#	1.50	104	5.33	240			344			
Dig Trench		5	cy		5	cy	40.00	0	4.44	200	200		400			
Sealer/Hardner		50	sf	0.08	50	lf	0.08	4	0.09	4			8	3389.50		54.64
Patio																
5" Sog ext		17	cy	122.00	995	sf	2.00	2074	44.22	1990			4064			
Sealer/Hardner		995	sf	0.09	995	sf	0.05	90	1.11	50			139			
Expansion	6"	50	lf	1.00	50	ls	1.50	50	1.67	75			125			

Prep Subbase		37	cy		37	cy	24.00		0	19.73	888	588		1476			
Joint Sealant		201	lf	1.00	201	lf	1.75		201	7.82	352			553			
12" Agg Base Coarse		66	ton	22.50	66	ton	5.00		1485	7.33	330	350		2165			
Edge Form	Radius 6"	100	lf	1.00	100	lf	2.00		100	4.44	200			300	8822.05		86.32
Concrete Washout		1	ls	400.00	1	ls			400	0.00	0	400		800	800.00		
329100	**Planting Soil**																
329219	**Lawn Seeding**																
329300	**Plants**																
	Sod	8756	sf			ls			0	0.00	0	4500		4500			
	New South Wall	56	lf			ls			0	0.00	0	5040		5040			
	Retaining Wall	43	lf			ls			0	0.00	0	3500		3500			
		1	sub			ls			0	0.00	0			0	13040.00		
334000	**Storm Utility Drainage Piping**																
334600	**Site Subdrainage**																
	included in site removals		ls			ls			0	0.00	0			0			
		1	sub			ls			0	0.00	0			0	0.00		
	Phase Total															220096	613.00
033000	**Cast-In-Place Concrete**																
Stoop Ftgs	and 5" slab																
Trench	3500 psi	5	cy	122.00	5	cy	150.00		610	16.67	750			1360			
5" stoop slab	with rebar	2	cy	122.00	64	sf	6.00		244	8.53	384			628			
Void Form		64	sf	3.75	64	sf	2.00		240	2.84	128			368			
Reinforcing		500	#	0.65	500	#	0.20		325	2.22	100			425			
Dig Ftgs		7	cy		7	cy	22.00		0	3.42	154	200		354			
Edge Form		40	lf	1.00	40	lf	1.50		40	1.33	60			100			35.02
Sealer/Hardner		64	sf	0.09	64	sf	0.05		6	0.07	3			9	3243.96		35.09
Misc	Materials	1	ls	350.00					350	0.00	0			350			
Mesh	6x6-2.9x2.9 8x15		shts	24.52		sf	0.10		0	0.00	0			0	350.00		
	Phase Total															3594	
050	**Metals**																
051200	**Structural Steel Framing**																
055000	**Metal Fabrications**																
	Railings at Stairs/Ramps	14	lf		14	lf	15.00		1600	4.67	210	80		1890			
		1	ls	25.00	1	ea	50.00		25	1.11	50			75	1965.00		

	Phase Total															1965	5.78
070	**Thermal**																
079200	**Joint Sealants**																
	included above		sub			sub			0	0.00	0			0	0.00		
	Phase Total															0	0.00
090	**Finishes**																
099100	**Paints and Coatings**																
	Paint Railing	1	sub			sub			0	0.00	0	250		250	250.00		
099617	**Concrete Sealers**																
	inc in concrete																
			sub			sub			0	0.00	0			0	0.00		
	Phase Total															250	0.00
22-23	**Plumbing - HVAC**																
Plumbing	Included above in site	1	sub								0			0			
HVAC	Lift Station	1	sub								0			0	0.00		
	Phase Total															0	
26	**Electrical**																
	Electrical Generator	1	sub						0	0.00	0	24268		24268			
		1	sub						0	0.00	0			0	24268.00		
	Phase Total															24268	
	JOB TOTAL							758	23838	762	35694	200393	0.00			260,683	689
	NET CHANGE													260683			
										17.22 days		4 men					
	Equipment													758			
	Material													23838			
	Labor													35694			
	Subs													200393			
	Others													0			
	Sub Total													260683			
	Sub Mark up							5.00%						10020			

Bushong Mark up	10.00%	6029
Bond		3975
Builders Risk		
1 yr Warranty		
Material %	0.00%	0
Total Job		280707

Bushong Construction Company, Inc.

Bill Bushong
John Bushong

704 E. Wood, P.O. Box 696
Montezuma, Iowa 50171

Telephone 641-623-5457
Fax 641-623-3625

September 26, 2016 **COR# 007**

City of Grinnell
927 4th Avenue
Grinnell, IA 50112

RE: Central Park Improvements

Russ:

Bushong Construction Company submits the following Change Order Request for PR07 – Water Feature Change.

S&S Plumbing and Heating	**-**	**$**	**32,568.00**
Van Maanen Electric	**+**	**$**	**2,062.00**
Total Credit:	**-**	**$**	**30,506.00**

Please contact me if you have questions. Thank you.

Doug Mertens
Project Manager
Cell #: 641-325-2001

S & S

Plumbing, Heating and Air Conditioning LLC
550 East South Street Marengo, Iowa 52301
Phone 319-642-5259 Fax 319-642-5559

Bid Proposal Date 09-12-16

Bushong Construction
Doug Mertens

RE: Grinnell Central Park

PR #07

This change order is to revise the water feature equipment as per instructions from architect in PR #07.

To change the type of water feature equipment and add the additional piping will result in a project cost of a DEDUCT $32,568

Van Maanen Electric Inc.
627 N 19th Ave E
PO Box 1131
Newton, IA 50208
641-791-9473 Office
641-791-9484 Fax

Proposal Request

To: Doug Mertens - Bushong Construction

Project Name: Grinnell Central Park Improvements

PR - 07

Project Address: Grinnell, IA

Scope: Change power requirements for sump pump and feature pump. There is an additional sump pump now. Existing breaker will now become spare.

Credit:

760' - #8
190' - #10

Labor:

2 Hours x $60.00

Material Credit:	**$**	**309.70**
Labor Credit:	**$**	**120.00**
Total Credit:	**$**	**429.70**

Add:

2 - 2HP Motor starter
3 - 20/3 Pole breakers @MDP panel
6' - 3/4" Sealtight
1 - 3/4" Sealtight straight connector
1 - 3/4" Sealtight 90 connector
2 - 3/4" Plastic bushing
1435' - #12 THHN
1 - 3/4" Bell box
1 - Bell box in-use cover
1 - 20Amp WR GFI
6 - Red wire nuts

Labor:

8 Hours x $60.00

Material:	**$**	**1,824.37**
Labor:	**$**	**480.00**
Credit:	**$**	**-429.70**
10% O&M:	**$**	**187.47**
Total:	**$**	**2,062.14**

Approved by Date

Approved by 9/26/2016 Date

IOWA DOT

FORM XXXXXX MM-YY

PURCHASE AGREEMENT – TEMPORARY EASEMENT
COMPENSATION ESTIMATE / OFFER TO DONATE / WRITTEN OFFER

FOR USE WITH **ADA** PROJECTS ONLY

PARCEL #:	COUNTY:	Poweshiek	PROJECT:	MP-006-1(711)186–76-79
GRN015	OWNER:	City of Grinnell Iowa		
	ADDRESS:	1020 Spring Street, Grinnell, IA 50112		

1. TEMPORARY EASEMENT PURCHASE AGREEMENT – OWNER:

THIS AGREEMENT entered into this _____ day of _____, _____, by and between the Seller and the Iowa Department of Transportation, acting for the State of Iowa, Buyer.

1. Seller grants to the Buyer a temporary easement upon Seller's real estate, hereinafter referred to as the premises, situated on parts of the following 1020 Spring Street, Grinnell, IA 50112, in the County of Poweshiek, State of Iowa, and more particularly described/shown on page H.05 of the plan H-sheet, for the purpose of sidewalk improvements for ADA compliance as shown on the project plans for said highway project. The premises also includes all estates, rights, title and interests, including all easements, and all advertising devices and the right to erect such devices as are located thereon, and the following building, improvement and other property: All land, trees, shrubs, landscaping and surfacing attached to the premises sought and described herein.

   The Seller acknowledges full settlement and payment from the Buyer for all claims per the terms of this agreement and discharges the Buyer from liability because of this agreement and construction of this public improvement project.
2. Possession of the premises is the essence of this agreement and the Seller grants immediate possession of the premises upon payment from the Buyer for the duration of the project.
3. The Buyer agrees to pay the Seller the total lump-sum amount in approximately 6 to 8 weeks.
4. It is agreed that the right of temporary easement is granted by this agreement and shall terminate upon completion of the project.
5. This written agreement constitutes the entire agreement between Buyer and Seller and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
6. The Seller states and warrants that, to the best of the Seller's knowledge, there is no burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except:
7. Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement as required by the Code of Iowa, Section 6B.52.
8. Other Provisions:

2. COMPENSATION ESTIMATE / OFFER TO DONATE / WRITTEN OFFER TO PURCHASE:

A. Compensation Estimate:

The basis for this land compensation is $0.10 / S.F. (10 cents per square foot) as measured from the computer generated plan.

Property to be Acquired by:	Quantity	Unit of Measure	x	$ / Unit	=	TOTAL
Temporary Easement	98	Square Feet	x	0.10	=	$ 9.80
Other Compensable Items	0	0	x	0.00	=	$ 0.00
		SUBTOTAL- Compensation Estimate:				$ 9.80
$100.00 Minimum Payment - Amount is rounded up to the nearest $10.00 increment thereafter.						$ 100.00
		TOTAL – WRITTEN OFFER:				$ **100.00**

B. Offer to Donate:

As owner(s) of the real estate needed for the above referenced project and parcel, I/we are entitled to just compensation. However, by Iowa Code Section 6B.54, I/we may donate the property, any part of the property or any compensation paid as I/we determine. We will execute the necessary conveyance instruments to transfer said right of way. This donation to the Iowa Department of Transportation is made without any reservation or coercive action of any nature.

	Declined Offer to Donate (I do want to be paid)	✓	**Accepted Offer to Donate** (I don't want to be paid)

C. Acquisition Agent Certification:

Certification:

I certify that I am familiar with the property that is the subject of this compensation estimate, that the valuation is based upon data contained in the files of the Iowa Department of Transportation, and that I have no direct or indirect present or contemplated future personal interest in this property or will in any way benefit from the acquisition of this property.

Certified by:	X	X
	Acquisition Agent: Name Brian DePrez	Date

FORM XXXXXX MM-YY

PURCHASE AGREEMENT – TEMPORARY EASEMENT
COMPENSATION ESTIMATE / OFFER TO DONATE / WRITTEN OFFER

FOR USE WITH **ADA** PROJECTS ONLY

2. SELLER'S SIGNATURE AND ACKNOWLEDGEMENT:

A. Capacity Claimed by Seller: *(check one)*

As owner(s) of the real estate needed for the above referenced project and parcel, I/we are entitled to just compensation. We will execute the necessary conveyance instruments to transfer said right of way. This sale to the Iowa Department of Transportation is made without reservation or any coercive action of any nature.

	Individual		Attorney-in-Fact
	Limited Partnership		Executor(s) or Trustee(s)
	General Partnership		Guardian(s) or Conservator(s)
	Corporation & Title(s) of Corporate Officer(s):		

Upon due approval and execution by the Buyer, the undersigned sellers/claimants certify that the total lump-sum payment amount shown here is just and unpaid: **$ 100.00**

X

Seller 1 Signature: (Date)

X

Seller 2 Signature: (Date)

B. Seller's Acknowledgement:

STATE OF: }
COUNTY OF: } ss:

On this _____ day of _____, 20___, before me, the undersigned, personally appeared:

_____

___ known to me personally; or ___ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the instrument; and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or entity upon behalf of which the person(s) acted, have executed the instrument.

X

Notary Signature: (Date)

(Apply Notarial Seal Here)

3. BUYER'S APPROVAL AND ACKNOWLEDGEMENT:

A. Buyer's Approval:

X

Recommended by: (Date)
Brian DePrez

X

Approved by: (Date)

Director, Office of Right of Way
Iowa Department of Transportation
800 Lincoln Way
Ames, IA 50010

B. Buyer's Acknowledgement:

STATE OF: IOWA }
COUNTY OF: STORY } ss:

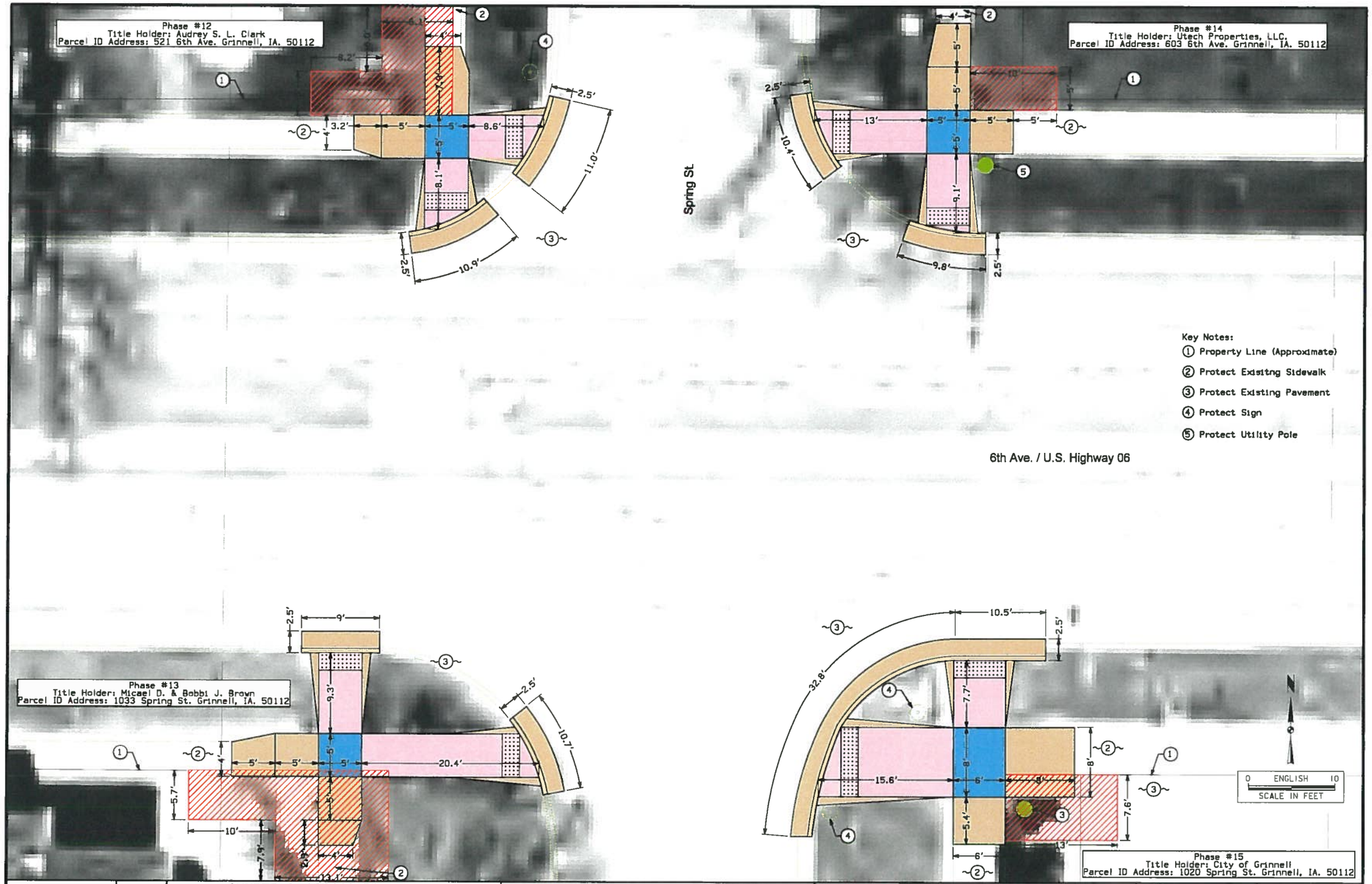
On this _____ day of _____, _____, before me, the undersigned, personally appeared Martin J. Sankey, known to me to be the Right of Way Director of the Buyer and who did say that the instrument was signed on behalf of the Buyer by its authority duly recorded in its minutes, and said right of way director acknowledged the execution of the instrument, whose signature appears hereon, to be the voluntary act and deed of the Buyer, and by it voluntarily executed.

X

Notary Signature: (Date)

Iowa Department of Transportation
800 Lincoln Way
Ames, IA 50010

(Apply Notarial Seal Here)



FILE NO.	ENGLISH	DESIGN TEAM SNYDER & ASSOCIATES	POWESHIEK COUNTY	PROJECT NUMBER MP-006-1(711)186--76-79	SHEET NUMBER H.5

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IOWA DOT

FORM XXXXXX MM-YY

PURCHASE AGREEMENT – TEMPORARY EASEMENT
COMPENSATION ESTIMATE / OFFER TO DONATE / WRITTEN OFFER

FOR USE WITH **ADA** PROJECTS ONLY

PARCEL #:	COUNTY:	Poweshiek	PROJECT:	MP-006-1(711)186--76-79
GRN015	OWNER:	City of Grinnell Iowa		
	ADDRESS:	1020 Spring Street, Grinnell, IA 50112		

1. TEMPORARY EASEMENT PURCHASE AGREEMENT – OWNER:

THIS AGREEMENT entered into this _____ day of _____, _____, by and between the Seller and the Iowa Department of Transportation, acting for the State of Iowa, Buyer.

1. Seller grants to the Buyer a temporary easement upon Seller's real estate, hereinafter referred to as the premises, situated on parts of the following 1020 Spring Street, Grinnell, IA 50112, in the County of Poweshiek, State of Iowa, and more particularly described/shown on page H.05 of the plan H-sheet, for the purpose of sidewalk improvements for ADA compliance as shown on the project plans for said highway project. The premises also includes all estates, rights, title and interests, including all easements, and all advertising devices and the right to erect such devices as are located thereon, and the following building, improvement and other property: All land, trees, shrubs, landscaping and surfacing attached to the premises sought and described herein.

   The Seller acknowledges full settlement and payment from the Buyer for all claims per the terms of this agreement and discharges the Buyer from liability because of this agreement and construction of this public improvement project.
2. Possession of the premises is the essence of this agreement and the Seller grants immediate possession of the premises upon payment from the Buyer for the duration of the project.
3. The Buyer agrees to pay the Seller the total lump-sum amount in approximately 6 to 8 weeks.
4. It is agreed that the right of temporary easement is granted by this agreement and shall terminate upon completion of the project.
5. This written agreement constitutes the entire agreement between Buyer and Seller and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
6. The Seller states and warrants that, to the best of the Seller's knowledge, there is no burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except:
7. Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement as required by the Code of Iowa, Section 6B.52.
8. Other Provisions:

2. COMPENSATION ESTIMATE / OFFER TO DONATE / WRITTEN OFFER TO PURCHASE:

A. Compensation Estimate:

The basis for this land compensation is $0.10 / S.F. (10 cents per square foot) as measured from the computer generated plan.

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Other Compensable Items	0	0	x	0.00	=	$ 0.00
		SUBTOTAL- Compensation Estimate:				$ 9.80
$100.00 Minimum Payment - Amount is rounded up to the nearest $10.00 increment thereafter.						$ 100.00
		TOTAL – WRITTEN OFFER:				$ **100.00**

B. Offer to Donate:

As owner(s) of the real estate needed for the above referenced project and parcel, I/we are entitled to just compensation. However, by Iowa Code Section 6B.54, I/we may donate the property, any part of the property or any compensation paid as I/we determine. We will execute the necessary conveyance instruments to transfer said right of way. This donation to the Iowa Department of Transportation is made without any reservation or coercive action of any nature.

	Declined Offer to Donate (I do want to be paid)	✓	**Accepted Offer to Donate** (I don't want to be paid)

C. Acquisition Agent Certification:

Certification:

I certify that I am familiar with the property that is the subject of this compensation estimate, that the valuation is based upon data contained in the files of the Iowa Department of Transportation, and that I have no direct or indirect present or contemplated future personal interest in this property or will in any way benefit from the acquisition of this property.

Certified by:	X	X
	Acquisition Agent: Name Brian DePrez	Date

IOWA DOT

FORM XXXXXX MM-YY

PURCHASE AGREEMENT – TEMPORARY EASEMENT
COMPENSATION ESTIMATE / OFFER TO DONATE / WRITTEN OFFER

FOR USE WITH **ADA** PROJECTS ONLY

2. SELLER'S SIGNATURE AND ACKNOWLEDGEMENT:

A. Capacity Claimed by Seller: *(check one)*

As owner(s) of the real estate needed for the above referenced project and parcel, I/we are entitled to just compensation. We will execute the necessary conveyance instruments to transfer said right of way. This sale to the Iowa Department of Transportation is made without reservation or any coercive action of any nature.

	Individual		Attorney-in-Fact
	Limited Partnership		Executor(s) or Trustee(s)
	General Partnership		Guardian(s) or Conservator(s)
	Corporation & Title(s) of Corporate Officer(s):		

Upon due approval and execution by the Buyer, the undersigned sellers/claimants certify that the total lump-sum payment amount shown here is just and unpaid: **$ 100.00**

X

Seller 1 Signature: (Date)

X

Seller 2 Signature: (Date)

SIGN HERE

B. Seller's Acknowledgement:

STATE OF: }
COUNTY OF: } ss:

On this _____ day of _____, 20___, before me, the undersigned, personally appeared:

_____,

___ known to me personally; or ___ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the instrument; and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or entity upon which the person(s) acted, have executed the instrument.

NOTARIZE

X

Notary Signature: (Date)

(Apply Notarial Seal Here)

3. BUYER'S APPROVAL AND ACKNOWLEDGEMENT:

A. Buyer's Approval:

X

Recommended by: (Date)
Brian DePrez

X

Approved by: (Date)

Director, Office of Right of Way
Iowa Department of Transportation
800 Lincoln Way
Ames, IA 50010

B. Buyer's Acknowledgement:

STATE OF: IOWA }
COUNTY OF: STORY } ss:

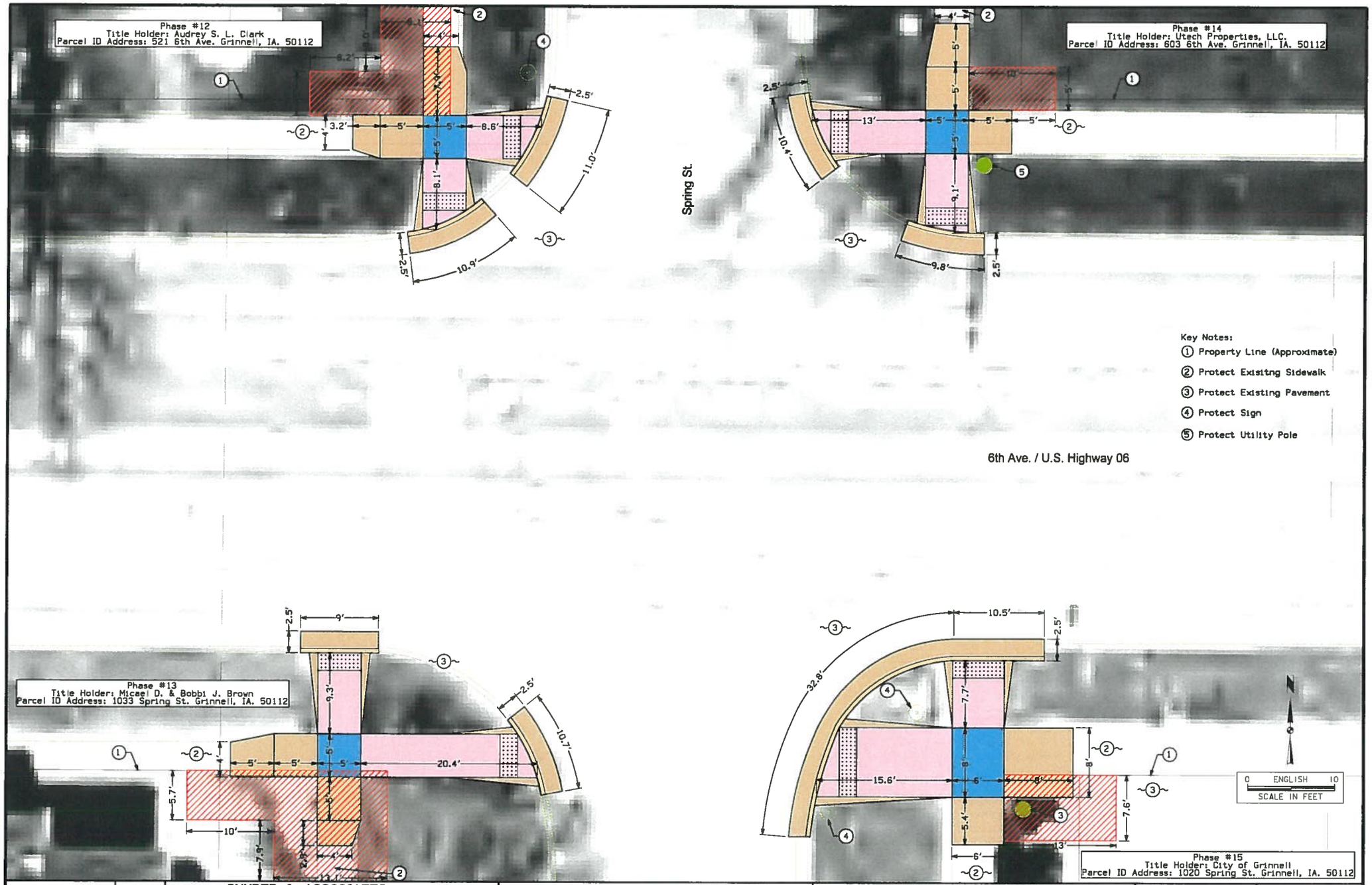
On this _____ day of _____, _____, before me, the undersigned, personally appeared Martin J. Sankey, known to me to be the Right of Way Director of the Buyer and who did say that the instrument was signed on behalf of the Buyer by its authority duly recorded in its minutes, and said right of way director acknowledged the execution of the instrument, whose signature appears hereon, to be the voluntary act and deed of the Buyer, and by it voluntarily executed.

X

Notary Signature: (Date)

Iowa Department of Transportation
800 Lincoln Way
Ames, IA 50010

(Apply Notarial Seal Here)



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