

SHAMA MINISTRIES
605 SOUTH FREDERICK AVE
OELWEIN, IOWA. 50662

Visit the web: www.shamaministries.org
773-590-0423

August 22, 2023

To Whom It May Concern,

This is being provided on behalf of Shama Ministries' intended purpose, use and resources available for the intended use of property located at 9 1st Street SW, Oelwein, Iowa.

Background:

- Shama Ministries has and continues to be active in a community program under Wells Fargo (CUSP) where it was awarded since being approved – a total of three distressed properties in need of total rehab. The properties were donated one at a time and completion of rehab would move your organization to the list to obtain other properties. The stipulation for obtaining properties were not for profit but for special use – one of those properties was used as a transitional home for persons homeless, release from incarceration and treatment centers – House of Refuge – which was opened in 2008 and housed over 3,000 individuals – both men and women until 2022;
- Since relocation to Oelwein, property was purchased by Rebecca Sankey for personal and business purposes located at 605 South Frederick Ave –rehab was extensive - now occupied by this writer.
- A local company - Edgeton Hardware and Repair Services (licensed in plumbing and electrical) and also was very instrumental in bringing the Frederick property to occupancy status has been contacted to assist in these efforts.
- Staffing – met with individuals in the Amish Community who would be hired for a few hours a weeks to assist in this effort.

Shama Ministries has longstanding financial support from persons who have not only volunteered with each of its projects to serve the underprivileged in the Chicago area, but have extended those resources since being relocated to Oelwein, IA.

Respectfully submitted,

Rebecca A. Sankey, President
On behalf of Shama Ministries

605 South Frederick Avenue, Oelwein, Iowa 50662 housesofrefuge@yahoo.com 773-590-0423

August 21, 2023

To Whom It May Concern,

This is being provided on behalf of Shama Ministries' intended purpose and use of property located at 9 1st Street SW, Oelwein, Iowa.

Shama Ministries has and continues to be a service organization to seniors, families and individuals. (See Attached)

That Purpose remains our objective. Simply to continue its mission statement to support the underprivileged and communities at large.

Respectfully submitted,

Rebecca A. Sankey, President
On behalf of Shama Ministries

Shama Ministries

Purpose Statement

Shama Ministries' continued objective is to add to the quality of life of individuals and communities at large. It is achieving those goals and efforts and even expansion of those efforts through various outreach programs that include housing opportunities.

- I. June 1998 thru July 2015 – Annual Outdoor Community Gospel Festivals. This annual event is held in the inner city parks of Chicago, Illinois. The City of Chicago and the Chicago Park District has – from the beginning – partnered with Shama Ministries and its volunteers towards the success of this event. The event has increased its efforts over the years and services nearly 1,000 individuals. Through the efforts of the volunteers and the City of Chicago, the festival continues to be held free of charge to the community. It includes food, games, horseback riding, various community organizations whose participation includes various onsite health screens, community organization, clowns, and gospel entertainment.**
- II. Shama Ministries services various supportive organizations by providing clothing, household items, food when appropriate as needed.**
- III. Prison Fellowship Ministries – Shama Ministries has provided support and mentoring and Christian fellowship at various Illinois State Prisons.**
- IV. Annual Angel Tree/Maria's Shelter Christmas Program – Shama Ministries has participated in this program. This event has become an annual outreach for Shama Ministries for the past 12 years. Shama Ministries and its volunteers continue to service over 300 kids, collectively through this effort. Those efforts include, but are not limited to purchasing gifts on behalf of each child's incarcerated parent and distributing those gifts through invitation to the caregiver and child(ren) to participate in an organized effort that includes a complete holiday meal,, games, the arrival of santa and gospel entertainment;; these efforts are duplicated on the same day with a group of volunteers servicing Maria's Shelter, which is a shelter for women and women with children. Recently, Maria's Shelter acquired another locate, which also s It is important to mention that this event also services the Vincennes Senior Center, which is a day center for seniors provided by Maria's Shelter. In total tthis annual event has grown to over 400 participants serviced by Shama Ministries and its volunteers.**
- V. House of Refuge - Transitional Living Facility. In September 2008, Shama Ministries opened its doors to the House of Refuge, which is a**

Christian Transitional Home. The population of individuals serviced through these efforts are homeless as defined by the federal government. The population includes, but are not limited to men/women directly released from incarceration, successful completion of program at various treatment centers, and homeless individuals. House of Refuge has a structured program that emphasizes re-entry. It also provides the necessary clinical obligations for each of its residents, as well as case management to support transitional efforts. Each resident is provided the basic room and board and all other accommodations to assist with their efforts. House of Refuge has serviced over 1,300 individuals since opening its doors in 2008. The House of Refuge is financially supported through various donations from individuals who support its mission.

- VI. Shama Ministries – CUSP PROGRAM –**Shama Ministries was recently approved to participate in the community revitalization program through Wells Fargo Bank – this program shall allow expansion of Shama’s already existing efforts in connection with housing opportunities for homeless individuals, as well as an opportunity to offer homeownership opportunities to low income individuals and families who have expressed an interest.
- VII. Shama Ministries – House of Refuge – Group Home –** Shama Ministries currently proposes to transition House of Refuge to service victims of human trafficking and is working aggressively towards those efforts, i.e., rezoning, licensing, etc.

Shama Ministries does not accept any fees for the services it provides and all of its support is from interested individuals through charitable contributions. Shama Ministries expects to continue to provide these services and seeks to expand its efforts in other areas of community revitalization which would continue to increase the quality of life of individuals, families and senior citizens.

ATTACHMENT A

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

DEPARTMENT OF THE TREASURY

Date: **SEP 30 2005**

SHAMA MINISTRIES
C/O REBECCA A SANKEY
1315 E 71ST PL
CHICAGO, IL 60619

Employer Identification Number:
98-0196871
DIN:
17053103043035
Contact Person:
WILLIAM J BARD
Contact Telephone Number: ID# 31333
(877) 829-5500
Accounting Period Ending:
December, 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
January 31, 2005
Contribution Deductibility:
Yes
Advance Ruling Ending Date:
December 31, 2009

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. During your advance ruling period, you will be treated as a public charity. Your advance ruling period begins with the effective date of your exemption and ends with advance ruling ending date shown in the heading of the letter.

Shortly before the end of your advance ruling period, we will send you Form 8734, Support Schedule for Advance Ruling Period. You will have 90 days after the end of your advance ruling period to return the completed form. We will then notify you, in writing, about your public charity status.

Please see enclosed information for Exempt Organizations Under Section 501(c)(3) for some helpful information about your responsibilities as an exempt organization.

Letter 1045 (DO/CG)

Part X Public Charity Status (Continued)

- e 509(a)(4)—an organization organized and operated exclusively for testing for public safety.
- f 509(a)(1) and 170(b)(1)(A)(iv)—an organization operated for the benefit of a college or university that is owned or operated by a governmental unit.
- g 509(a)(1) and 170(b)(1)(A)(vi)—an organization that receives a substantial part of its financial support in the form of contributions from publicly supported organizations, from a governmental unit, or from the general public.
- h 509(a)(2)—an organization that normally receives not more than one-third of its financial support from gross investment income and receives more than one-third of its financial support from contributions, membership fees, and gross receipts from activities related to its exempt functions (subject to certain exceptions).
- i A publicly supported organization, but unsure if it is described in 5g or 5h. The organization would like the IRS to decide the correct status.

6 If you checked box g, h, or f in question 5 above, you must request either an advance or a definitive ruling by selecting one of the boxes below. Refer to the instructions to determine which type of ruling you are eligible to receive.

- a Request for Advance Ruling: By checking this box and signing the consent, pursuant to section 6501(c)(4) of the Code you request an advance ruling and agree to extend the statute of limitations on the assessment of excise tax under section 4940 of the Code. The tax will apply only if you do not establish public support status at the end of the 5-year advance ruling period. The assessment period will be extended for the 5 advance ruling years to 8 years, 4 months, and 15 days beyond the end of the first year. You have the right to refuse or limit the extension to a mutually agreed-upon period of time or issue(s). Publication 1035, Extending the Tax Assessment Period, provides a more detailed explanation of your rights and the consequences of the choices you make. You may obtain Publication 1035 free of charge from the IRS web site at www.irs.gov or by calling toll-free 1-800-829-3676. Signing this consent will not deprive you of any appeal rights to which you would otherwise be entitled. If you decide not to extend the statute of limitations, you are not eligible for an advance ruling.

Consent to extend the statute of limitations on the assessment of excise tax under section 4940 of the Internal Revenue Code

For Organization
Rebecca A. Sankey
(Signature of Officer, Director, Trustee, or other authorized official)

Rebecca A. Sankey
(Type or print name of signer)
4/7/05
(Date)
President
(Type or print title or authority of signer)

For Director, Exempt Organizations

By *Chris J. Turner*

Date SEP 30 2005

- b Request for Definitive Ruling: Check this box if you have completed one tax year of at least 8 full months and you are requesting a definitive ruling. To confirm your public support status, answer line 6b(i) if you checked box g in line 5 above. Answer line 6b(ii) if you checked box h in line 5 above. If you checked box i in line 5 above, answer both lines 6b(i) and (ii).

- (i) (a) Enter 2% of line 8, column (e) on Part IX-A, Statement of Revenues and Expenses.
- (b) Attach a list showing the name and amount contributed by each person, company, or organization whose gifts totaled more than the 2% amount. If the answer is "None," check this box.
- (ii) (a) For each year amounts are included on lines 1, 2, and 9 of Part IX-A, Statement of Revenues and Expenses, attach a list showing the name of and amount received from each disqualified person. If the answer is "None," check this box.
- (b) For each year amounts are included on line 9 of Part IX-A, Statement of Revenues and Expenses, attach a list showing the name of and amount received from each payer, other than a disqualified person, whose payments were more than the larger of (1) 1% of line 10, Part IX-A, Statement of Revenues and Expenses, or (2) \$5,000. If the answer is "None," check this box.

7 Did you receive any unusual grants during any of the years shown on Part IX-A, Statement of Revenues and Expenses? If "Yes," attach a list including the name of the contributor, the date and amount of the grant, a brief description of the grant, and explain why it is unusual. Yes No

**IOWA SECRETARY OF STATE
PAUL D. PATE**



CERTIFICATE OF EXISTENCE

Issue Date: 6/18/2023

Name: SHAMA MINISTRIES (504RFN - 506267)

Authorized Date: 8/17/2015

Duration: PERPETUAL

State of Incorporation: ILLINOIS

I, Paul D. Pate, Secretary of State of the State of Iowa, custodian of the records of incorporations, certify the following for the nonprofit corporation named on this certificate:

- a. The entity is authorized to transact business in Iowa.
- b. All fees required under the Revised Iowa Nonprofit Corporation Act due the Secretary of State have been paid.
- c. The most recent biennial report required has been filed with the Secretary of State.
- d. Articles of dissolution have not been filed.

Certificate ID: **CS270887**

To validate certificates visit:

sos.iowa.gov/ValidateCertificate

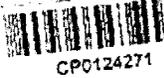
A handwritten signature in black ink that reads "Paul D. Pate".

Paul D. Pate, Iowa Secretary of State

FORM **NFP 102.10** (rev. Dec. 2003)
ARTICLES OF INCORPORATION
 General Not For Profit Corporation Act

Jesse White, Secretary of State
 Department of Business Services
 Springfield, IL 62756
 Telephone (217) 782-9522
 www.cyberdriveillinois.com

Remit payment in the form of a cash or's
 order
 or check
 etc.



Jesse White Secretary of State

DATE FILED: 1/31/2005

File # 64016938

Filing Fee: \$ 50.00

Approved:

PHS

Submit in duplicate

Type or Print clearly in black ink

Do not write above this line

Article 1: The name of the corporation is: Shama Ministries

Article 2: The name and address of the initial registered agent and registered office are:

Registered Agent Rebecca A. Sankey
 First Name Middle Name Last Name
 Registered Office 1315 E. 71st Place
 Number Street (Suite #) (A P.O. Box alone is not acceptable)
Chicago, IL 60619
 City ZIP Code Cook County

Article 3: The first Board of Directors shall be 3 in number, their names and addresses being as follows: (Not less than three)

Directors Names	Street Address	City	State	ZIP Code
<u>Rebecca A. Sankey</u>	<u>1315 E. 71st Place</u>	<u>Chicago</u>	<u>IL</u>	<u>60619</u>
<u>Angelique Sankey</u>	<u>1315 E. 71st Place</u>	<u>Chicago</u>	<u>IL</u>	<u>60619</u>
<u>Valerie D. Eleby</u>	<u>7200 So. Ridgeland</u>	<u>Chicago</u>	<u>IL</u>	<u>60649</u>

Article 4: The purposes for which the corporation is organized are:

The corporation is organized and shall be operated exclusively for educational and charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986 as now in effect or as may hereafter be amended (the "Code"). The corporation hopes to improve the quality of life for families, senior citizens and children in the community through outreach and mentoring programs, open meetings and by providing information to address safety and health concerns of the community.

(over)

STATEMENTS

Sankey

Article 4: (continued)

Is this corporation a Condominium Association as established under the Condominium Property Act?
 Yes No (Check one)

Is this corporation a Cooperative Housing Corporation as defined in Section 216 of the Internal Revenue Code of 1954?
 Yes No (Check one)

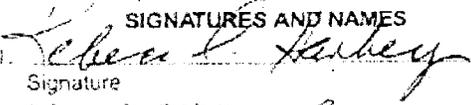
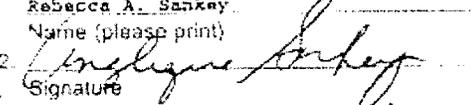
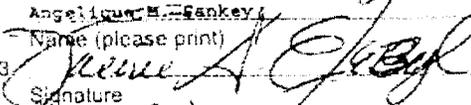
Is this corporation a Homeowner's Association which administers a common-interest community as defined in subsection (c) of Section 9-102 of the code of Civil Procedure?
 Yes No

Article 5: Other provisions (please use separate page if additional space is needed):
See Addendum B

Article 6: NAMES & ADDRESSES OF INCORPORATORS

The undersigned incorporator(s) hereby declare(s), under penalties of perjury, that the statements made in the foregoing Articles of Incorporation are true.

Dated January 19 1998
(Month & Day) Year

SIGNATURES AND NAMES		POST OFFICE ADDRESS		
1.	 Signature Rebecca A. Sankey Name (please print)	1. 1315 E. 71st Place Street Chicago, IL 60619 City/Town State ZIP		
2.	 Signature Angelique M. Sankey Name (please print)	2. 1315 E. 71st Place Street Chicago, IL 60619 City/Town State ZIP		
3.	 Signature Valerie D. Zieby Name (please print)	3. 7200 S. Ridgeland Street Chicago, IL 60649 City/Town State ZIP		
4.	_____ Signature _____ Name (please print)	4. _____ Street _____ City/Town State ZIP		
5.	_____ Signature _____ Name (please print)	5. _____ Street _____ City/Town State ZIP		

(Signatures must be in **BLACK INK** on original document. Carbon copied, photocopied or rubber stamped signatures may only be used on the duplicate copy.)

- If corporation acts as incorporator, the name of the corporation and the state of incorporation shall be shown and the execution shall be by a duly authorized corporate officer. Please print name and title beneath the officer's signature.
- The registered agent cannot be the corporation itself.
- The registered agent may be an individual, resident in this State, or a domestic or foreign corporation, authorized to act as a registered agent.
- The registered office may be, but need not be, the same as its principal office.
- A corporation which is to function as a club, as defined in Section 1-3.24 of the "Liquor Control Act" of 1934, must insert in its purpose clause a statement that it will comply with the State and local laws and ordinances relating to alcoholic liquors.

FOR INSERTS — USE WHITE PAPER — SIZE 8 1/2 x 11

BYLAWS
OF
SHAMA MINISTRIES

ARTICLE I

NAME AND PURPOSE

SECTION 1 NAME. This organization shall be called Shama Ministries (herein the "Corporation").

SECTION 2 PURPOSES AND POWERS. The purpose for which the Corporation is organized is to operate for the exempt purposes set forth in Article 4 of the Articles of Incorporation.

No part of the net earnings or assets of the Corporation shall inure to the benefit of, or be distributable to, its directors, officers or any private individual or member, if any, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purpose set forth in the Articles of Incorporation. No part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of (or in opposition to) any candidate for public office. Notwithstanding any other provision of these By-laws, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a Corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1936, as amended, (the "Code"), (b) by a Corporation, contributions to which are deductible for income tax purposes under Code Section 170(e)(2), or (c) by a nonprofit Corporation under the State of Illinois General Not For Profit Corporation Act of 1936, as amended (the "Act").

ARTICLE II

OFFICES

The Corporation shall continuously maintain in the State of Illinois a registered office and a registered agent at such office, and may have other offices within and without the state as the Board of Directors may from time to time indicate.

ARTICLE III

MEMBERS

SECTION 1 MEMBERS. The Corporation shall not have members, or classes of voting or non-voting members.

SECTION 4 TRANSFER OF PROPERTY POSSESSED BY OFFICER ON RESIGNATION OR REMOVAL. In case any Officer shall resign or be removed from office as provided by these By-laws, or in the event his or her term of office otherwise expires, such Officer shall forthwith deliver all property of the Corporation in his or her possession or under his or her control to such person as is designated by the Board of Directors or by the President of the Corporation.

SECTION 5 REMOVAL. Any Officer or agent elected or appointed by the Board of Directors may be removed by the affirmative vote of two-thirds (2/3) of the Directors then in office present and voting at a meeting of the Board of Directors at which a quorum is present, whenever in its judgment the best interests of the Corporation would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed.

SECTION 6 PRESIDENT. The President shall be the principal executive officer of the Corporation and shall in general supervise and control all of the affairs of the Corporation. The President shall preside at all meetings of the Board of Directors. The President may sign, with the Secretary or any other proper officers of the Corporation authorized by the Board of Directors, any deeds, mortgages, contracts or other instruments which the Board of Directors have authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors or by these By-laws or by statute to the President alone or some other officer or agent of the Corporation. The President shall in general perform all duties incident to the office of the President and such other duties as may be prescribed by the Board of Directors from time to time.

SECTION 7 EXECUTIVE DIRECTOR. The Executive Director, subject to the supervision of the Board of Directors, shall have general responsibility for the activities of the Corporation, and shall be empowered to sign and execute in the name of the Corporation such documents as are appropriate to the carrying out of such responsibility. The Executive Director shall in addition undertake such specific responsibilities as may be assigned to her or him by the Board of Directors or the President.

SECTION 8 VICE PRESIDENT. In the absence of the President or in the event of the President's inability or refusal to act, the Vice President (or in the event there be more than one Vice President, the Vice Presidents, in the order of designation, or in the absence of any designation, then in the order of their election) shall have all the powers of and be subject to all the restrictions upon the President. The Vice President shall perform such other duties as from time to time may be assigned to her or him by the President or by the Board of Directors.

SECTION 9 TREASURER. The Treasurer, or any person designated by the Treasurer under the supervision of the Treasurer, shall have charge and custody of and be responsible for all funds, securities and financial records of the Corporation; receive and give receipts for moneys due and payable to the Corporation from any source whatsoever, and deposit all such moneys in the name of the Corporation in such banks or other depositories as shall be selected by the Board of Directors; shall keep full and accurate records of all receipts, disbursements, revenues and expenses; shall render to the President and the Board of Directors, as and when the Board of Directors so requires, and account of all transactions of the Corporation and the Corporation's financial condition; and, subject to the direction of the President and the Board of Directors, in general

ADDENDUM B

SHAMA MINISTRIES An Illinois Not For Profit Corporation (the "Corporation")

ARTICLES OF INCORPORATION

ARTICLE 5

Article 5.1 In furtherance of the purposes set forth in Article 4 above, the Corporation may receive property by gift, devise or bequest, invest or reinvest the same, and apply the income and principal thereof, as the Board of Directors may from time to time determine, either directly or through contributions to any charitable organization or organizations exclusively for charitable or education purposes. In furtherance of its corporate purposes, the Corporation shall have the general powers enumerated in Section 103.10 of the General Not For Profit Corporation Act of 1986 (the "Act") as now in effect or as may hereafter be amended, together with the power to solicit grants and contributions for such purposes.

Article 5.2 No part of the net earnings of the Corporation shall inure to the benefit of or be distributable to, its directors, trustees, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth herein. No part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including publishing or distribution of statements) any political campaign on behalf of (or in opposition to) any candidate for public office. Notwithstanding any other provision of these articles, the Corporation shall not carry on any activities not permitted to be carried on (a) by a corporation exempt from Federal income tax under Section 501(c)(3) of the Code, or (b) by a corporation, contributions to which are deductible under Section 170(e) (2) of the Code, or (c) by a not for profit corporation under the Act.

Article 5.3 Upon dissolution or final liquidation of the Corporation, the Board of Directors shall pay or make provision for the payment of all of the liabilities of the Corporation and the disposition of all of the assets as follows:

(1) All liabilities and obligations of the Corporation shall be paid, satisfied, and discharged or adequate provision shall be made therefore;

(2) All other assets not disposed of above shall be transferred or conveyed to one or more (i) governmental units described in Section 170(e)(1) of the Code, or (ii) organizations qualified as exempt under Section 501(c)(3) of the Code as the Board of Directors of the Corporation shall determine, to be used by such organizations exclusively for one or more purposes set forth in Article 4 above. Any of such assets not so disposed of shall be disposed of by the Circuit Court of the county in which the registered office of the Corporation is then located exclusively for purposes listed in Article 4 above or to such organizations, as said Court shall determine, that are organized and operated exclusively for such same or similar purposes.

Article 5.4 The business and affairs of the Corporation shall be managed by the Board of Directors.

Article 5.5 The fullest extent permitted by the Act, as now in effect, or as may hereafter be amended, no director, officer or other person who, without compensation other than reimbursement for actual expenses, renders service to, or for the Corporation, shall be liable, and no cause of action may be brought, for damages resulting from the exercise of judgment or discretion in connection with the duties or responsibilities of such director or officer, or, in the case of other persons, for damages resulting from an act or omission in rendering such services, unless the act or omission involved willful or wanton conduct; provided, however, such relief from liability shall not apply in any instance where such relief is inconsistent with any provision applicable to corporations described in Section 501(c)(3) of the Code.

Article 5.6 Amendments to the Articles of Incorporation may be made or adopted by the Board of Directors on the affirmative vote of a majority of the directors then in office.

Article 5.7 The By-Laws of the Corporation shall be adopted, amended, altered or repealed, and new By-Laws may be adopted, upon the affirmative vote of a majority of the directors then in office.

ATTACHMENT A TO APPLICATION

The sole purpose of this organization is to add to the quality of life of families, senior citizens and children in the communities at large. The corporation provides housing and services to persons who are homeless at no charge; various forms of civic and community services and programs, as well as information to those communities, as well as act as liason whenever possible, between the cmmunity and safety organizations to protect against violence against women and children. The organization provides donations to the community, of non-perishables, such as clothing, furnishings and other items, as it becomes available.

Appendix A
Wells Fargo REO Community Development
Non-Discrimination Policy

The Wells Fargo REO Community Development Donation Program has a Non-Discrimination Policy that is in alignment with the values and policy of Wells Fargo and Company, Inc. (the "Corporation").

Nonprofits and municipalities that accept donations from Wells Fargo REO Community Development must comply with the policy. Please affirm the following on behalf of your organization:

The charitable organization (donee) does not discriminate on the basis of race, religion, age, gender, sexual orientation, national origin, disability, veteran status, marital status, or other factors and will use donated properties to support projects and programs consistent with the foregoing.

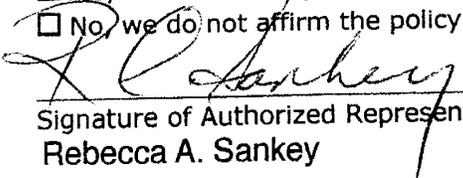
Please check one:

Yes, we affirm the policy.

No, we do not affirm the policy.

04/12/2015

Date



Signature of Authorized Representative

Rebecca A. Sankey

Name of Authorized Representative (printed)

Shama Ministries

Name, Organization

Wells Fargo REO Community Development Community & Urban Stabilization Program (CUSP) Application

Contact Information

Organization Legal Name	Shama Ministries
Organization Type (e.g., Governmental, 501(c)3, LLC), Year Established, & Federal EIN	Type: <u>501(c)3</u> Year Established: <u>2005</u> EIN: <u>90-01906871</u>
Organization Legal Address <i>Please include City, State & Zip</i>	
Organization Mission Statement	SEE ATTACHMENT A TO APPLICATION
Organization Website	<u>www.shamaministries.com</u>
Organization Contact	Name: <u>Rebecca A. Sankey</u>
	Title: <u>President</u>
	Phone Number : <u>773-590-0423</u>
	E-Mail: <u>housesofrefuge@yahoo.com</u>
Has organization previously applied for and been denied participation in Wells Fargo's standard REO donation program by the NCST?	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no

Required Attachments

- Copy of organization's IRS nonprofit determination letter which verifies approval under section 501(c)3 as a tax exempt organization
- List of current board of directors including contact information and affiliations
- Certificate of Good Standing or other proof of current incorporation in the state in which organization will accept donated properties
- Letter from organizations' board chair indicating board approval of participation in the program and intended use of donated properties
- Copy of most recent IRS 990
- Signed copy of the Wells Fargo REO Community Development Donation program Non-Discrimination Policy (Appendix A)
- Areas in which organization would like to receive properties
 - Counties: Cook
 - Cities: Chicago and surrounding areas
 - Zip Codes: 60619, 60620, 60621, 60617, 60653

Wells Fargo REO Community Development Community & Urban Stabilization Program (CUSP)

Program Description

Every year the Wells Fargo REO Community Development team donates bank owned properties (REO) to nonprofit organizations and municipalities across the country. The bulk of these properties are donated to organizations with the mission of providing low-to-moderate income housing. Wells Fargo works closely with the National Community Stabilization Trust to administer this low-value property donation program. The purpose of CUSP is to expand this program to faith-based and community organizations that may not have a primary purpose of providing low-to-moderate income housing; but are able to use donated properties in the furtherance of their mission.

Organizations participating in the CUSP Program must meet the eligibility guidelines below. Each participant will be eligible to receive one donated property in the first stage of the program. Decisions regarding future property donations will be based on the organization's successful rehabilitation of the first donated property and satisfactory completion of all post-closing reporting.

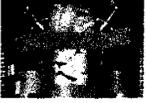
Participant Eligibility Guidelines

- **Participation in this program is open to organizations that meet all of the following requirements:**
 - **501(c)3 Status:** Tax-exempt status under section 501(c)3 of the Internal Revenue Code.
 - **Community Presence:** The organization must maintain an established physical office or clear history of involvement in the geographic area in which they are seeking donations to ensure properties can be inspected, managed, and maintained on an ongoing basis until end-disposition. History of involvement may include prior experience of providing services in collaboration with organizations physically located in targeted geographies.
 - **Two Years of Operation:** Participating organizations must have completed at least two years of operations as a 501(c)3 organization as of the date of application.
 - **Policy of Non-discrimination:** The Wells Fargo REO Community Development Donation program has a Non-Discrimination Policy that is in alignment with the values and policy of Wells Fargo and Company, Inc. (the "Corporation"). Participating projects or programs must comply with this policy. (See Appendix A)
- **Participation in this program is not open to:**
 - Political Action Committees (PACs), political causes, or candidates
 - For profit organizations
 - Individuals
- **Reservations:**
 - Wells Fargo reserves the right to deny or discontinue participation in this program to any organization. Possible reasons include, but are not limited to, failure to meet the requirements listed above, conflicts of interest between Wells Fargo staff and the organization, conflicts of interest between organization and its staff, board members or clients, concern regarding financial stability or accounting practices, and criminal background of the organization's staff or board members.
 - Wells Fargo reserves the right to modify this program and its requirements as it deems necessary.

Application Process:

To apply for the CUSP program complete the form below and return it, with all required attachments, to CUSP@wellsfargo.com.

If approved, the organization will be eligible to receive one Wells Fargo REO property. CUSP participants must abide by the NCST Property Acquisition Program Guide, and the additional requirements set forth in the Wells Fargo Donation Program Addendum, and the Wells Fargo Donation Agreement.



Shama Ministries

1315 E 71st Place
Chicago, IL 60619

visit the web: www.shamaminisstris.com
773-660-1920

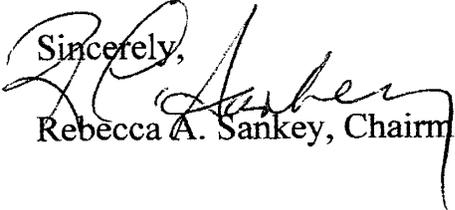
April 13, 2015

To Whom It May Concern,

This letter is being provided in compliance of Shama Ministries' CUSP application. Complete authorization and approval is being provided for participation in this program.

Shama Ministries' intended use for the properties is to be able to expand its current vision in providing housing to those who are homeless, as well as to be able to provide an extension of that housing to those individual who successfully complete the program and hope to open up opportunity to those individuals and their families to move into affordable, quality living conditions.

Sincerely,


Rebecca A. Sankey, Chairman

Fayette County, IA

Summary

Parcel ID 1821328007
Alternate ID
Property Address 9 1st St. SW
 Oelwein
 21-91-9
Sec/Twp/Rng 21-91-9
Brief Legal Description S 64' E 40' BLK 1 HOMESTEAD ADD.
 (Note: Not to be used on legal documents)
Document(s) DED: 2020-32 (2020-01-03)
 DED: 2013-195 (2013-01-16)
 COT: 2006-3344 (2006-09-29)
 DED: 1999-233
 DED: 194-88
 QCD: 184-475
 PLT: 18-21-F
Gross Acres 0.00
Exempt Acres N/A
Net Acres 0.00
Class C - Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District OELWEIN OELWEIN CENTRAL UR
School District OELWEIN SCHOOL



Owners

Primary Owner (Deed Holder)	Secondary Owner	Mailing Address
Oelwein, City Of City Hall 20 2nd Ave. SW Oelwein, IA 50662-		

Land

Lot Dimensions Regular Lot: 40.00 x 64.00
Lot Area 0.06 Acres; 2,560 SF

Commercial Buildings

Building 1: Store - Retail Small, Brick on Block - 8", 1 Story, Built - 1952, 2160 SF, Bsmt - 2160 SF, HVAC - Combination FHA - AC, Roof - 4-Ply Compo/ Wood Deck, Condition - Below Normal
Adjustments: Canopy - attached, 32 SF
Plumbing: 3 - Toilet Room 1 - Urinal - Wall 1 - Sink-Kitchen

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
12/19/2019	DAVEY'S DOIN'S, LLC	OELWEIN, CITY OF	2020/32	Sale to/by Government/Exempt Organization	Deed	Y	\$0.00
12/19/2019	DAVEY'S DOIN'S, LLC	OELWEIN, CITY OF	2020/32	Sale to/by Government/Exempt Organization	Deed	Y	\$0.00
12/28/2012	SMITH, D.L.	DAVEY'S DOIN'S, LLC C/O D.L. SMITH	2013/195	Corporate merger or reorganization	Deed		\$0.00
9/8/2006	SMITH, SHIRLEY M.	SMITH, D.L.	2006/3344	TRANSFER TO/BY ESTATE	Affidavit		\$0.00
1/14/1999			1999/233	NO CONSIDERATION	Deed		\$0.00
2/2/1993			194/88	NORMAL ARMS-LENGTH TRANSACTION	Deed		\$22,000.00

Show There are other parcels involved in one or more of the above sales:

Valuation

	2023	2022	2021	2020	2019
Classification	Commercial	Commercial	Commercial	Commercial	Commercial
+ Land	\$5,790	\$4,520	\$4,520	\$5,790	\$5,790
+ Bldg(S)	\$29,000	\$24,860	\$22,860	\$29,310	\$29,310
= Total Assessed Value	\$34,790	\$29,380	\$27,380	\$35,100	\$35,100

Taxation

	2022 Pay 2023-2024	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
Classification	Commercial	Commercial	Commercial	Commercial
Taxable Value	\$26,442	\$24,642	\$31,590	\$31,590
x Levy Rate (per \$1000 of value)	39.12639	39.22800	39.13354	39.45354
= Gross Taxes Due	\$1,034.58	\$966.66	\$1,236.23	\$1,246.34
- Credits	\$0.00	\$0.00	\$0.00	(\$483.66)
= Net Taxes Due	\$628.00	\$966.00	\$1,236.00	\$0.00

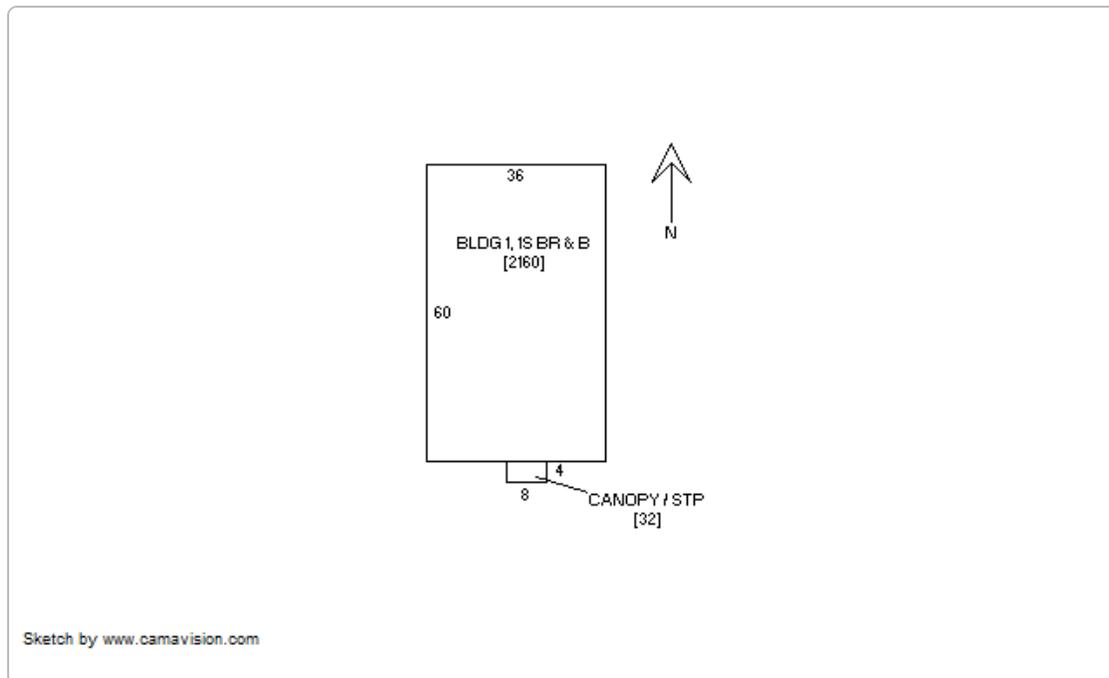
Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2022	March 2024	\$314	No		13782
	September 2023	\$314	No		
2021	March 2023	\$483	Yes	2023-03-28	13723
	September 2022	\$483	Yes	2022-09-26	
2020	March 2022	\$618	Yes	2022-03-31	13692
	September 2021	\$618	Yes	2021-09-28	
2019	March 2021	\$0	N/A		13599
	September 2020	\$0	N/A		
2018	March 2020	\$0	N/A		13443
	September 2019	\$0	N/A		
2017	March 2019	\$273	Yes	2019-03-18	13441
	September 2018	\$273	Yes	2018-09-30	
2016	March 2018	\$253	Yes	2018-03-30	13341
	September 2017	\$253	Yes	2017-09-26	

Photos



Sketches



Map



No data available for the following modules: Residential Dwellings, Agricultural Buildings, Yard Extras, Tax Sale Certificates.



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