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## Nonprofit buys Marion's Winslow House Care Center

The Winslow House Care Center in Marion was sold this month to the nonprofit Capstone Group of Marietta, Georgia.

Capstone Group paid \$2.15 million for the 43 year-old nursing care facility on a seven-acre site at 3450 Indian Creek Road.

The property was sold by AK Tressell LLC, TL Wagg LLC, LA Elwick LLC, JM Heinz LLC and Grayhawk Investments LC, according to Linn County Assessor records.

Winslow House is a 50-bed, 24-hour skilled nursing care facility that had been operated as a private business. Operations will continue with the same employees under the same management company, Healthcare of Iowa, according to Administrator Steve Tressel. Healthcare of Iowa manages more than 20 facilities.



*Winslow House Care Center*



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## Nebraska KFC franchisee invests as the Colonel makes comeback

Two Cedar Rapids metro KFC restaurants have been sold to a Nebraska company as the fried chicken chain boosts sales.

Zak LLC of Gretna, Nebraska, acquired the KFC store at 3827 Center Point Road NE in Cedar Rapids for \$881,236 on Nov. 10, according to city assessor records. Another KFC franchisee, Weaver Enterprises of Waterloo, sold the 2,935 square-foot store and 0.7-acre property.

Zak LLC acquired the KFC restaurant at 1925 Seventh Ave. at the same time from Weaver Enterprises. Zak paid \$930,600 for the Marion location.



*KFC at 3827 Center Point Road NE, Cedar Rapids*

Zak LLC operates as both a KFC and Taco Bell franchisee. In the Corridor, its operations include stores in Cedar Rapids, Marion and Waterloo.

Parent company YUM Brands reported last month that its US same-store sales were up 6 percent in the third quarter versus the third quarter of 2015, and up 8 percent compared to the same quarter in 2014. Company officials credited a whimsical new advertising campaign bringing back the character of founder Harlan Sanders.

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## Main Street Challenge Grants go to C.R., Marion projects

The Iowa Economic Development Authority (IEDA) has awarded \$75,000 Main Street Iowa Challenge Grants for work on the White Elephant building in the Czech Village/New Bohemian Main Street District in Cedar Rapids, and for the Kuba-Kurtz Buildings in Uptown Marion - A Main Street Iowa District.

The awards were among 14 Main Street Iowa Challenge Grants announced this week for \$3.7 million to advance brick-and-mortar projects in Iowa's Main Street districts.

Located at 1038 and 1048 Seventh Avenue, the Kuba-Kurtz Buildings face City Square Park and back into the ImaginArt in the Alleys site. Arnold Property Group LLC plans to make front facade enhancements to create continuity between both storefronts while maintaining historic details. A vacant upstairs apartment will also receive updates, and the entire first floor will undergo a complete renovation to allow for the introduction of a new, locally owned establishment: Brick Alley Pub & Sports Bar.



*Kurtz-Kuba Buildings*

The 1889 White Elephant building is one of the oldest surviving retail buildings in the Czech Village/New Bohemian Main Street District. It was threatened with demolition to make way for another development when a plan was developed by Save CR Heritage President Beth DeBoom and her husband Tom DeBoom to move the building to a different site and restore it.

Primus Construction of Cedar Rapids is working with the DeBooms to relocate, stabilize and restore the building on property owned by the DeBooms at 1300 block of Third Street, according to the Save CR Heritage web site. Laurie and Scott Konecny hope to operate a deli at the location, the group reported.



*White Elephant building*

The Czech Village/New Bohemia Main Street District also received a \$5,000 technical assistance grant to go toward a comprehensive wayfinding and signage program in the core downtown of Cedar Rapids.

"We are honored to receive these two awards," said Jennifer Pruden, executive director of the district. "The funds help leverage private investment to make a big impact in District."

The grants are administered through IEDA's Iowa Downtown Resource Center and Main Street Iowa programs. The funding will be distributed in the form of matching grants to the selected Main Street programs.

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## **Architecture Billing Index turns to positive again**

After consecutive months of weakened demand for the first time in four years, the Architecture Billings Index (ABI) saw a modest increase in demand for design services in October.

The ABI reflects the approximate nine- to 12-month lead time between architecture billings and construction spending, serving as a leading indicator of construction activity.

The American Institute of Architects (AIA) reported the October ABI score was 50.8, up from the mark of 48.4 in the previous month. Any score above 50 indicates an increase in billings. The new projects inquiry index was 55.4, down sharply from a reading of 59.4 the previous month.

"There was a collective sense of uncertainty throughout the design and construction industry leading up to the presidential election," AIA Chief Economist Kermit Baker stated in a press release. "Hopefully we'll get a sense of what direction we will be headed once we get a clearer read on how the new administration's policies might impact the overall economy, as well as the construction industry."

The ABI's regional index for the Midwest remained in negative territory, at 46.8, while the South regional index was strongly positive at 53.7, the West regional index was almost neutral at 49.7, and the Northeast index stood at 47.3.

The ABI index that tracks project inquiries was positive at 55.4.



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**Iowa Realtor Ring Day to raise funds for Salvation Army**

Iowa Realtors are teaming with colleagues throughout the United States to ring Salvation Army bells this Friday.

The dollars raised at each kettle in Iowa Realtor Ring Day will stay in the local community. The event gives real estate professionals an opportunity to support a cause that is dear to them: housing. Kettle donations also fund additional Salvation Army programs such as food, rehabilitation and youth activities, the Iowa Association of Realtors stated in a press release.

"Every year this is a special day with more and more realtors ringing," said Lt. Tim North, Corps Officer of The Salvation Army of Johnson County. "We are so appreciative of all the Realtors who spend their day supporting us!"



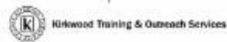
*Iowa Realtor Ring Day 2012 participants*

Members of the local Realtors Association will staff the Red Kettles from 9 am - 5 pm in Coralville, Iowa City and North Liberty. Donations can be made online at [ICSalvationArmy.org](http://ICSalvationArmy.org). Ringers are still needed. A list of available shifts and sites can be found at [iowacityia.volunteerfirst.org](http://iowacityia.volunteerfirst.org) or by clicking Volunteer Here on our website [ICSalvationArmy.org](http://ICSalvationArmy.org).

More than 300 Iowa Realtors representing the local boards participated in this event in 2015, raising more than \$30,000. Realtors interested in participating should contact their local board office.



December 7 | 7:30 - 9:30 am | Cedar Rapids Marriott  
REGISTRATION: \$40 | [CLICK HERE TO REGISTER](#)

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## From around the web

- Realtor.com explores the recent Trump University settlement and the questionable real estate [investment seminars](#) that it highlighted.
- Southern states dominate Site Selection magazine's [Business Climate Rankings](#) again in 2016.
- RealtyTrac delves into the 16 percent of rental homes owned by [out-of-state owners](#), with a surprising number of owners living in politically 'blue' or majority-Democrat states.

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See something we missed? Send tips, leads, corrections, etc. to [news@corridorbusiness.com](mailto:news@corridorbusiness.com).

## Corridor Stocks

NAME	SYMBOL	PRICE	CHG	%CHG
AEGON N.V.	AEG	5.10	0.01	0.20%
Alliant Energy Corporation	LNT	35.92	-1.33	-3.57%
Deere & Company	DE	100.2	-0.15	-0.15%
Dow Jones Industrial Average	^DJI	19,123.58	1.98	0.01%
General Mills, Inc.	GIS	60.94	-1.72	-2.74%
GoDaddy Inc.	GDDY	35.34	-0.88	-2.43%
Great Western Bancorp, Inc.	GWB	40.00	1.20	3.09%
Heartland Express, Inc.	HTLD	21.51	0.01	0.05%
ITC Holdings Corp.	ITC	45.50	-0.48	-1.04%
KemPharm, Inc.	KMPH	3.60	0.00	0.00%
Marsh & McLennan Companies, Inc.	MMC	69.31	0.33	0.48%
MidWestOne Financial Group, Inc.	MOFG	33.49	-0.16	-0.48%
Pearson plc	PSO	9.87	0.19	1.96%
Pepsico, Inc.	PEP	100.10	-1.69	-1.66%
Principal Financial Group, Inc.	PFG	57.69	0.50	0.87%
QCR Holdings, Inc.	QCRH	38.15	-1.2	-3.05%
Rockwell Collins, Inc.	COL	92.72	0.38	0.41%
S&P 500	^GSPC	2,198.81	-5.85	-0.27%
Tanger Factory Outlet Centers, Inc.	SKT	34.47	-0.60	-1.71%
The Procter & Gamble Company	PG	82.46	-0.43	-0.52%
United Fire Group, Inc	UFCS	45.40	-0.42	-0.92%
U.S. Bancorp	USB	49.62	0.52	1.06%
Wells Fargo & Company	WFC	52.92	1.06	2.04%
West Bancorporation, Inc.	WTBA	22.25	-0.60	-2.63%
Whirlpool Corporation	WHR	162.44	-1.14	-0.70%

## Short-Term Event Planner

### Dec. 1

**Wake Up Marion - Culver's Garden Center & Green House**, by the Marion Chamber, 8-9 a.m., Culver's Garden Center & Green House, 1682 Old Dubuque Rd, Marion. Start your day off with coffee, connections and an opportunity to meet with other chamber members. Free. Register online at [bit.ly/2fwcKhD](http://bit.ly/2fwcKhD).

**Lunch and Learn: De-Mystifying Marketing Analytics, by Annex Analytics**, 11:30 a.m.-1 p.m., Cedar Rapids Bank & Trust, 500 First Ave. SE, Cedar Rapids. Learn different types of data that businesses collect, how that data can be analyzed and turned into revenue opportunities and hear case studies. Free, includes lunch. Register online at [conta.cc/2gCih4p](http://conta.cc/2gCih4p).

**Ribbon Cutting - Ryan Harvey, State Farm Insurance**, by the Iowa City Area Chamber of Commerce, 4 p.m., State Farm Insurance/Ryan Harvey, 185 Highway 965 NE, Ste. 1, North Liberty. All are welcome to help celebrate. Free. For more information, call (319) 337-9637.

#### **Dec. 2**

**Surge Summit, by the John Pappajohn Entrepreneurial Center**, 11:30 a.m.-6:30 p.m., 1200 Grand Ave., Des Moines. Give your startup a boost at the annual Venture School Surge Summit, where you will hear from a keynote speaker, network with Venture School alumni, mentors and instructors from across the state and watch the Winners Pitch Off. RSVP online at [bit.ly/2faB7B1](http://bit.ly/2faB7B1).

#### **Dec. 6**

**Quickbooks Tips and Tricks: Improve Your Efficiency**, by Terry Lockridge & Dunn, 3-5 p.m., The Hotel at Kirkwood Center, 7725 Kirkwood Blvd. SW, Cedar Rapids. Free. RSVP required. Contact Becky at [bshanahan@tld-inc.com](mailto:bshanahan@tld-inc.com) or (319) 364-2945 for information.

## **Headlines from CBS2/FOX 28**

These news items are provided by CBS2/FOX 28

An Iowa City man is facing felony burglary charges for breaking into an apartment for a Wi-Fi password. Police documents say a woman found 27-year-old Christopher Cummings inside her S. Governor St. apartment after he broke in through a window on November 29. The woman told police that Mr. Cummings is her upstairs neighbor who had asked for the password before. Mr. Cummings admitted to police that he broke into the apartment so he could get the password to the woman's Wi-Fi signal. She had told him that he can't have it. Mr. Cummings is charged with third-degree burglary, a felony. If convicted, he could spend up to five years in prison.



These news items are provided by CBS2/FOX 28

## **CBS2 Chief Meteorologist Terry Swails' Weather First Forecast**

An area of low pressure is continuing to move eastward and will bring clouds back in to eastern Iowa. Temperatures will cool down close to normal values for this time of year through the rest of the week. It will be cloudy and cool today with the chance for a rain/snow mix later on in the day. Any rain or snow will be most likely near and north of Highway 30 and likely will not accumulate. Clouds will stick around through the end of the week and keep temperatures on the cool side. High temperatures through the weekend will be in the 30s. Temperatures will be at their coldest on Friday and Saturday with high temperatures in the low to mid 30s and low temperatures in the low to mid 20s.