

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: _____ Weekly Agenda Date: _____

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: _____

WORDING FOR AGENDA ITEM:

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

BACKGROUND:

FINANCIAL IMPACT:

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

ACTION REQUIRED / PROPOSED MOTION:



COMMUNITY SERVICES

Our Purpose:

The purpose of Agape Community Services, as a Christ-centered non-profit organization, is for the exclusive purpose of providing charitable services primarily focused on addiction recovery, transitional housing and related services.



Our Focus:

The focus of Agape Community Services is aiding homeless and pre/post incarcerated people to transition back into society by providing addiction recovery, transitional housing and related services.

The population we plan to serve not only includes those trapped in addiction, the homeless and the formerly incarcerated but also those afflicted with mental illness.



Why Agape is Different?

We combine Cognitive Behavior Therapy (CBT) with a Faith-based foundation to create a successful addiction recovery model.

- A therapeutic community has a 74 percent success rate.
- Long term communities of 9 months or more has anywhere from a 75-92% percent rate of success depending on the study.
- Faith based therapeutic communities have a 85% success rate consistently across all factors.



OUR PROCESS



Intake



Housing



Evaluation



Mental Health
Referral



Addiction
Restoration



Education and
Training



Wellness
Habits



Where Are We In The Process?

- Board of Directors selected: made up of representatives from local Siouxland churches
- New website is launched: www.agapesiouxland.com
- Finalized land purchase agreement with the City of Sioux City Council and passed Planning & Zoning Commission
- Updated Agape Community Services Constitution & Bylaws
- Ongoing building design & planning with CMBA Architects & McClure Engineering
- Working with a grant writer to secure additional sources of income from state & federal sources
- Beginning capital campaign fundraising
- Hired an Executive Director
- Hired a fundraising non-profit consultant

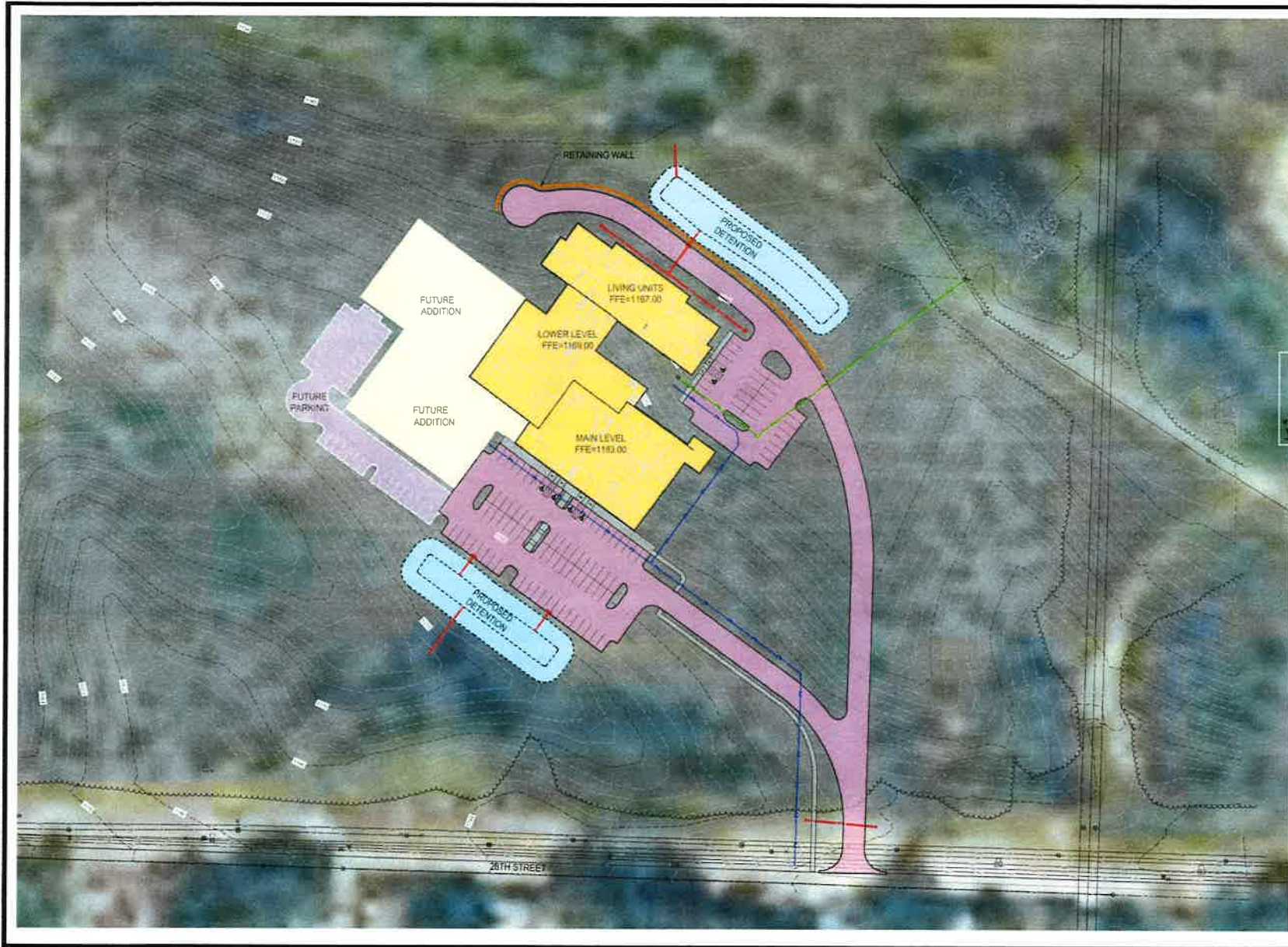




NEW
WOODBURY COUNTY LAW ENFORCEMENT CENTER

38.8 ACRES
AGAPE COMMUNITY SERVICES BUILD SITE





making lives better
 1340 NW 121st Street
 Clive Iowa 50325
 515-764-1229
 fax 515-764-2370

NOTICE
 The City of Des Moines, Iowa, is hereby certifying that the information contained herein is true and correct to the best of its knowledge and belief, and that the same is true and correct to the best of its knowledge and belief, and that the same is true and correct to the best of its knowledge and belief, and that the same is true and correct to the best of its knowledge and belief.

PRELIMINARY

SITE LAYOUT



NORTH



AGAPE COMMUNITY SERVICES

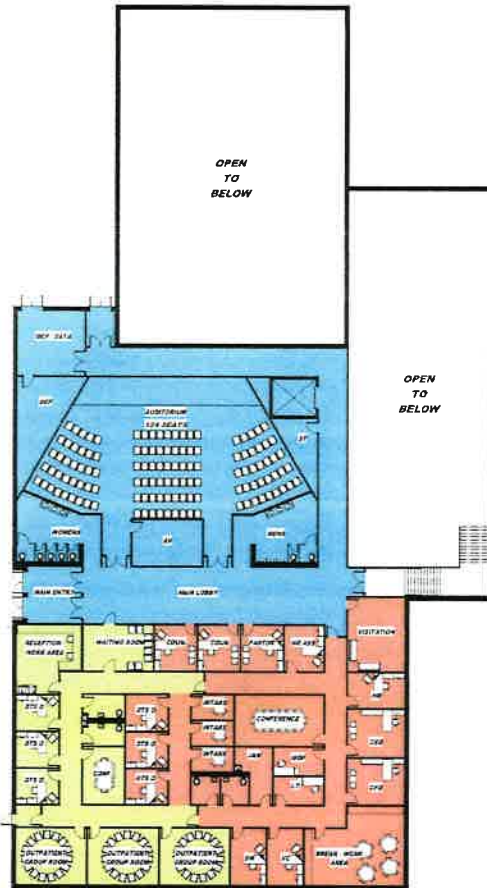
SHOE CITY IA
 2022001445
 MARCH 24 2022

DESIGNED BY: T. SMITH
 CHECKED BY: [Signature]
 DRAWN BY: DSH
 PLotted BY: [Signature]

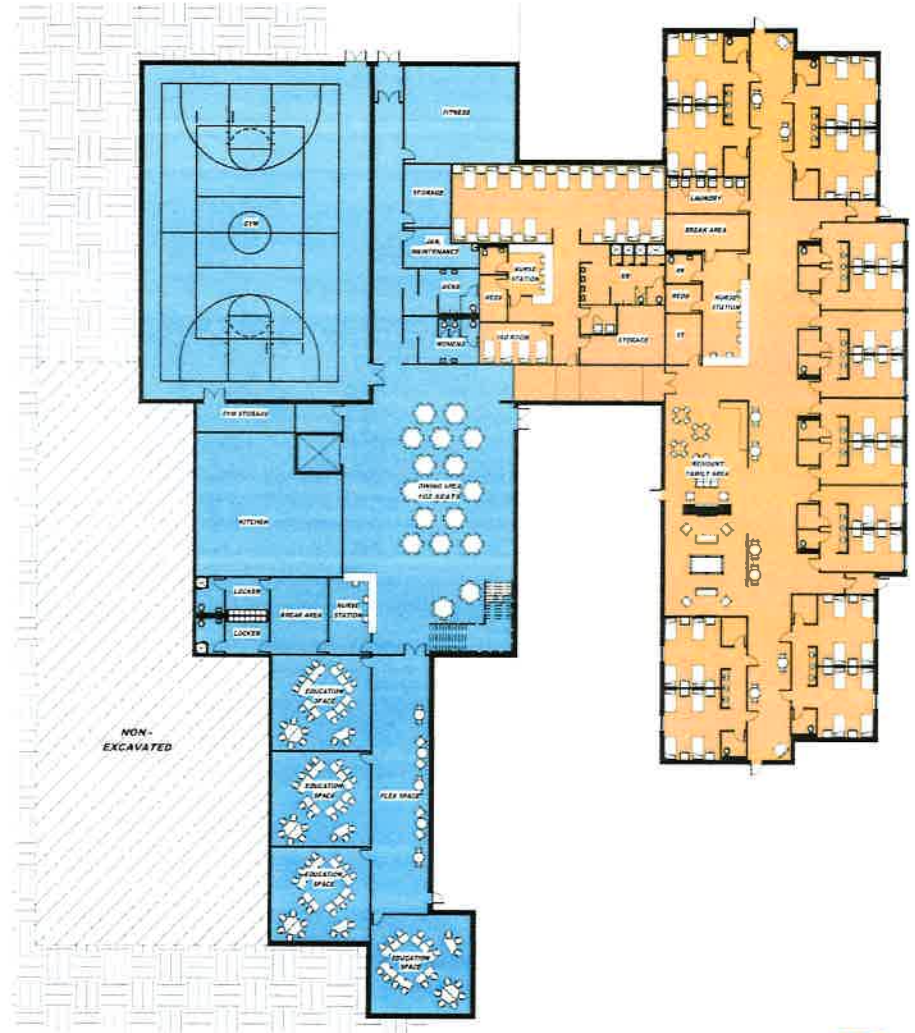
Agape Community Services New Facility

AREA LEGEND

- ADMINISTRATION
- COMMUNITY AREA
- LIVING UNITS
- OUTPATIENT



MAIN LEVEL

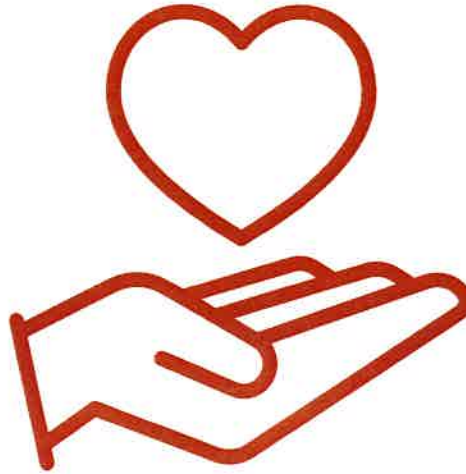


LOWER LEVEL

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03/22/2024 9:13:06 AM





Ways To Give:

- Mail checks to Agape Community Services, 2000 Leech Avenue, Sioux City, IA 51106
- Give online through Subsplash: <https://subsplash.com/u/-Q56CRB/give>
- Venmo:



venmo



WHY OUR PROGRAM IS DIFFERENT

We know that the only way to true freedom is through Christ and the renewing of our mind. If we do not fill the person's life with Christ, the result is relapse. While in our intense program patients will address:

- **Trauma**

Exploring adverse experiences in people's lives

- **Thinking Errors/Core Beliefs**

Wrong ways of thinking/Lies one believes

- **Spiritual Truths/Biblical Counseling**

Learning what Jesus says and living by it

- **Accountability**

Being responsible and answerable for goals, actions, and outcomes

- **Relationships/Pro-Social Skills**

How to communicate well and do life with others

- **Community Support**

Learning how to get involved, volunteer, and build a new community around themselves.

- **Rational Thinking**

Examining thoughts before making decisions

- **Ending Violence**

Challenging belief systems to get to root issues

- **Discipleship**

*Giving back and walking beside others
(The student becomes the teacher)*

By starting with men, the leaders of the house, we will impact families with these changes.

AGAPE

Can you imagine a city where people are free from strongholds and live in freedom instead?

Can you imagine people who thirst for Christ and His Love instead of drugs, alcohol, porn, and criminal activity?

"When an impure spirit comes out of a person, it goes through arid places seeking rest and does not find it. Then it says, 'I will return to the house I left.' When it arrives, it finds the house swept clean and put in order. Then it goes and takes seven other spirits more wicked than itself, and they go in and live there. And the final condition of that person is worse than the first."

Luke 11:24-26 NIV

At **Agape Community Services**, we have big dreams - dreams of ending violence, raising men as leaders, setting them free from strongholds, and breaking chains of bondage of any kind.

The focus of the program includes overcoming these strongholds by teaching people through evidence-based programs utilizing Cognitive Behavior Therapy (renewing of the mind) and building a spiritual life through biblical counseling.

This process is the heart of **Agape Community Services** in our nine-months to a year or longer program.

Agape
COMMUNITY SERVICES



STRUCTURE

○ Therapeutic Community

People living together in a community that holds each other accountable, works intentionally on behaviors and issues, and raises up those struggling in life to not only be healed, but to become active participants and leaders who raise up those who come behind them. Residents share personal information about themselves within the community to help themselves and others in the change process. They also hold each other accountable for unacceptable behavior. Community discussions are crucial to successful treatment. Meetings can be positive, intense, confrontational, and challenging. Peers also provide support and encouragement to one other.

○ Spiritual Groups

Guiding residents through structured activities, exercises, scripture, and interactive journaling. The group assists members in growing in their relationships with God. Participants are led through the five-stage *Trans-theoretical Model of Behavior Change* to help create goals and live the transforming good news of salvation through Jesus Christ.

○ Small Groups

Providing for each resident to share his challenges in recovery with his fellow participants on a more intimate level. In sharing, he learns there is nothing he has experienced other group members have not encountered.

○ Module Groups

Emphasizes learning skills and putting these skills into action. Module groups are designed to assist participants in learning critical thinking and problem-solving skills.

○ Mutual Help Groups

Celebrate Recovery is a Christ-centered, 12-step recovery program for anyone struggling with a hurt, pain, or addiction of any kind. Celebrate Recovery is a safe place to find community and freedom from life controlling issues. Upon completion, meetings are readily available to anyone who wishes to attend. These meetings can provide unconditional support in a time of crisis when a participant is in society and does not have peers or community professionals readily available to him.

○ Casework one-on-one

Residents regularly meet with their primary counselor who formulates an individualized treatment plan. Participants discuss questions during this time, set goals, and evaluate progress.

○ Additional Classes

Including fitness and life-building skills as they are available.



For questions OR to make a donation
Email: AgapeCommunityServices.ia@gmail.com

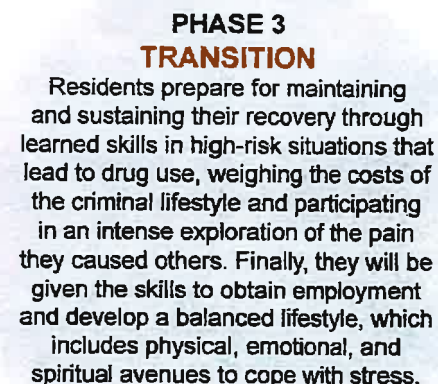
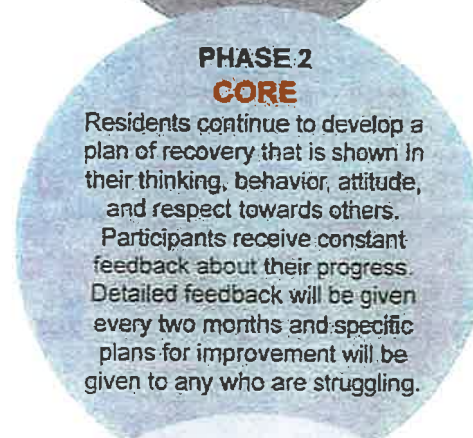
Teri Quintana
Rachelle Rawson

712-899-0920
P.O. Box 5051 • Sioux City, IA 51102

Donate electronically on our Facebook page or
<https://secure.subsplash.com/ui/access/Q56CRB>

PHASES

Each phase is approximately four months



INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **JAN 17 2020**

AGAPE COMMUNITY SERVICES INC
C/O HEARTLAND CHURCH
2201 WEST 19TH STREET
SIOUX CITY, IA 51103-0000

Employer Identification Number:
84-3993872
DLN:
26053754002129
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
509(a) (2)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
March 15, 2019
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

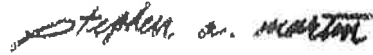
If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

AGAPE COMMUNITY SERVICES INC

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen A. Martin". The signature is written in a cursive style with some loops and flourishes.

Director, Exempt Organizations
Rulings and Agreements



Executive Director

Role and Responsibilities:

- **Leadership and Vision:** Provide visionary leadership and strategic direction to achieve the organization's mission and objectives.
- **Organizational Development:** Develop and implement organizational policies, procedures, and structures to ensure operational efficiency and effectiveness.
- **Fundraising and Development:** Lead fundraising efforts, cultivate relationships with donors, and secure funding to support the organization's programs and initiatives.
- **Financial Management:** Oversee budgeting, financial planning, and financial reporting to ensure fiscal responsibility and sustainability.
- **Program Development and Implementation:** Collaborate with stakeholders to design, implement, and evaluate programs that align with the organization's mission and address community needs.
- **Staff and Volunteer Management:** Recruit, hire, and manage a high-performing team of staff and volunteers, fostering a culture of collaboration, innovation, and excellence.
- **Community Engagement:** Build and maintain relationships with community partners, stakeholders, and other relevant organizations to enhance the organization's visibility and impact.
- **Advocacy and Public Relations:** Serve as the primary spokesperson for the organization, advocate for its mission and goals, and represent the organization in various forums and events.





July 12, 2023

Dear Rachelle,

Thank you so much for meeting with us regarding your exciting project for Sloumland! This is an enormous undertaking that will have a significant impact. We are so humbled and blessed to have this opportunity. We would love to collaborate with you and your board to bring your vision to reality. Doing His work will never be easy, but it is so rewarding.

We have included a professional fee proposal as requested for the scope of work discussed during our meeting. Please let me know if you have any questions or concerns regarding our understanding of the work and our plan to assist you during this initial project design work.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Brian N. Crichton'.

Brian N. Crichton, AIA
President/CEO

Cc: Terry Glade
Lee Beukelman



CONFIDENTIAL FEE PROPOSAL
Agape Community Services – Conceptual Planning of New Campus
July 12, 2023

PROJECT UNDERSTANDING

Agape Community Services intends to hire an architectural firm to assist in the planning, fundraising, design, and construction of a new Christ-Centered Community Treatment Center & Campus. This new campus will initially serve the men of Siouxland but will continue to add services for women and teens as programming develops. The new campus will be located on property near the new Woodbury County Correctional Facility on the eastern edge of Sioux City. Over time, it is envisioned that vocational training and education will be included to provide job-training and skill development for those in the treatment programs. If CMBA is selected, we will work with you to determine the vision and goals of your new campus and how that becomes a reality here in Siouxland.

PREDESIGN AND FUNDRAISING SUPPORT SERVICES

Based upon our interpretation of the information provided, CMBA proposes an **Hourly Not to Exceed Fee of \$3,000.00** for our Pre-design and Fundraising Support services. CMBA has a long and rich history of helping Christ-Centered organizations, and we want to be a part of this highly impactful endeavor. We know that our actual time to complete this work will greatly exceed the proposed fee, but we believe this project will have a lasting impact on His kingdom - this is what we are all called to do.

We try to limit our initial costs for our clients during this planning and fundraising stage because we know that budgets are tight and the needs are great. Depending on what materials are desired to promote your project, the costs can vary, but we will review with you to stay within your budget. The services provided during this phase are listed below.

1. Facilitate a Board workshop to strategize educational vision, priorities, and goals - **One (1) Meeting**
2. Facilitate a discussion with the Board and key supporters to prioritize needs versus wants - **One (1) Meeting**
3. Attend limited facility tours with staff and board members to review similar facilities and programs - **Two (2) tours anticipated.**
4. Prepare preliminary site and floor plan concepts and overall project estimates.
5. Facilitate a meeting to review options and budgets for final prioritization - **Two (2) Meetings**
6. Prepare the final concept plan and present it to the Board - **One (1) Meeting**
7. Prepare materials for a capital campaign, including rendered images and promotional materials to be used during the initial fundraising efforts.

DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES

Upon a successful fundraising campaign, our fees would transition to a percentage fee based on the size of the construction project funded. CMBA requests to understand the full scope of work prior to agreeing to the final fee percentage, but based on the information provided, we propose a fee range of **Percentage of Construction Cost of 6.0-7.0%**.

SERVICES INCLUDED FOR THESE PROJECTS

- Architectural Design
- Interior Design
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Plumbing Engineering

Our fee range does not include site survey, topography or soil testing, and civil engineering as the extent of services required is currently unknown.

Reimbursable Expense Allowance of 2-3% of Professional Fees for printing of final contract documents for construction and State Fire Marshal fees.



2023 STANDARD BILLING RATES

Rates are reviewed and adjusted periodically including, but not limited to, calendar year reviews.

PRINCIPAL	\$225
SENIOR ARCHITECT	\$180
ARCHITECT III	\$170
ARCHITECT II	\$150
ARCHITECT I	\$120
ARCHITECTURAL DESIGNER II	\$100
ARCHITECTURAL DESIGNER I	\$90
PROJECT MANAGER III	\$150
PROJECT MANAGER II	\$130
PROJECT MANAGER I	\$110
INTERIOR DESIGNER III	\$120
INTERIOR DESIGNER II	\$110
INTERIOR DESIGNER I	\$90
TECHNICIAN III	\$115
TECHNICIAN II	\$100
TECHNICIAN I	\$90
INTERN	\$60
MARKETING SPECIALIST	\$140
GRAPHIC DESIGNER	\$90
CLERICAL	\$80

STANDARD REIMBURSABLE EXPENSES

Delivery/Shipping
Fees/Permits
Mileage
Out-of-town Travel (hotel, meals, transportation)
Printing