

# RFP Response:

## Proposal to Acquire City-Owned Real Estate

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**Respondent:** Monmouth Townhomes, LP  
**Project Name:** Monmouth Townhomes

**Regarding:** City of Monmouth's Legal Notice RFP for parties interested in acquiring the property located at 200 block of East Jackson Avenue

**Submitted to:** Mr. Lew Steinbrecher  
City of Monmouth  
100 E. Broadway Street  
Monmouth, IL 61462

**Proposal Date:** February 3, 2021

**Contacts:** James Bergman  
Iceberg Development Group, LLC  
(563) 355-0794  
jim@jnbice.com

Robert T. LeSage III  
Ward, Murray, Pace & Johnson, P.C.  
Phone (815) 284-8200  
lesage@wmpj.com

**Purpose:**

This proposal is a response to the legal notice published in the Register-Mail newspaper on January 21, 2021: Request for Proposals to Acquire City Owned Real Estate by the City of Monmouth, Warren County, Illinois. The legal notice describes the City's intent to convey the real estate located at 200 block of East Jackson Avenue (PINS: 09-044-128-00; 09-044-128-05; 09-044-184-00). Please find a copy of the legal notice attached to this document as **Exhibit A**.

The developer proposes to acquire the property for the purpose of undertaking a private redevelopment project that includes a planned residential subdivision of 44 townhome units as well as all requisite public infrastructure that is to be constructed at the Developer's expenses pursuant to applicable City zoning, subdivision, and building codes.

**Proposed Project Name:** Monmouth Townhomes

**Respondent:** Monmouth Townhomes, LP, an Illinois Limited Partnership  
James N. Bergman, Sole Member of Managing Member of GP

**Offered Price:** \$1

**Proposed Terms of Acquisition:**

Respondent respectfully requests the City of Monmouth to sell the parcel for \$1 in order to make the development of 44 homes achievable. The homes will be rented to households up to 80% of the Area Median Income. The acquisition will need to include standard voluntary acquisition and environmental approval conditions pursuant to the potential receipt of federal funding obtained through the Illinois Housing Development Authority (IHDA). The acquisition would be evidenced by an option or other agreement that provides for a transfer of the land at the time the construction financing closes, anticipated for Spring/ Summer 2021.

**Description of the redevelopment project and planned use of the property:**

Monmouth Townhomes is a new construction, 44-unit duplex affordable housing development for general occupancy/ families. The project includes 22 townhome buildings (located on the City's parcels) as well as a clubhouse at the western entrance that will be developed from an existing, privately owned hair salon (PIN:09-044-183-00).

The project targets households with 1-8 people that either currently live in Monmouth or work in Monmouth and wish to live closer. The project offers units affordable between 30% and 80% AMI so is able to reach households at both ends of the affordability spectrum. 7 of the units are anticipated to be referrals through the SRN with social services to be provided by the referring agencies. The balance of households are anticipated to have 1 or 2 (or more) adults who work within 5 miles of the project site

There will be 10 2-bedroom units, 20 three-bedroom units, and 14 four-bedroom units. The duplex structures will be a mix of one-story and two-story buildings with a number of different facades. Each unit includes a one-car garage and one-car driveway. The building design provides natural light as well as energy efficient and universal design components. Additional amenities will include a community playground and a washer and dryer in every unit. A management office with a common community room and fitness facility will be located at the adjacent property.

The buildings will be wood frame, slab on grade, with wood floor and roof trusses. Exterior will have varying front and side elevations consisting of different combinations of vinyl siding and cultured stone siding and porch variations. The interior will feature luxury-effect vinyl plank flooring throughout the units. Site improvements will include concrete paved parking pads and concrete sidewalks.

The site work is extensive and includes the construction of water main, sanitary sewer, surface water drainage, and Jackson Street road construction within the project site. The project will complete the construction of Jackson Avenue as a rural section roadway (no curb or gutter) and approximately 1,040 feet of sanitary sewer to serve the development site. The Developer will connect to the existing 12" water line on North Main Street and extend a new 8" watermain to the west property line of the development site within the Jackson Street right-of-way, then will install the water main from the west property line of the development site to fully serve this development along with saddle taps on said main and extend water service laterals to each housing unit with a valve at the end.

**Site plan for the proposed redevelopment project:** Please find the site plan attached as **Exhibit B.**

**Project Financials, including any incentives requested from the city:**



Please find a development pro forma attached (**Exhibit C**) including funding sources and a development budget.

The project requests the following incentives from the city for the project:

- A rebate to the Developer for 95% of all incremental property tax revenue generated from the City Parcels conveyed to reimburse a portion of the TIF eligible costs for the life of the TIF district
- Assistance for the Developer with applying for and receiving the benefit of sales tax exemptions available through the Monmouth-Warren County Enterprise Zone as may relate to the purchase of building materials for the construction of the Project.

The Developer has agreed to provide the following:

- To provide payment to the City in the total sum of One Hundred Eighty-three Thousand and 00/100 Dollars (\$183,000.00) for the entire development review and approval process at the city level, as well as expenses related to the retainage of TIF consultants to assist with establishing a tax increment finance district on the development site.
- To finance the surveying, engineering design and construction of the water main, sanitary sewer, surface water drainage, and Jackson Street road construction necessary for the integration of the proposed project to the site.

#### **Description of the developer's qualifications:**

Please find an ownership chart attached (**Exhibit D**) which details the ownership structure of Monmouth Townhomes, LP.

#### **Developer: Managing Member of the General Partner- Iceberg Development Group LLC**

Jim Bergman, the sole member of Iceberg Development Group, managing member of the general partner, has developed more than 35 LIHTC projects, consisting of more than 4,000 units since 1991. Mr. Bergman will be the managing member of the general partner, meaning that he will be responsible for all decisions related to the rehabilitation and management of the property.

Please find the developer's experience form attached as **Exhibit E** that lists Jim Bergman/Iceberg Development's many successful experiences with developing similar projects.

### **Project team's qualifications:**

The development team members were selected based on their prior experience with similar projects. During Iceberg Development's years of experience developing affordable housing, they have established a network of professionals who also have a reputable and successful experience in affordable housing.

#### **General Contractor - Door Creek Construction**

Contact Name: Kevin Kadlec  
Phone Number: 608-224-4660

Door Creek Construction is a builder specializing in multi-family and commercial construction. The management of Door Creek Construction is experienced in both the construction and rehabilitation of affordable housing for the Section 42 LIHTC program. Door Creek Construction has over forty years of hands-on experience in the construction industry.

#### **Management Company - PPMI Management, LLC**

Contact Name: Brian Fritz  
Phone Number: 608-348-7755

PPMI Management, LLC is an established property manager which currently oversees over 600 units of housing at 9 properties throughout Illinois and Texas. PPMI is the sister company to Pioneer Property Management. Together, PPMI and Pioneer manage thousands of affordable and market rate units, including the vast majority of Iceberg Development developments. The company and its staff are experienced in maintaining the files and records necessary for compliance monitoring of affordable housing and reporting to investors, lenders and state/federal agencies. Current affordable housing projects that are similar in size that PPMI manages includes Wind Mill Manner in Batavia, IL that has a total of 80 units and Oswego Mill Street Station located in Oswego, IL with 63 total units.

#### **Architect - Stock Design**

Contact Name: Monte Stock  
Phone Number: 217-223-1795

Stock Design Architecture is a general architectural practice specializing in hospitality, multi-family housing (especially affordable housing tax credit developments), light commercial and medical architecture. The firm has been in business since 1996. Prior to establishing the firm, Principal Monte Stock was a Principal and Design Coordinator with Midwest Design Group for one year. Over the course of his career, Principal Monte Stock has been the architect for over a dozen Iceberg deals, both new construction and rehabilitation.

**Financial Consultant - Lightengale Group (LGG)**

Contact Name: Virginia Pace

Phone Number: (312) 999-9455

Lightengale Group (LGG), a consulting firm in business since 1999, has extensive experience in coordinating financing and project management services related to development of affordable income housing. LGG specializes in multi-family affordable housing and has coordinated the financing for over 100 affordable housing developments. LGG's affordable housing developments have ranged in size from 8 units to 239 units and are located in Illinois, Iowa, Missouri, Wisconsin, Georgia, and New York.

**Attachments:**

- **Exhibit A – Legal Notice**
- **Exhibit B – Monmouth Townhomes Site Plan**
- **Exhibit C – Development Pro Forma**
- **Exhibit D – Monmouth Townhomes Ownership Chart**
- **Exhibit E – Developer’s Successful Experience with Other Similar Projects**



# CONSIGN NOW!

DROP AN EMAIL TO: [CARS@SULLIVANAUCTIONEERS.COM](mailto:CARS@SULLIVANAUCTIONEERS.COM)  
OR GIVE AUCTION MANAGER CRAIG HOYER  
A CALL AT: (844) 847-2161

Sullivan Auctioneers, LLC • 1066 E US Hwy 136, Hamilton, IL  
Toll Free 844-847-2161 • Email: [cars@sullivanauctioneers.com](mailto:cars@sullivanauctioneers.com)  
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Legal Notices      Legal Notices      Legal Notices

## LEGAL NOTICE

### Request for Proposals to Acquire City Owned Real Estate

#### City of Monmouth, Warren County, Illinois

The City of Monmouth, Warren County, Illinois (hereinafter the "City") owns a tract of real estate within the corporate boundaries of the City and within the boundary of the City of Monmouth Main Street Tax Increment Financing (TIF) District (hereinafter the "TIF District").

The Illinois Tax Increment Allocation Redevelopment Act (hereinafter the "TIF Act") authorizes the conveyance of municipal owned real estate in a manner and at such price as the municipality determines is reasonable and necessary to achieve the objectives of the TIF Redevelopment Plan and Project (65 ILCS 5/ 11374.44).

The TIF Act further provides that said conveyance must be made after approval of an ordinance by the corporate authorities and after public disclosure of the terms of such disposition and all bids and proposals received in response to the City's Request for Proposals.

Therefore, it is authorized by the Mayor and City Council of the City of Monmouth, Warren County, Illinois, as follows:

1. The City intends to convey the following legally described real estate located in the 200 block of E. Jackson Avenue, and is hereby accepting Requests for Proposals from any party interested in acquiring such real estate. Legal Description:

Lots One (1) through Fifteen (15) inclusive all in Block Two (2) of Oak Park Subdivision, the same being a part of the SouthWest Quarter (1A) of Section Twenty (20), Township Eleven (11) North, Range Two (2) West of the Fourth Principal Meridian, also being part of the subdivision of the South Half (V2) of the North Half (V2) of Lot Four (4) of the Southwest Quarter (1%) of Section Twenty (20), Township Eleven (11) North, Range Two (2) West of the Fourth Principal Meridian, platted on the 27th day of April, 1893 and recorded in Volume 85 of Deeds at Page 350 in the Office of the Recorder of Deeds in Warren County, Illinois, situated in the County of Warren and State of Illinois,

AND ALSO

Lots One (1) through Sixteen (16), both inclusive, in Block One (1) of the Subdivision of the South Half (1/2) of the North Half (1/2) of Lot Four (4) of the Subdivision of the Southwest Quarter (1/4) of Section Twenty (20) in Township Eleven (11) North, Range Two (2) West of the Fourth Principal Meridian, and known as "Oak Park", the plat of which is found in Warren County Deed Record, Volume 85, on Page 350.

PINS: 09-044-128-00; 09-044-128-05; and 09-044-184-00

Which property is generally located at 200 Block of East Jackson Avenue, Monmouth, Illinois.

2. **Any party that is interested in acquiring such real estate shall submit a sealed proposal for said acquisition to: Mr. Lew Steinbrecher, City Administrator, City of Monmouth, 100 E. Broadway Street, Monmouth, IL 61462 on or before 4:30 PM. on Monday, February 22, 2021.**

The City may award a Proposal at or following its City Council Meeting scheduled for Monday, March 1, 2021.

2. Proposals shall contain the offered price and proposed terms of acquisition. The City requires the property to be acquired for the purpose of undertaking a private redevelopment project that includes a planned residential subdivision consisting of not less than 40 townhomes and/or duplex units, as well as all requisite public infrastructure that is to be constructed at the Developer's expense pursuant to applicable City zoning, subdivision and building codes.

Proposals should, at minimum, contain:

- a. Description of the redevelopment project and planned use of the property;
- b. Site plan for the proposed redevelopment project;
- c. Project financials, including any incentives requested from the City; and
- d. Description of the Developer's qualifications, the project team, and examples of other successful redevelopment projects recently completed.

Proposals shall be submitted at City Hall, 100 E. Broadway Street, Monmouth, IL 61462 during regular business hours. Any questions regarding this matter shall be directed to Mr. Lew Steinbrecher at (309) 734-2141.

4. The City retains the right to select any Proposal received in accordance with the requirements of the TIF Act, to waive any requirements or formalities, and further to reject any or all Proposals received.

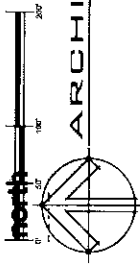
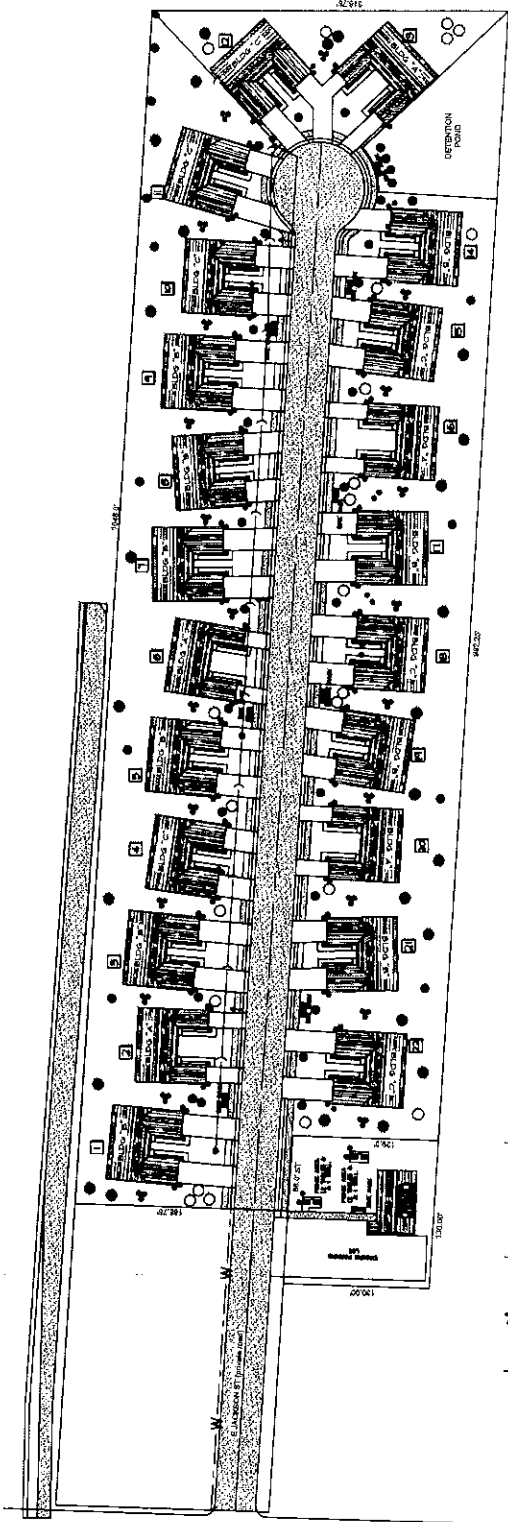
By order of the City of Monmouth, Illinois  
Ms. Susan Trevor, City Clerk  
January 21, 2021

*Register-Mail Newspaper  
January 21, 2021*

**Band It**

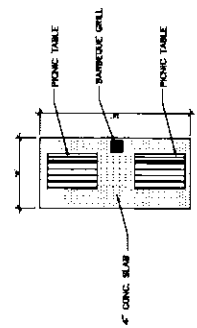
PROFESSIONAL COORDINATOR - Highly compensated, retail oriented position. Excellent benefits. No cold calling. Complete training provided to assure success. We pay you to earn money. At least \$100,000 per year, and one of our call centers. 855-000

**BAN** Experienced...  
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vacation...  
and a great work...  
insuranc...  
and a great work...  
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ARCHITECTURAL SITE PLAN

KEY	NAME	SIZE (AS TYPE OF PLANTING)	COUNT
○	PICNIC BENCH TABLE	2 1/2' DIA - 5' TALL +/-	5 1 0
☀	COLORADO BLUE SPRUCE	2 1/2' DIA - 5' TALL +/-	5 1 0
⊗	CHAMPAGNE ZINF	2 1/2' DIA - 5' TALL +/-	5 1 0
●	ROUNDABOUT	34"	POINTED



PICNIC AREA DETAIL  
(2 TABLES & 1 GRILL  
AT EACH AREA)

DEVELOPMENT NOTES:

SITE: 8.06 ACRES

BUILDINGS:

- (5) BUILDING "A" (2 BEDROOM / 1 STORY)
- (2) BUILDING "B" (3 BEDROOM / 1 STORY)
- (8) BUILDING "C" (3 BEDROOM / 2 STORY)
- (7) BUILDING "D" (4 BEDROOM / STORY)

APARTMENTS:

- (10) TWO BEDROOM APARTMENTS (2 ACCESSIBLE)
- (20) THREE BEDROOM APARTMENTS (2 ACCESSIBLE)
- (14) 4 BEDROOM APARTMENTS (1 ACCESSIBLE)

OFF STREET PARKING - 1 GARAGE & 1 DRIVE SPACE PER APARTMENT.

- BUILDING / APARTMENT MIX:**
- BUILDING #1: TYPE "B" (2) 3 BR APARTMENTS
  - BUILDING #2: TYPE "A" (2) 2 BR APARTMENTS - (1) ADA UNIT
  - BUILDING #3: TYPE "B" (2) 3 BR APARTMENTS
  - BUILDING #4: TYPE "C" (2) 4 BR APARTMENTS
  - BUILDING #5: TYPE "B" (2) 3 BR APARTMENTS
  - BUILDING #6: TYPE "A" (2) 2 BR APARTMENTS - (1) ADA
  - BUILDING #7: TYPE "B" (2) 3 BR APARTMENTS - (1) SENSORY UNIT
  - BUILDING #8: TYPE "B" (2) 3 BR APARTMENTS
  - BUILDING #9: TYPE "B" (2) 3 BR APARTMENTS
  - BUILDING #10: TYPE "C" (2) 4 BR APARTMENTS - (1) ADA UNIT
  - BUILDING #11: TYPE "C" (2) 4 BR APARTMENTS
  - BUILDING #12: TYPE "C" (2) 4 BR APARTMENTS
  - BUILDING #13: TYPE "A" (2) 2 BR APARTMENTS - (1) ADA
  - BUILDING #14: TYPE "B" (2) 3 BR APARTMENTS
  - BUILDING #15: TYPE "B" (2) 4 BR APARTMENTS
  - BUILDING #16: TYPE "A" (2) 2 BR APARTMENTS
  - BUILDING #17: TYPE "B" (2) 3 BR APARTMENTS
  - BUILDING #18: TYPE "C" (2) 4 BR APARTMENTS
  - BUILDING #19: TYPE "B" (2) 3 BR APARTMENTS
  - BUILDING #20: TYPE "A" (2) 2 BR APARTMENTS
  - BUILDING #21: TYPE "B" (2) 3 BR APARTMENTS - (1) ADA UNIT
  - BUILDING #22: TYPE "C" (2) 4 BR APARTMENTS



## Development Costs with Detail

Monmouth Proforma - 20201111

Development Costs	Detail Amt	Total	Comments
Land Cost		128,511	City land is donated; acquisition cost is for hair salon parcel
City Land	1		
Salon	<u>128,510</u>		
Title and Transfer Taxes		1,000	TDC per IHDA LIHTC approved budget was \$13,066,994
<b>Acquisition Total</b>		<b>129,511</b>	
Site Work		965,350	Water Mains, Road Costs, etc per Estimate Provided by Engineer in April 2019
Net Construction Costs		8,282,973	at 90% of the cost caps by unit type; must exceed 70% of TDC - PREVAILING WAGE REQUIRED! Materials are tax free per enterprise zone designation
4 BR Units	9,547,323		
Bond Premium	(299,000)		
Less Site Work	<u>(965,350)</u>		
Bond Premium / LOC fee		95,000	
Building Permits		165,000	Set fee paid to City
Contingency		462,416	5% of subtrades
<b>Construction Total</b>		<b>9,970,739</b>	
Builders Risk Insurance		39,000	
Liability Insurance		14,000	
Real Estate Taxes		12,000	
<b>Construction Period Total</b>		<b>65,000</b>	
Architect -- Design		235,000	
Engineering Fees		125,000	
Furniture Fixtures & Equipment		98,193	
Legal - Organizational		75,000	
Legal - Tax Credits		55,000	WF covers first \$80k of costs; any additional costs are passed onto Developer
Accountant -- General		35,000	
Plats & Surveys		22,000	
Appraisal		10,000	
Environmental Reports		22,000	
Soils and Material Testing		17,359	
Market Study		8,500	
Title & Recording Fees		38,000	
Consultant -- Financial		240,000	
Consultant -- TIF		18,000	Portion of City's cost to be paid
<b>Professional Fees Total</b>		<b>999,052</b>	
Lease-Up Expense		40,000	
Advertising		10,000	
<b>Marketing &amp; Leasing Total</b>		<b>50,000</b>	
Application Fee		4,000	
LIHTC Reservation Fee		111,857	
Equity Bridge Loan	-		
Tax Credit Equity	<u>111,857</u>		
Construction Points		82,550	
Lender Legal Costs		50,000	Bridge Loan lender legal & IHDA lender legal
Permanent Loan Points		7,500	IHDA allowance for debt fees
Construction Inspection		25,000	
<b>Lender Fees Total</b>		<b>280,907</b>	
Developer Fee		1,112,020	
IHDA Dev Fee	1,352,020		
Less Financial Consultant	<u>(240,000)</u>		
<b>Developer Fee Total</b>		<b>1,112,020</b>	
Tax & Insurance Escrow		39,545	
Cost 1	18,755		
Cost 2	<u>20,790</u>		
Replacement Reserve		24,200	
Operating Deficit		125,039	\$125,039 per WF 9/3 LOI
Cost 1	125,039		
Cost 2	=		
TIF Reserve		32,395	\$32,395 per WF 9/3/20 LOI
<b>Reserves Total</b>		<b>221,179</b>	

**Development Costs with Detail**  
Monmouth Proforma - 20201111

<b>Development Costs</b>	<b>Detail Amt</b>	<b>Total</b>	<b>Comments</b>
Equity Bridge Loan		410,985	Interest cost assumes IHDA Funds paid in entirely before equity bridge loan
<b>Interest Total</b>		<b>410,985</b>	
<b>Total Development Costs</b>		<b>13,239,393</b>	

## Sources of Funds

Monmouth Proforma - 20201111

### Construction Sources of Funds

Lien	Source Description	Lender	Amount	Term	Interest Type	Avg. Interest Rate	Total Paid Interest
1	Equity Bridge Loan		7,820,000	24 Months	Fixed	3.000%	410,985
2	IHDA Soft Loan		1,889,583	24 Months	Fixed	0.000%	
2	FHLB AHP		660,000				
3	Deferred Developer Fee		400,000	24 Months			
4	Tax Credit Equity		2,469,810				
<b>Total Construction Sources</b>			<b>13,239,393</b>				<b>410,985</b>

### Permanent Sources of Funds

Lien	Source Description	Lender	Amount	Term	Amortization Period	Initial Interest Rate	Initial Annual Payment	DCR
1	IHDA Soft Loan		1,889,583	30 Years	Balloon	0.000%	-	
2	FHLB AHP		660,000					
3	Deferred Developer Fee		400,000					
4	Tax Credit Equity		10,289,810		LIHTC Price: \$ 0.9199			
<b>Total Permanent Sources</b>			<b>13,239,393</b>				-	<b>NA</b>

### Lien Source Description Comments

1	Equity Bridge Loan	24 month term; floating interest rate; paid down with 2nd and 3rd equity installments
2	IHDA Soft Loan	Expected repayment is 50% of cash flow after repayment of the DDF. Initial application showed request for \$2,376,160 (with no FHLB).
2	FHLB AHP	Applied for in June 2020; announcements in late November.
3	Deferred Developer Fee	DDF is higher due to payments from TIF which increase cash flow through initial 15 year period.
4	Tax Credit Equity	See EBL estimate for recommended pay in structure



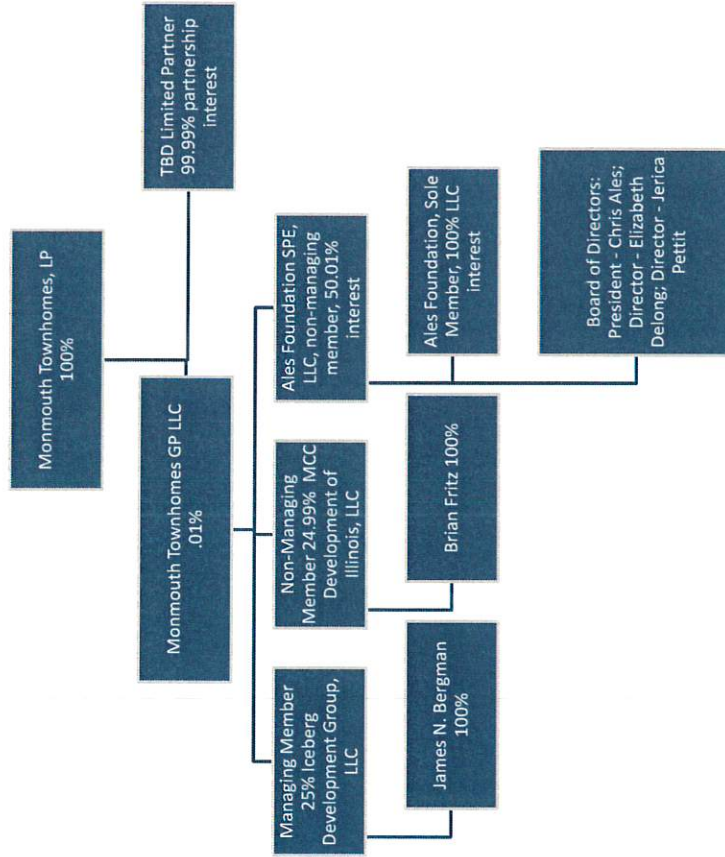
# Organizational Chart

## Instructions:

1. Please complete the TWO organizational charts on this tab. If the proposed project is new construction, leave the "Current Organizational Chart" blank.
2. Include ALL entities within the proposed single purpose entity Owner, adding and deleting boxes as needed. See example below and change as needed.
3. Indicate proposed ownership percentages for ALL entities in the chart.
4. LLCs must indicate ALL members and identify the managing member.
5. Use the Notes section to provide any additional information not adequately captured here.

**Proposed Project Name:**

Monmouth Townhomes



**Existing Project Name:**

**Sponsor Development Experience Certification Summary**

Sponsor: **Jim Bergman/Iceberg Development Group LLC**

**Housing Development Experience Summary by State**

Sheet	State	Total Project Units	Income Restricted Units	LIHTC Projects	LIHTC Units
		<b>4077</b>	<b>3890</b>	<b>56</b>	<b>3890</b>
S1	IL - Illinois	2166	2030	28	2030
S2		951	928	16	928
S3		416	416	2	416
S4		144	144	3	144
S5		240	217	5	217
S6		160	155	2	155
S7					
S8					
S9					
S10					
S11					
S12					
S13					
S14					
S15					
S16					
S17					
S18					
S19					
S20					

**Unacceptable Practices Summary**

Practice #	Indicated	Explained
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
(10)		
(11)		
(12)		

**Identity of Interest Summary**

Indicate	Between
	Sponsor & GC
	Sponsor & Seller
	Sponsor & Seller & GC

I hereby certify that the information summarized above and contained within this workbook and Application, pertaining to the housing development experience of Jim Bergman/Iceberg Development Group LLC is true, correct, and complete. I understand that any misrepresentation, false information, or omission may result in disqualification of this Application.

Furthermore, I hereby authorize the housing finance agency for any state listed above to release to the Authority any information regarding my past experience with project development, project management, compliance, debarment, the curing of or failure to cure any project non-compliance, and any formal or information action taken with respect to my past experience in that state's low income housing tax credit program.

Sponsor: Jim Bergman/Iceberg Development Group LLC

Signature: 

Printed: Jim Bergman

Its: Principal

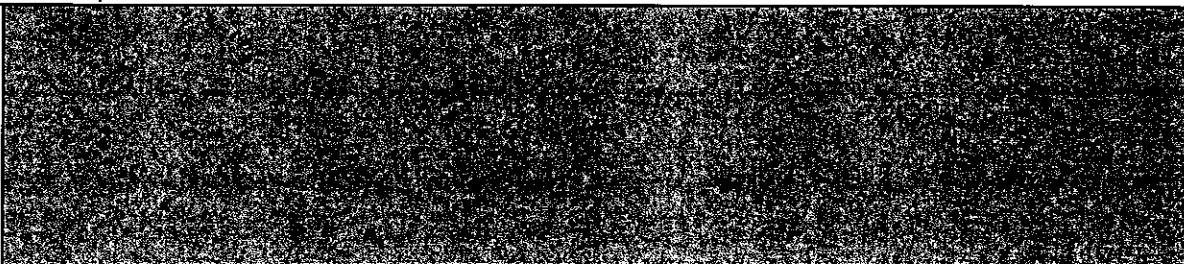
Date: 3/16/2020

**Sponsor Unacceptable Practices Certification**

Indicate below if any of the following unacceptable practices apply to Jim Bergman/Iceberg Development Group LLC and provide an explanation in the space provided.

(1)	Jim Bergman/Iceberg Development Group LLC is affiliated with existing developments which have been cited for material and/or continuing but curable noncompliance. Material noncompliance exists when a party exhibits a continual pattern of noncompliance, or when a party demonstrates an inability or an unwillingness to resolve noncompliance in a timely manner.
(2)	Jim Bergman/Iceberg Development Group LLC experienced any events of foreclosure (including a deed-in-lieu of foreclosure) or in which the Owner failed to perform under a workout agreement with the Authority.
(3)	Jim Bergman/Iceberg Development Group LLC maintained an ownership interest in a Project has declared bankruptcy.
(4)	Jim Bergman/Iceberg Development Group LLC maintained an ownership interest in a Project has a history of delinquent payments on any loan made by the Authority under any program or for any Project (Ex. a mortgage default or arrearage of three months or more within the last two years.)
(5)	Jim Bergman/Iceberg Development Group LLC has an ownership interest in a Project has an uncured default on any loan or grant made by the Authority under any program or for any Project
(6)	Jim Bergman/Iceberg Development Group LLC has been involved in any development awarded Tax Credits where there has been a change in general partners or managing members during the last three years that was not approved by the Authority.
(7)	Jim Bergman/Iceberg Development Group LLC has been involved in a development determined to have uncorrected noncompliance more than three months from the date of notification in the past three years.
(8)	Jim Bergman/Iceberg Development Group LLC has failed to pay any fee or expense due to the Authority or any other state allocating agency
(9)	Jim Bergman/Iceberg Development Group LLC has been involved in any development awarded Tax Credits or other resources by the Authority or any other state allocating agency for which either the permanent financing or equity investment has not closed and/or otherwise failed to place in service.
(10)	Jim Bergman/Iceberg Development Group LLC has been involved in any development awarded Tax Credits by the Authority or any other state allocating agency for which all requirements for the issuance of 8609s have not been met.
(11)	Any liens or other claims exist against property owned by Jim Bergman/Iceberg Development Group LLC for which Jim Bergman/Iceberg Development Group LLC has failed to resolve a public filing such as a lien or a judgment.
(12)	Jim Bergman/Iceberg Development Group LLC has been debarred or received a limited denial of participation in the past two years by any federal or state agency from participating in any development program.
(13)	Jim Bergman/Iceberg Development Group LLC has materially misrepresented or omitted to disclose material facts in connection with any application for Tax Credits or any other Authority resource.
(14)	Jim Bergman/Iceberg Development Group LLC has been found to be in violation of fair housing, housing accessibility or nondiscrimination laws or has been found to discriminate against Section 8 voucher/certificate holders or recipients of any state/local tenant or project based rental assistance.

**X Denotes Explanation Required**

(1)	
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1000 Characters Remaining





Sponsor Development Experience Certification

Sponsor: Jim Bergman/Iceberg Development Group LLC  
 State: IA - Iowa

	LIHTC Project Experience			Total
	Approved	Under Construction	Complete	
Projects:	2	0	14	16
Units:	101	0	827	928

In connection with a low income housing tax-credit application being submitted to the Illinois Housing Development Authority, Jim Bergman/Iceberg Development Group LLC has represented an ownership interest in LIHTC projects in IA - Iowa as summarized in the table above and detailed along with any additional housing development experience within your state in the table following.

As the LIHTC allocation agency, please confirm the low income housing tax-credit ownership experience represented here is a complete and accurate account for Jim Bergman/Iceberg Development Group LLC by completing and signing this certification form.

Note: The requested confirmation is only in regard to the low income housing tax credit experience of Jim Bergman/Iceberg Development Group LLC and not the overall development experience of Jim Bergman/Iceberg Development Group LLC in IA - Iowa and is to be completed by the LIHTC allocation agency only.

LIHTC Allocation Agency: Iowa Finance Authority  
 Confirmed by: Lisa Strait, Compliance Specialist  
 Signature: Lisa Strait  
 Date: 3/20/15  
 Telephone: 515.975.1041

If Jim Bergman/Iceberg Development Group LLC has a record of unsatisfactory performance, noncompliance, foreclosure, bankruptcy, default, debarment, 8823's, or material misrepresentations in IA - Iowa please briefly describe:

Has received Corrected 8823's for mostly UPCS  
 No Non-Corrected 8823's issued.

Indicate all housing development projects in IA - Iowa in which Jim Bergman/Iceberg Development Group LLC has, at any time, had an ownership interest in the cells below.

Incomplete	State	Project Name	Primary Project Address	Project Municipality(ies)	Total Project Units	Income Restricted Units	LIHTC Units	Project Status	Completion Date
	IA	Thomas Place Bettendorf	2205 Kimberly Ave.	Bettendorf	951	928	928		
	IA	Thomas Place Waukee	560 SE Brick Dr.	Waukee	116	116	116	Complete	12/31/2010
	IA	Westport Terrace	950 Johnsonston St.	Keokuk	72	72	72	Complete	10/31/2011
	IA	Waukee Family Townhomes	560 SE Brick Dr.	Waukee	90	90	90	Complete	4/3/2013
	IA	Pebble Creek Villas	Lots 1-23 Pebble Creek North Additio	LeClaire	21	21	21	Complete	5/1/2014
	IA	Meadow Crest 1 & 2	2501 W. 53rd Street	Davenport	84	84	84	Complete	4/1998/2000
	IA	Cottage Grove	1503 Houser Street	Muscatine	48	48	48	Complete	3/1/2000
	IA	Alice Place	225 SE Brick Drive	Waukee	59	55	55	Complete	4/1/2015
	IA	Villas at Fox Pointe	251 Willets Drive	Knowville	50	42	42	Complete	9/1/2015
	IA	Dovetail Homes	Multiple	Grimes	50	50	50	Complete	4/11/2012
	IA	Huret Cottages	227 S Main St	Maquoketa	18	18	18	Complete	10/8/2001
	IA	Davenport Housing VII, L.P.	1607 W 12th St	Davenport	20	20	20	Complete	11/25/2005
	IA	Alice Place at Boone	1704 Hawkeye	Boone	50	45	45	Complete	11/1/2018















## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

[www.tdhca.state.tx.us](http://www.tdhca.state.tx.us)

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March 2, 2020

*Jo Taylor direct dial: 512.475.0250*  
*Email: [joen.taylor@tdhca.state.tx.us](mailto:joen.taylor@tdhca.state.tx.us)*

Illinois Housing Development Authority  
Attn: Kristen Faust  
111 East Wacker Drive, Suite 10000  
Chicago, IL 60601

RE: ILLINOIS SPONSOR DEVELOPMENT & PROPERTY MANAGER EXPERIENCE CERTIFICATION  
ICEBERG DEVELOPMENT GROUP, LLC AND PPMI

Dear Ms. Faust:

The Texas Department of Housing and Community Affairs ("TDHCA") has received a request to complete an Experience Certification for an application of Low Income Housing Tax Credits for the Illinois Housing Development Authority. TDHCA does not provide comment on the compliance history of development owners, management agents, or other entities associated with housing programs TDHCA administers.

Copies of monitoring letters and/or Uniform Physical Condition Standards (UPCS) reports may help in evaluating the experience of Iceberg Development Group and PPMI (property management). If copies are needed they may be requested by submitting an email for Public Information Request to [open.records@tdhca.state.tx.us](mailto:open.records@tdhca.state.tx.us).

If you have any further questions, please contact Jo En Taylor at 512-475-0250 or by email at [joen.taylor@tdhca.state.tx.us](mailto:joen.taylor@tdhca.state.tx.us).

Sincerely,

Jo En Taylor  
Senior Compliance Administrator

cc: Laura Nading, Lightengale Group

