

CITY OF CEDAR RAPIDS, IOWA

Financial Report Presentation

June 30, 2015



Data portrayed in the attached graphic presentations were derived from the City's financial statements which were audited by RSM US LLP whose report thereon is dated December 28, 2015. The data presented should be read in conjunction with the City's financial statements.

Auditor Communications With City Officials

- Auditor responsibilities
- Accounting practices
- Management judgments and accounting estimates
- Audit adjustments
- Uncorrected misstatements
- Significant issues discussed with management - One
- Disagreements with management - None
- Consultation with other accountants - None
- Difficulties encountered in performing the audit - None
- Compliance reporting package

QUESTIONS AND ANSWERS?

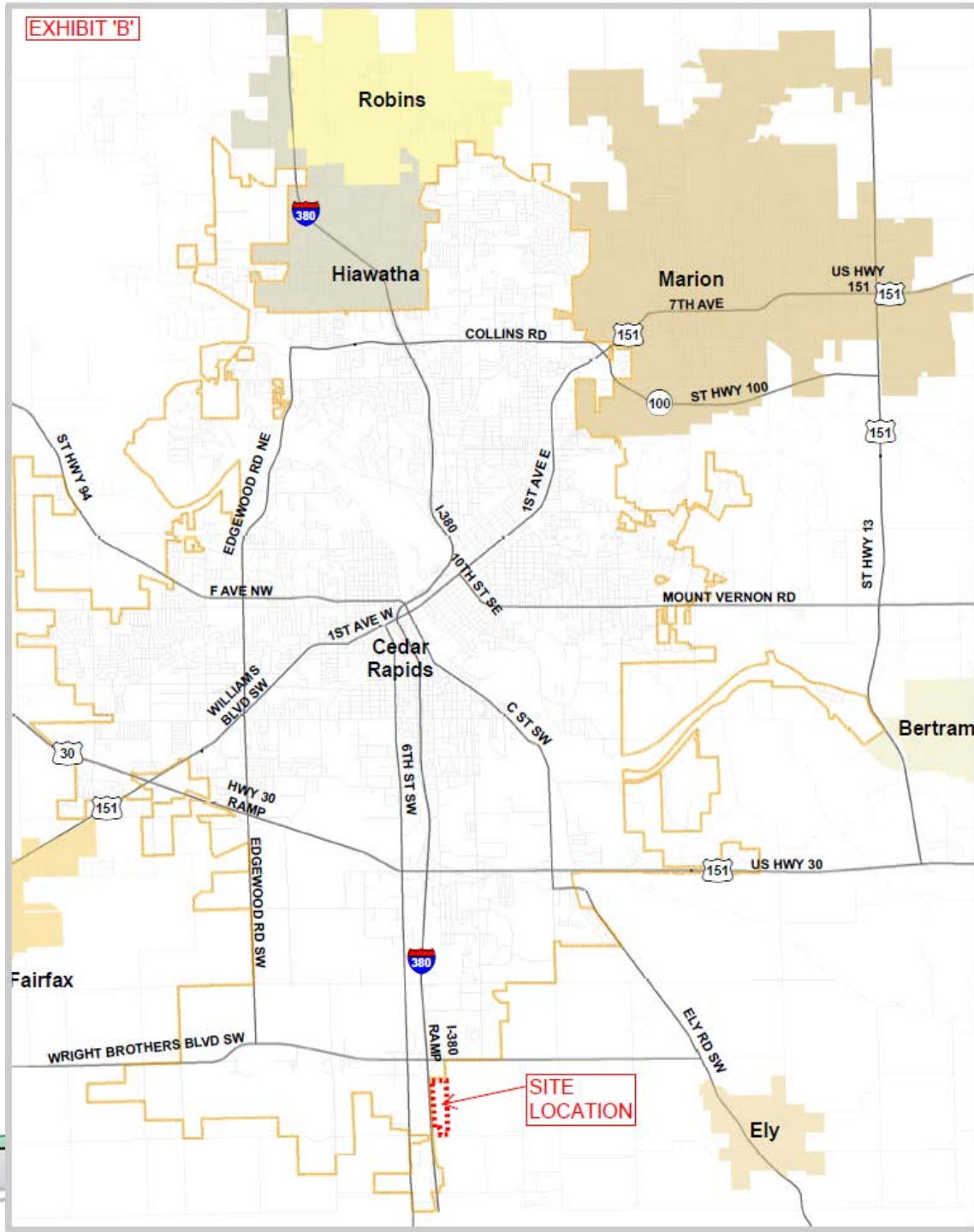
A-J-B, LP

Annexation Request

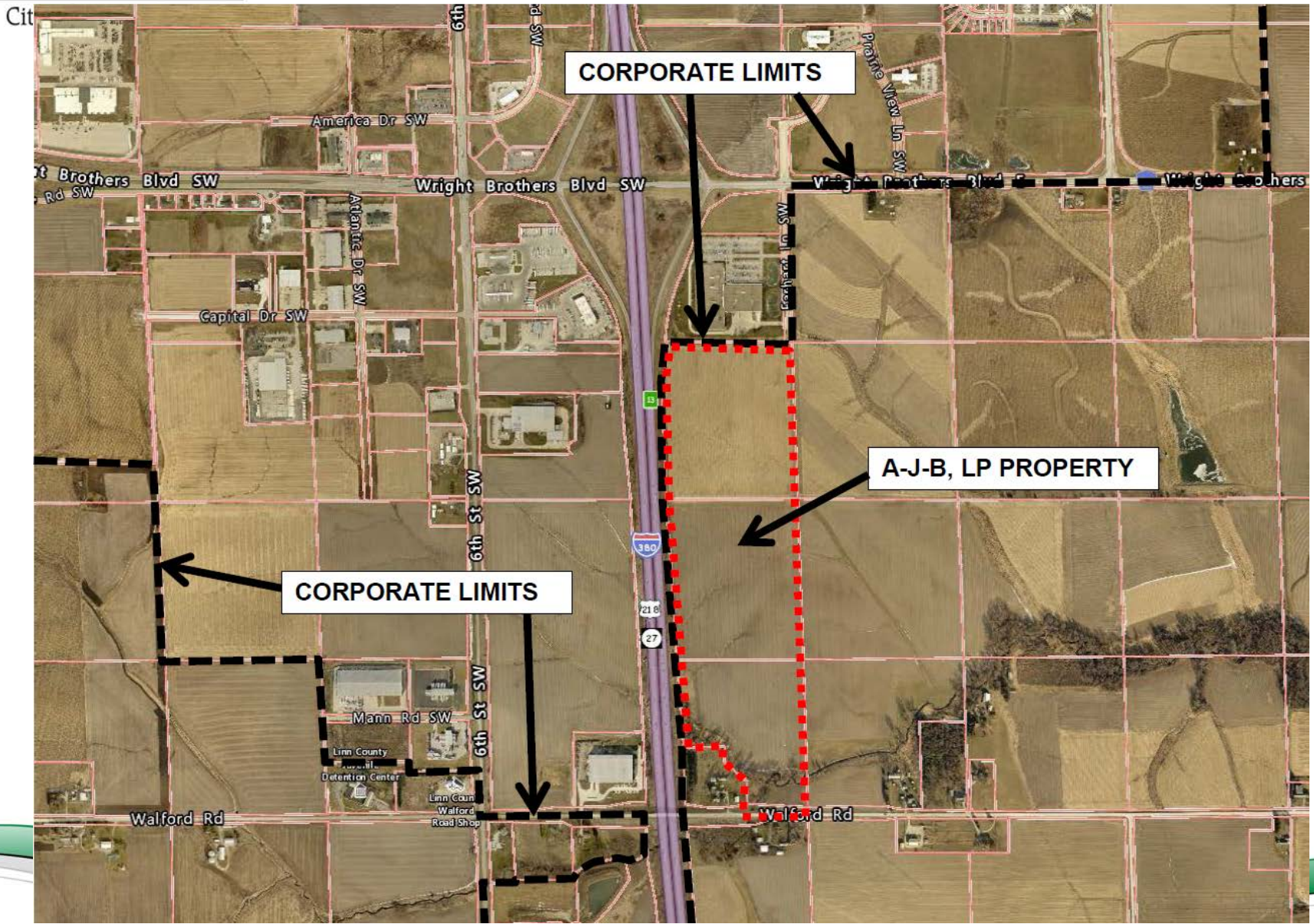
GENERAL INFORMATION:

- 100% Voluntary Annexation Not In An Urbanized Area.
- Total annexation area-89.19 acres.
- Half-street right-of-way for Walford Rd. included.
- Applicant wishes to market property for development.
- Reviewed by City staff & no major issues identified.
- All City utilities & services can be provided.
- “Urban Medium Intensity” on Future Land Use Map in the Comprehensive.
- Notices mailed & published in accordance with State Code requirements.
- No known objections.

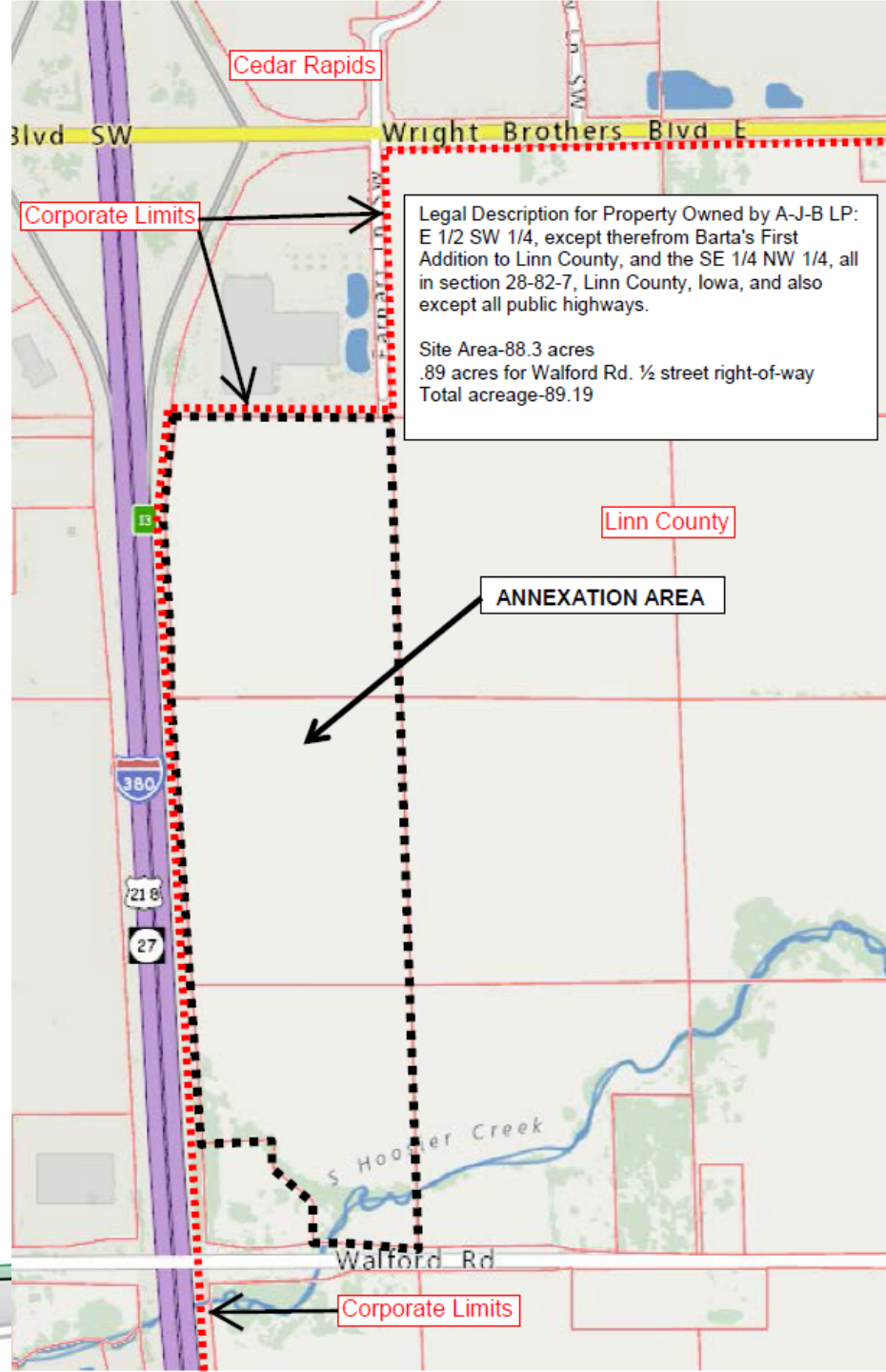
Corporate Limit Map



Aerial-Location Map



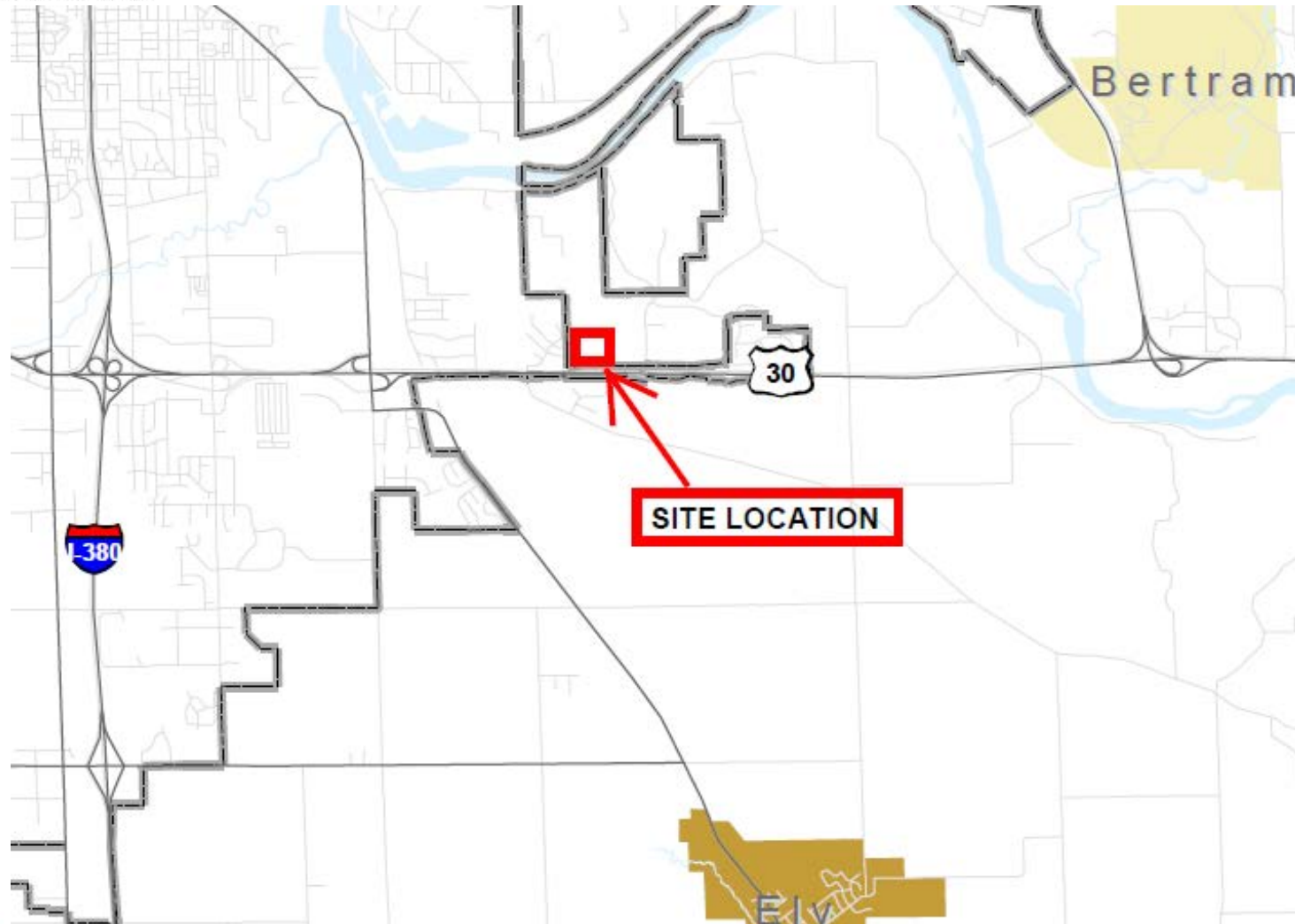
Location Map



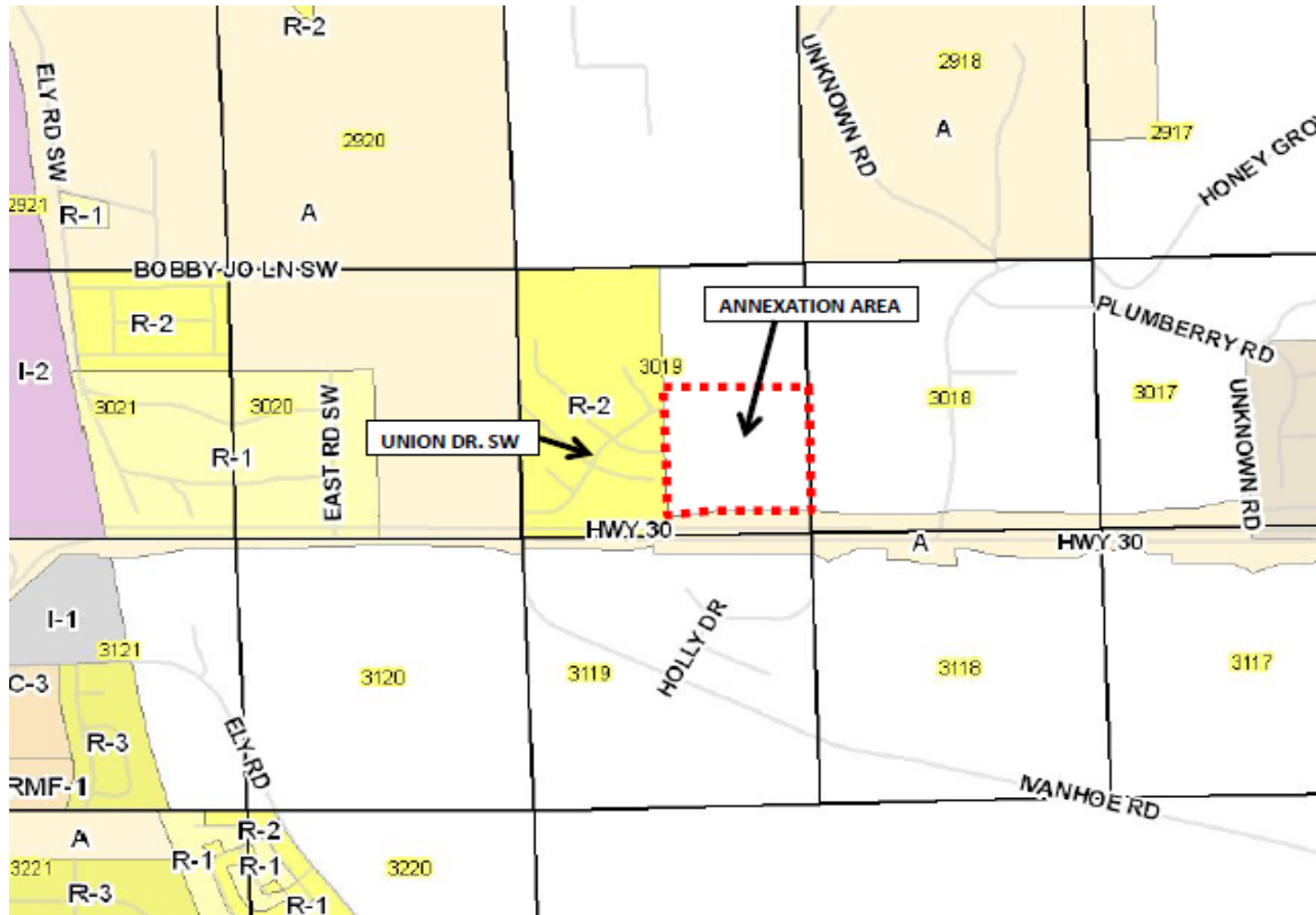
Next Steps

- City Council action on Resolution.
- If approved by City Council application forwarded to City Development Board.
- City Development Board Public Hearing & Action.
- Documents recorded 30-days after City Development Board action if approved.

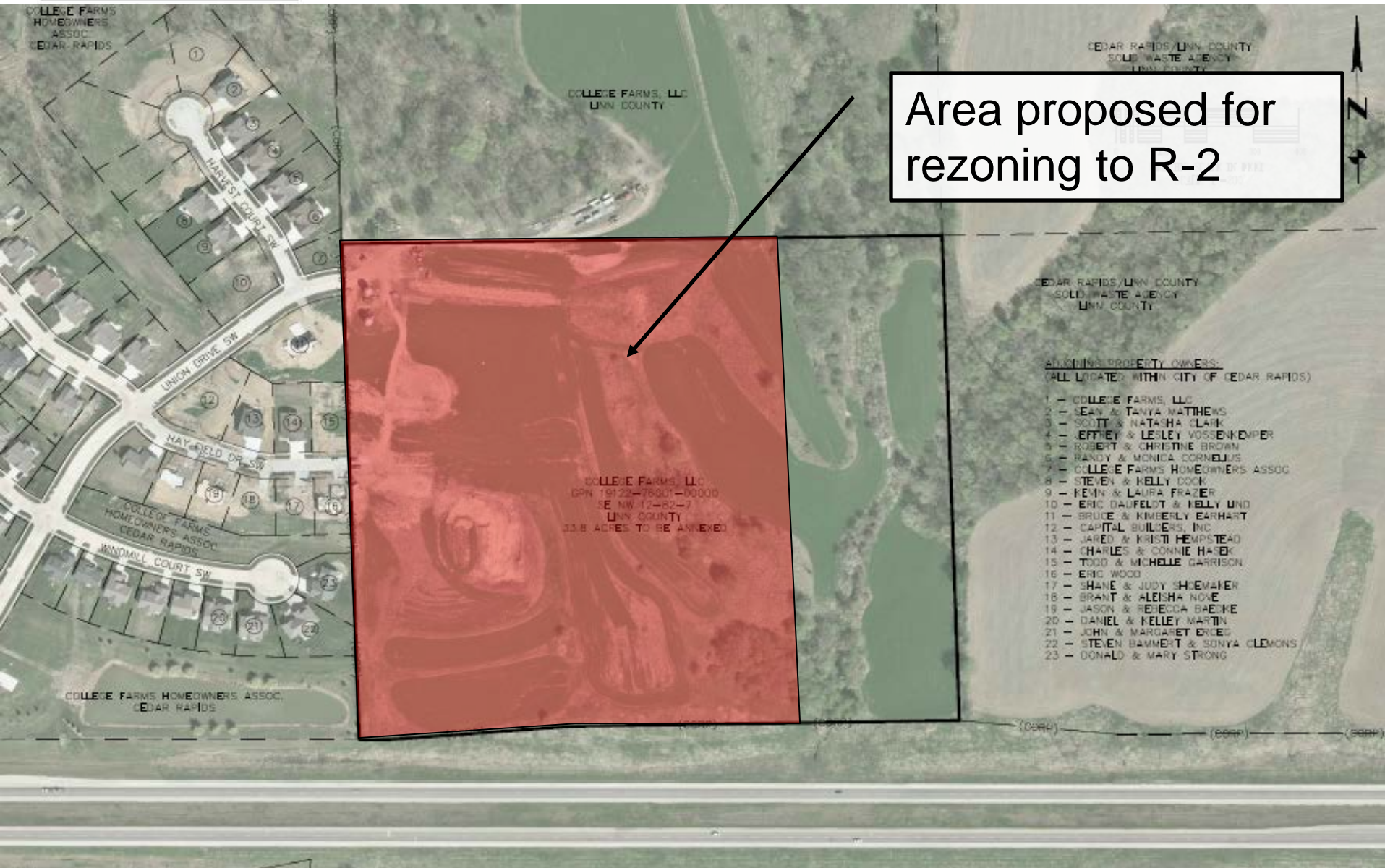
College Farms 4th Addition PROPERTY LOCATION



College Farms 4th Addition ZONING LOCATION MAP



College Farms 4th Addition AERIAL EXHIBIT



U.S. HIGHWAY 30

College Farms 4th Addition

NEXT STEPS

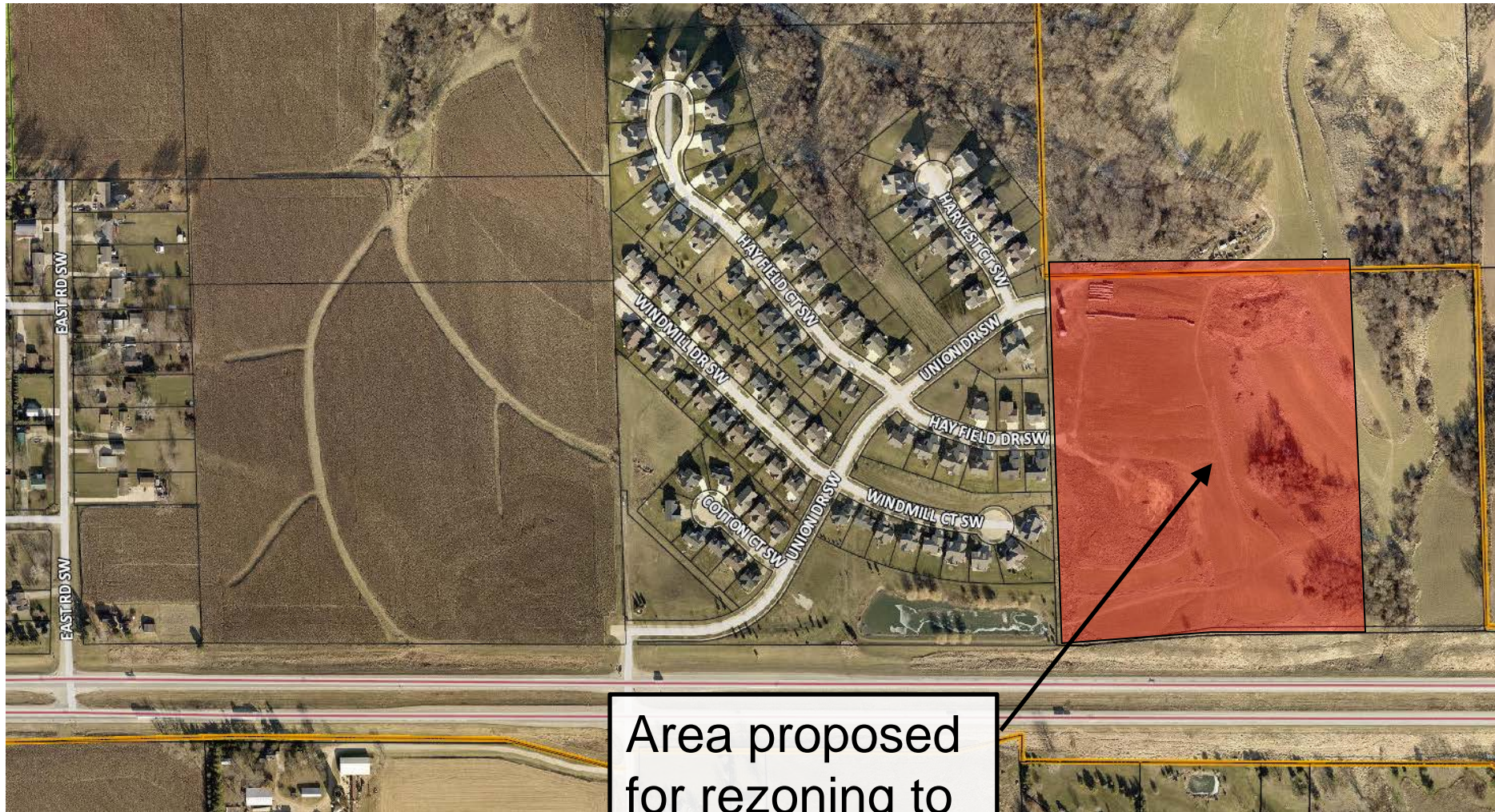
- January 28, 2016 – CPC review and recommendation
- February 9, 2016– City Council Motion Setting a Public Hearing for Rezoning
- February 23, 2016– City Council Public Hearing & 1st Reading of Ordinance
- March 9, 2016 – City Council 2nd & 3rd Readings of Ordinance
- March 11, 2016 – Ordinance published in The Gazette



College Farms 4th Addition

www.Cedar-Rapids.org





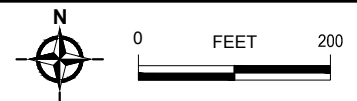
Area proposed
for rezoning to
R-2



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ALLEY RIGHT-OF-WAY VACATION



ROWV-022155-2015

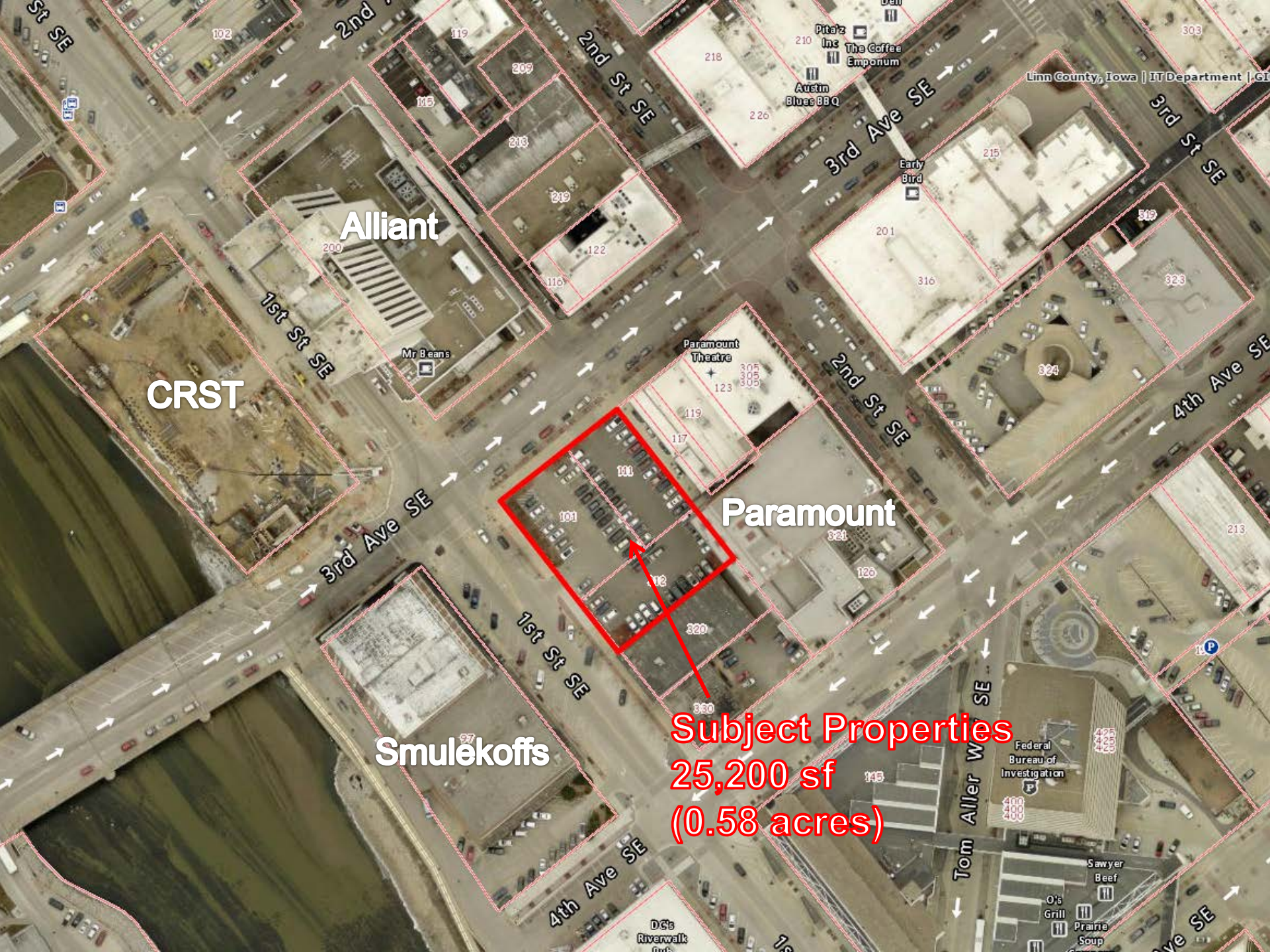


ALLEY VACATION
AND DISPOSITION

Request for Proposals

101 & 109 3rd Ave SE and 309 1st St SE

City Council
February 23, 2016



CRST

Alliant

Paramount

Smulekoffs

Subject Properties
25,200 sf
(0.58 acres)

Property Background

- 1 parcel acquired from the Economic Alliance – design of project subject to approval by EA
- 2 parcels acquired with Federal acquisition dollars - subject to Federal requirements:
 - Sell at Fair Market Value – proceeds returned to program
 - Flood mitigation measures
- Existing parking lease – subject to payback of prorated improvement cost if sold prior to Sept. 2016

RFP Development Objectives

1. Financially viable project based on current market conditions
2. Use of entire site for building footprint
3. Multi-story design of no less than 5-stories
4. Urban design that enhances the character of the neighborhood

RFP Development Objectives

5. Pedestrian level must be inviting with commercial or retail space and/or architectural treatments
6. Coordination of parking needs with area property owners
7. Preference for projects that incorporate market rate housing options consistent with the *Maxfield Housing Market Analysis*

Evaluation Criteria

1. Developer Capacity and Project Feasibility


- Capacity, experience, and capability of the Developer
- Market Feasibility
- Financial feasibility
- Timeline for redevelopment and built-out

Evaluation Criteria

2. Community Benefit

- Quality of architecture and design elements
- Innovative sustainability features building design
- Inclusion of market rate housing options

3. Economic impact

- Overall project investment
 - Jobs created or retained
 - Amenities or services provided
- 

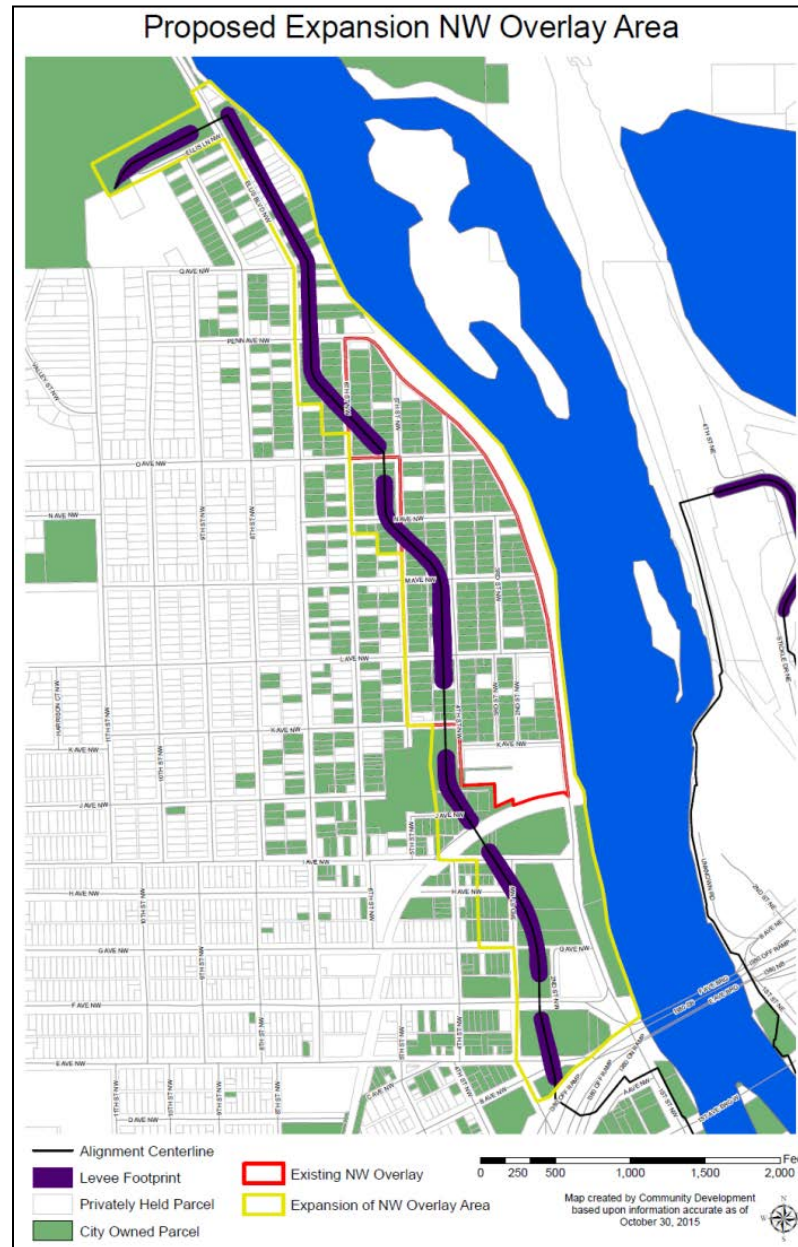
Proposed Timeline

Jan 20, 2016	City Council Development Committee
Feb 23, 2016	Public Hearing & Resolution
Feb 29, 2016	Informational Meeting
April 15, 2016	Deadline for proposal extension
April 29, 2016	Proposal Deadline - 11:00 a.m.
May 6, 2016	Stakeholder panel selects proposal
May 18, 2016	Recommendation from Development Committee on project design
May 24, 2016	City Council consideration of project and authorization to negotiate Development Agreement

***Bold** denotes City Council action

Northwest Flood Overlay District

City Council
February 23, 2016



NW Overlay District Expansion

Background

- Council established the NW Flood Mitigation Overlay District in September of 2014
 - Included 18 private lots
- Property was included in the 2014 Overlay District if:
 - Impacted by the FCS
 - Required the City to spend a disproportionate amount of money providing service.
- Purpose for Expansion of Overlay District
 - Match the Mandatory Buyout area approved by Council in June of 2015.
 - 19 additional private lots.

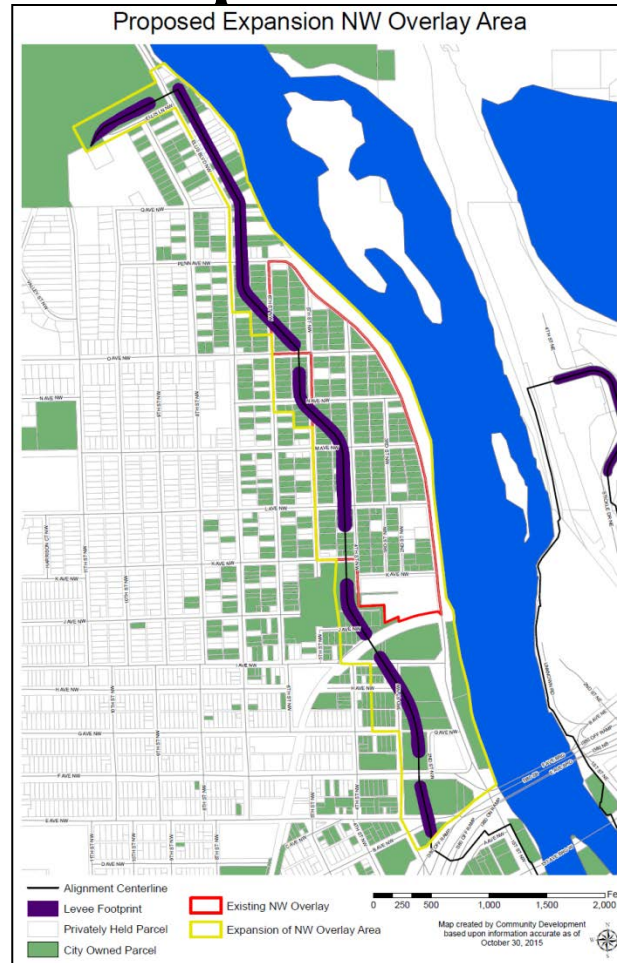
NW Overlay District Expansion

- Purpose of Overlay District
 - The Overlay District allows property owners to:
 - Complete routine maintenance and upkeep, such as roof replacement;
 - Meet requirements of building and mechanical codes;
 - Keep properties in this area safe and enjoyable.

NW Overlay District Expansion

- Purpose of Overlay District
 - The Overlay District limits changes including:
 - Zone changes
 - Conditional Uses
 - Home Occupation
 - Expansion, construction or relocation of new structures
 - Site Development Plans
 - Platting, re-platting or subdividing of land
 - Rental registrations

NW Overlay District Expansion



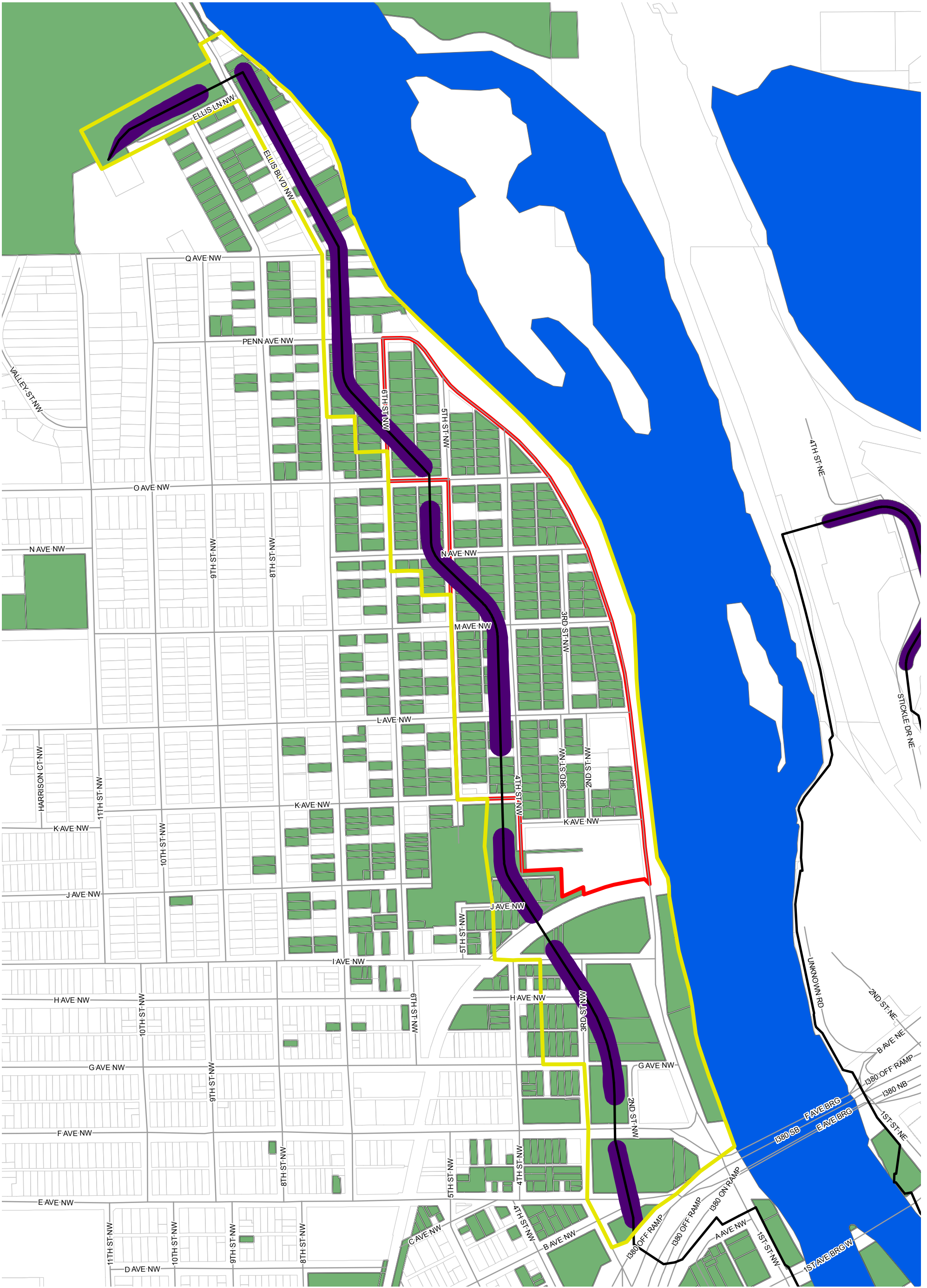
Public Outreach

- March 2015
 - Letters to property owners regarding flood alignment
- January 2016
 - Letters to private property owners in Overlay District Expansion Area and meetings w/ property owners if requested.
 - Letter to NW Neighbors Neighborhood Association
- January 2016
 - Presentation to NW Neighbors Neighborhood Association

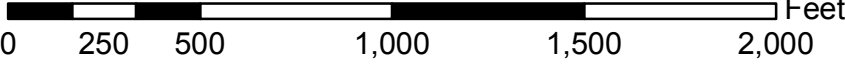
Actions to Date

- December, 2015
 - Development Committee recommended approval of the proposed expansion.
- January, 2016
 - City Planning Commission recommended approval of the expansion.

Proposed Expansion NW Overlay Area

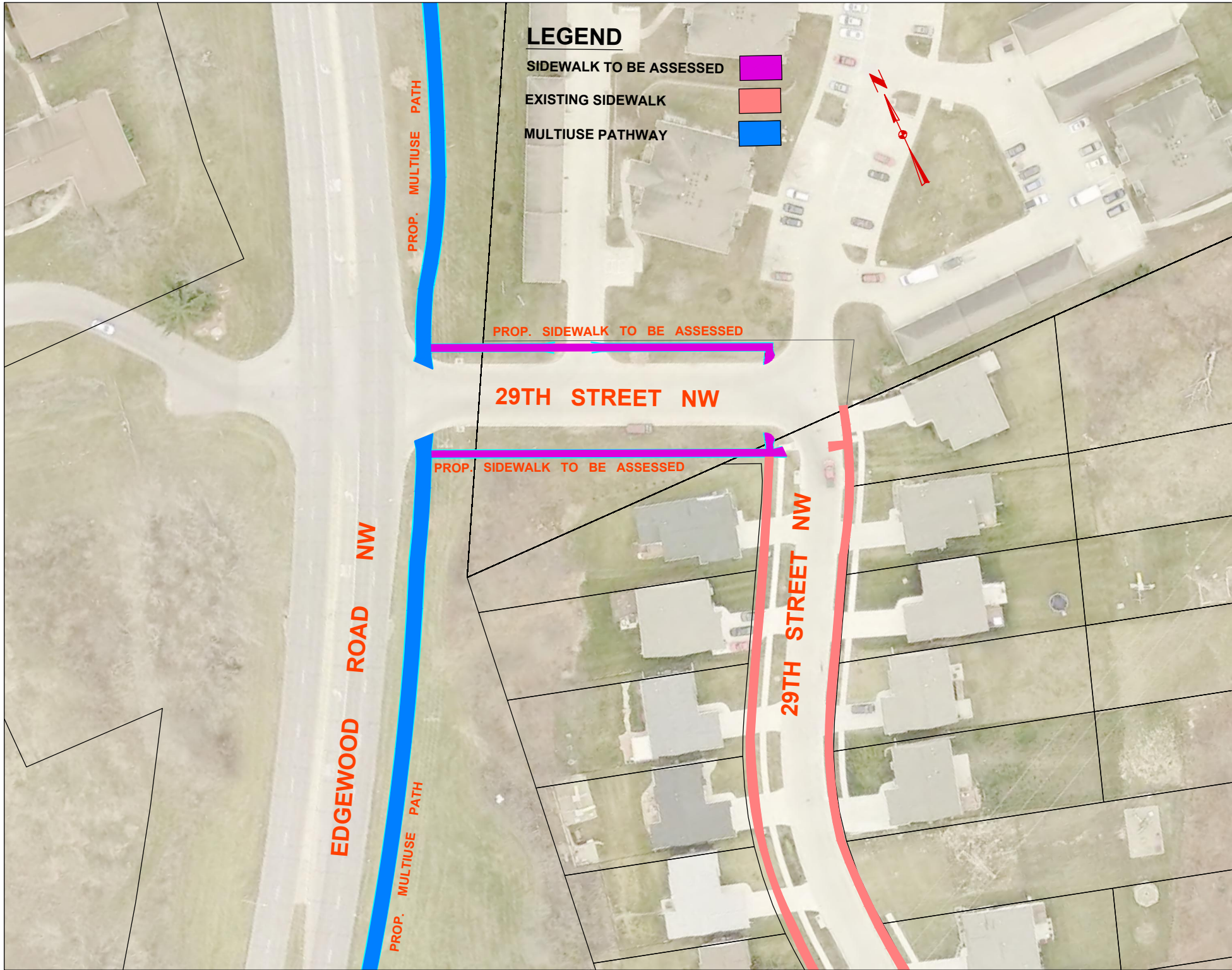


- Alignment Centerline
- Levee Footprint
- Privately Held Parcel
- City Owned Parcel
- Existing NW Overlay
- Expansion of NW Overlay Area



Map created by Community Development
based upon information accurate as of
October 30, 2015





LEGEND

SIDEWALK TO BE ASSESSED



EXISTING SIDEWALK



MULTIUSE PATHWAY



PROP. MULTIUSE PATH

PROP. SIDEWALK TO BE ASSESSED

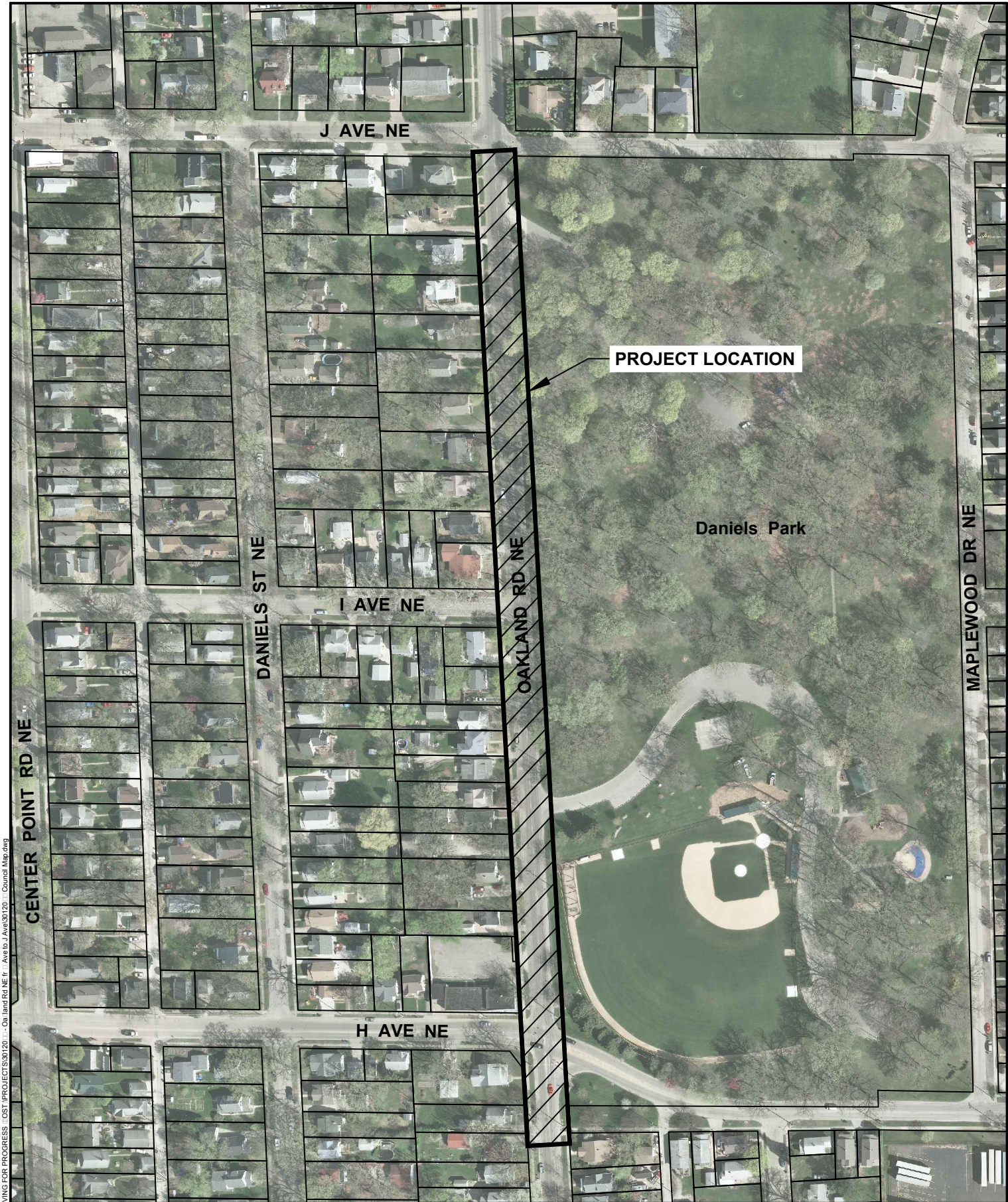
29TH STREET NW

PROP. SIDEWALK TO BE ASSESSED

EDGEWOOD ROAD NW

PROP. MULTIUSE PATH

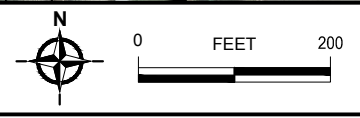
29TH STREET NW



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OAKLAND ROAD NE ROADWAY IMPROVEMENTS
FROM H AVENUE TO J AVENUE



**400 1st Avenue NE – Five Seasons Parkade Structural
Repairs
Contract Number 635132-02
Bid Date: February 17, 2016**

Western Specialty Contractors, West Des Moines, IA

Base Bid	\$696,967.00
Alternate 1: Control Join Sealant	88,826.00
Alternate 2: Waterproofing Membrane	51,892.00
Alternate 3: Plumbing	34,358.00
Alternate 4: Roof Replacements	<u>87,840.00</u>
Base Bid + Alternates	\$959,883.00

Merit Construction Services, Inc., Farmington, MN

Base Bid	\$716,667.20
Alternate 1: Control Join Sealant	83,033.00
Alternate 2: Waterproofing Membrane	48,654.80
Alternate 3: Plumbing	35,222.00
Alternate 4: Roof Replacements	<u>100,454.00</u>
Base Bid + Alternates	\$984,031.00

Restocon Corporation, Tampa, FL

Base Bid	\$881,826.80
Alternate 1: Control Join Sealant	108,136.00
Alternate 2: Waterproofing Membrane	56,072.60
Alternate 3: Plumbing	35,949.00
Alternate 4: Roof Replacements	<u>91,981.00</u>
Base Bid + Alternates	\$1,173,965.40

Gutknecht Construction Co., Columbus, OH

Base Bid	\$906,448.57
Alternate 1: Control Join Sealant	*906,448.57
Alternate 2: Waterproofing Membrane	47,654.40
Alternate 3: Plumbing	29,668.53
Alternate 4: Roof Replacements	<u>88,448.00</u>
Base Bid + Alternates	\$1,168,769.50

*multiplication error found

E & H Restoration, LLC, Davenport, IA

Base Bid	\$970,412.00
Alternate 1: Control Join Sealant	209,127.30
Alternate 2: Waterproofing Membrane	109,727.12
Alternate 3: Plumbing	51,899.24
Alternate 4: Roof Replacements	<u>34,298.00</u>
Base Bid + Alternates	\$1,375,463.66

**Overhead Sign Structures on 7th Street NE
from I-380 to 1st Avenue E
Contract Number 306228-01
Bid Date: February 17, 2016**

Price Industrial Electric, Inc., Robins, IA	\$106,000
K & W Electric, Cedar Falls, IA	\$129,850
Voltmer, Inc., Decorah, IA	\$147,000



February 17, 2016

City Council
City of Cedar Rapids

RE: Report on bids as read for the Overhead Sign Structures on 7th Street NE from I-380 to 1st Avenue, Contract Number 306228-01

Dear City Council:

Bids were received on February 17, 2016 for the Overhead Sign Structures on 7th Street NE from I-380 to 1st Avenue project as follows:

Price Industrial Electric, Inc., Robins, IA	\$106,000
K & W Electric, Cedar Falls, IA	\$129,850
Voltmer, Inc., Decorah, IA	\$147,000

The engineers cost opinion for this work is \$100,000. It is recommended the bids be reviewed by City staff and an action to award or not be presented separately for Council consideration.

Sincerely,

THE CITY OF CEDAR RAPIDS PUBLIC WORKS DEPARTMENT

A handwritten signature in blue ink, appearing to read "Kevin Vrchoticky".

Kevin Vrchoticky, P.E.
Civil Engineer I

KWV/cap

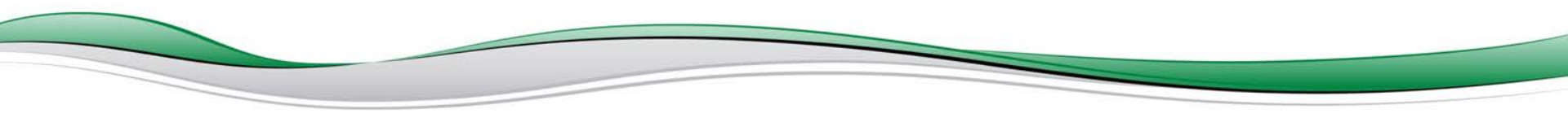
cc: Jennifer L. Winter, P.E. Public Works Director
Nathan Kampman, P.E., City Engineer

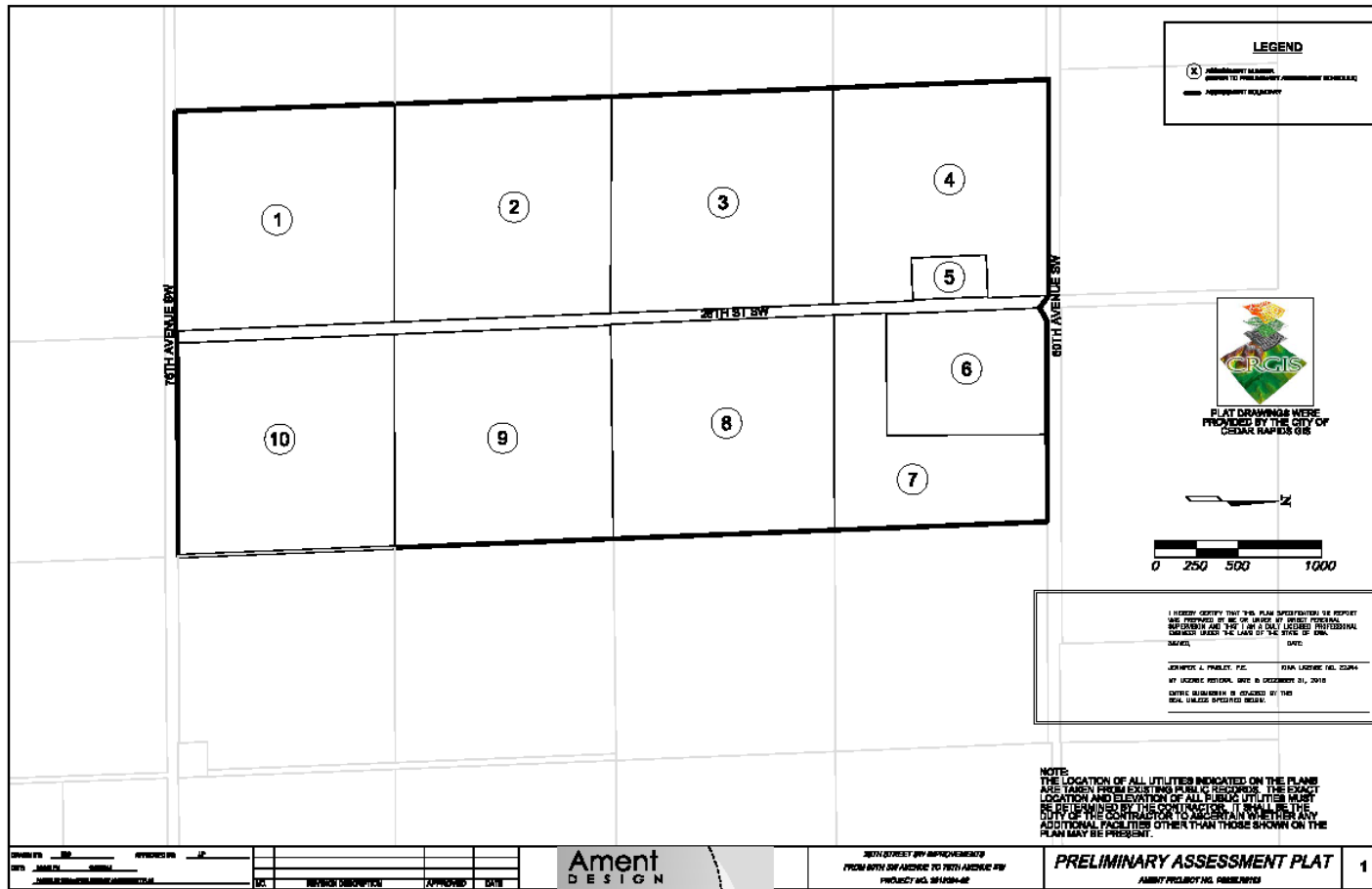
B Avenue NW from Highland Drive NW to 8th Street NW
Roadway Improvements
Contract Number 3012091-02
Bid Date: February 10, 2016

Pirc-Tobin Construction, Inc., Alburnett, IA	\$1,783,406.54
Eastern Iowa Excavating & Concrete, LLC, Cascade, IA	\$2,186,017.58
Rathje Construction Co., Marion, IA	\$2,223,791.84
Tschiggfrie Excavating, Dubuque, IA	\$2,267,910.59

City of Cedar Rapids
26th St SW from N. of 60th Avenue
to 76th Avenue Special Assessment

February 23, 2016







Key Facts About Proposed Assessment

- Funding: 40% previously sold TIF Bond/60% Special Assessment
- Consistent with the 60th Avenue and 76th Avenue SW assessments
- TIF District Expires in 2017
- Residential parcel Maximum Assessment \$30,430
- Public Hearing originally on December 15, 2015 (deferred action)
- January 26, 2016 action deferred due to lack of Council super majority
- Owner verbally agreed to entering into an agreement with the City which would allow deferral of the assessment as long as used for agricultural or residential.

Council Options

- Adopt
 - Adopt with Amendment
 - Defer
-
- Other
 - Abandon