

97 3rd Avenue SW

Former Smulekoff's Building

City Council
March 8, 2016



Activity to Date

- April 27, 2015 Proposal Deadline
- May 8, 2015 Evaluation panel recommended Aspect, Inc.
- May 26, 2015 City Council selected Aspect, Inc.
(Aspect, Inc. created Shadow River, LC)
- Competing to attract new corporate headquarters with 100+ jobs in IT, purchasing & merchandising.
- Even without prospective office tenant, Aspect proposal was highest ranking.

Developer Commitment

1. **Minimum Investment - \$15 million**
2. **Minimum Improvements**
 - 1st Floor – commercial/retail/parking
 - 2nd Floor – office
 - 3rd – 5th Floors – market-rate housing
3. **Sale price - \$415,000, based on current appraised value.**
 - Lower than comparable properties due to requirements of redevelopment.
 - Coordinated appraisal and review appraisal with Iowa Economic Development Authority (IEDA)

Developer Commitment

4. Historic Preservation

- Improvements must meet Secretary of Interior's Standards
- Property must be listed on National Register within one year

5. Deed Restrictions due to federal funding

- Flood-proofed to 1' above Base Flood Elevation
- Flood insurance must be maintained
- Utilities must be relocated from the basement

Developer Commitment

6. Flood Control System

- Parking lot and portion along rear/river side will be deeded back to the City
- Developer must remove the rear loading dock and no private access is provided to the rear of building

Comparison

Purchase Price

- \$4,700,000
- Pre-flood appraisal value
- Long-standing business
- Consistent with Voluntary Property Acquisition Program
- Licensed and certified appraiser

Sale Price

- \$415,000
- Current appraisal value
- Vacant /no business
- Value reduced due to conditions of sale
- Appraisal, plus Review Appraisal conducted
- Licensed and certified appraisers

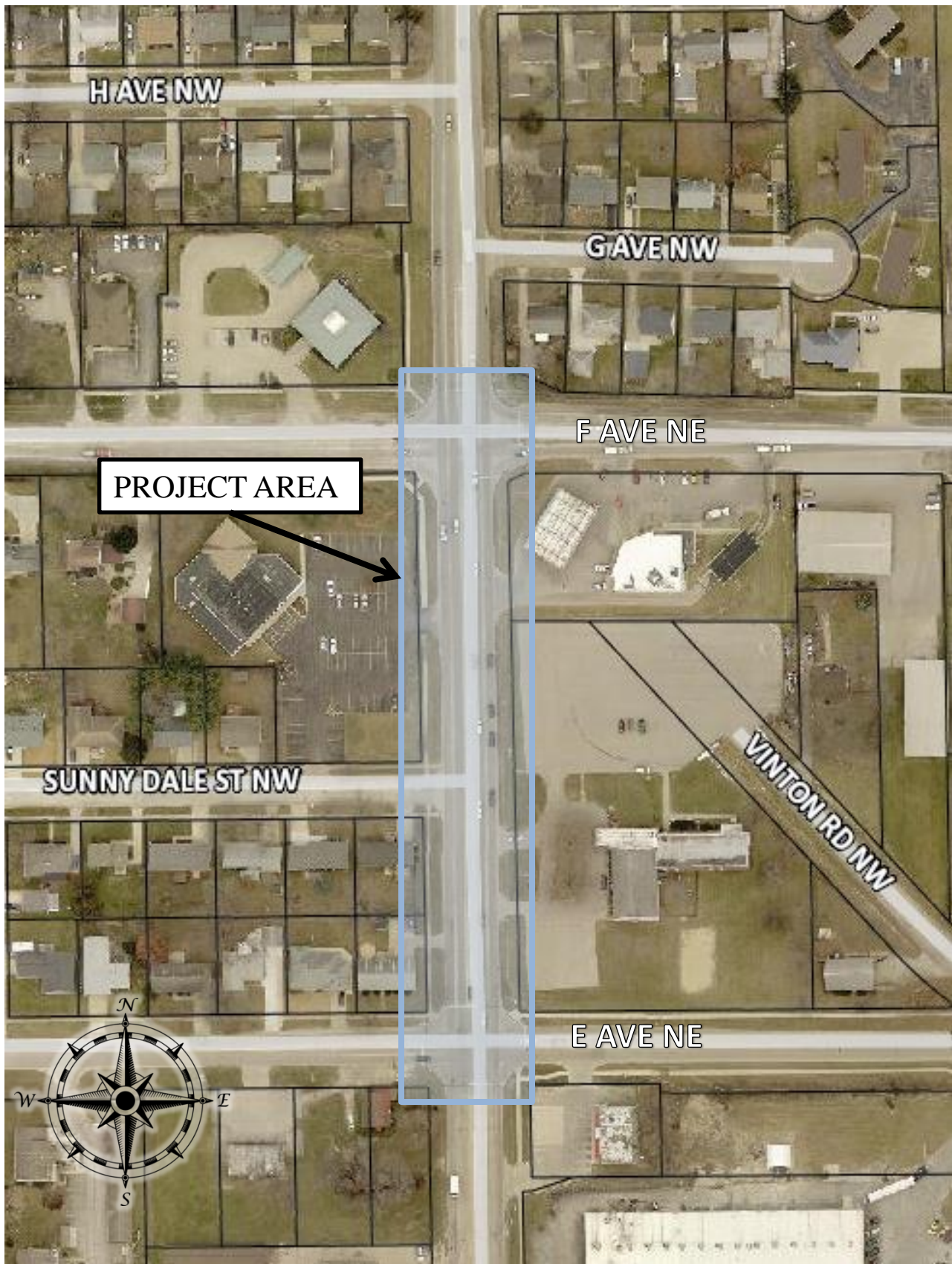
City Commitment

- Approved for Community Benefit Economic Development Program
 - Core Reinvestment, Downtown Housing, and Historic Preservation
 - 10-year, 100% reimbursement of property taxes generated by improvements
 - Contingent upon annual certification of 50 employees
 - New employees to the City
- Or
- Relocation of existing business from within the City with written consent of existing property owner.

City Commitment

- Based on estimated \$4,000,000 increased value
- \$120,000 property tax reimbursement annually
- \$1,200,000 reimbursement over 10-year period

- Staff recommends approval of the Development Agreement for sale and redevelopment of former Smulekoff's building.



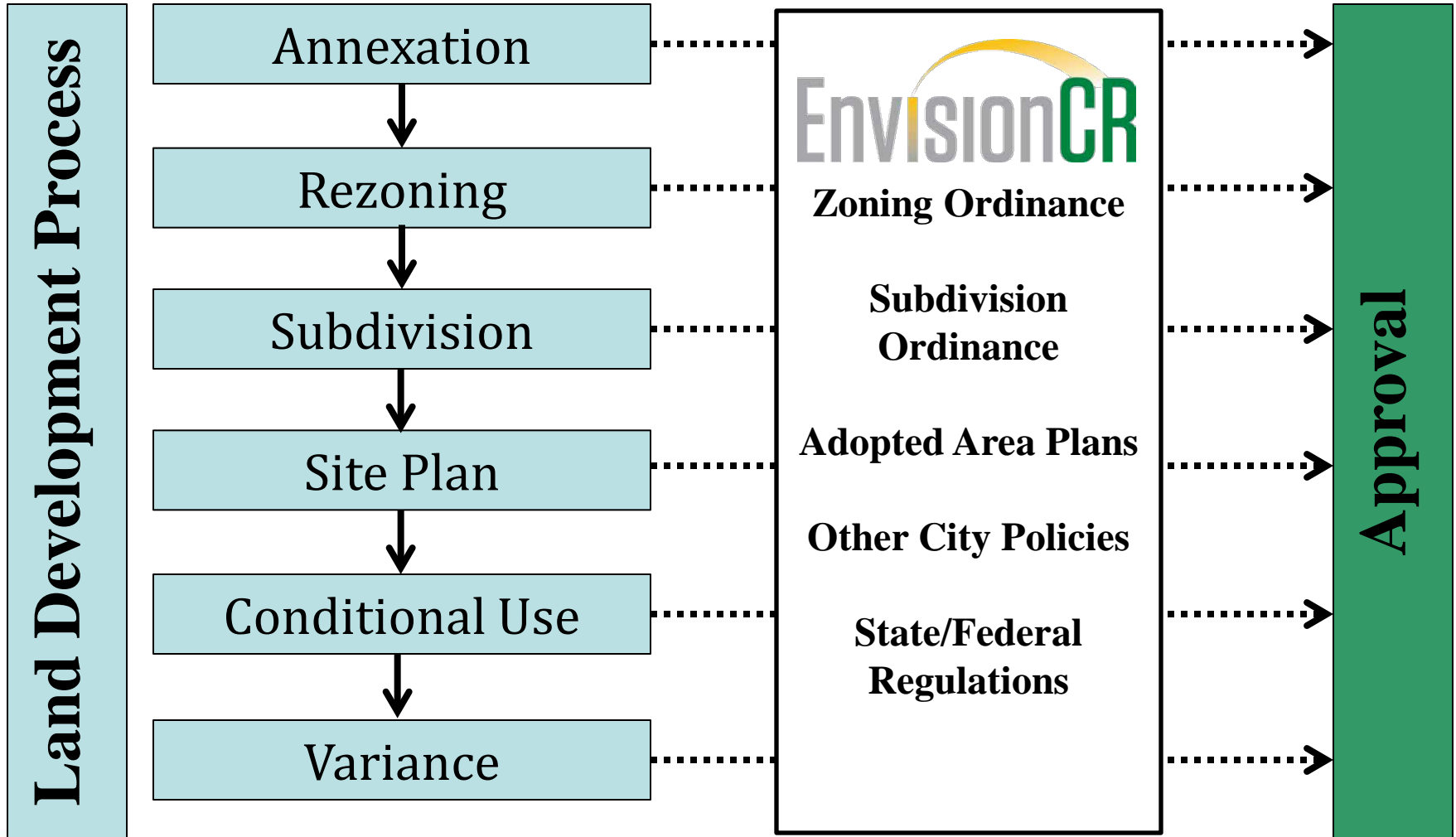
**Oakland Road NE From H Avenue NE to J Avenue
NE Pavement Rehabilitation
Contract Number 3012099-02
Bid Date: February 24, 2016**

Dave Schmitt Construction, Cedar Rapids, IA	\$1,111,496.35
BWC Excavating, LC, Solon, IA	\$1,115,993.02
Tschiggfrie Excavating, Dubuque, IA	\$1,321,999.25
Pirc Tobin Construction, Inc., Alburnett, IA	\$1,384,771.50
Eastern Iowa Excavating & Concrete, LLC, Cascade, IA	\$1,490,435.60
Rathje Construction Co., Marion, IA	\$1,547,988.08

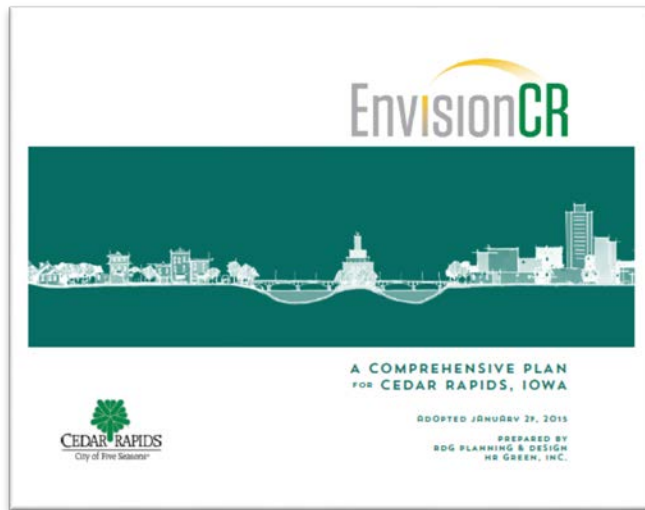
EnvisionCR Future Land Use Map Update

City Council Public Hearing
March 8, 2016

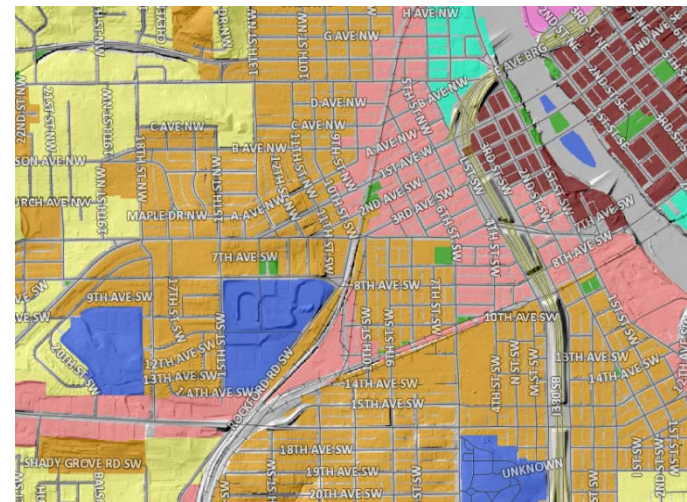
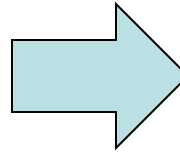
EnvisionCR



EnvisionCR



EnvisionCR Document



Future Land Use Map

Why Update?

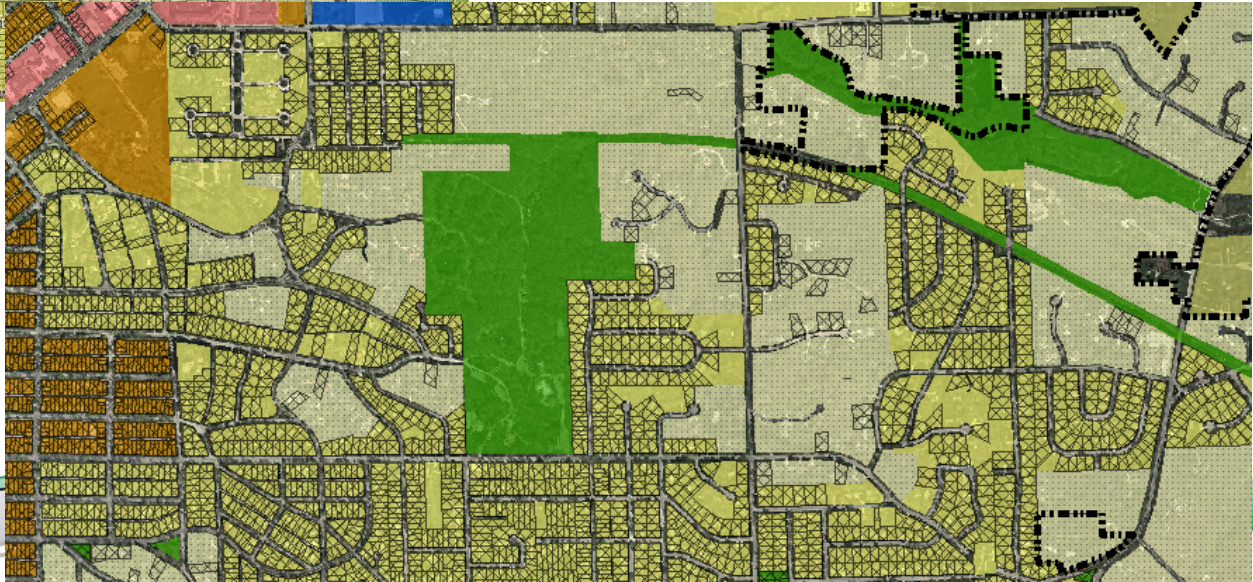
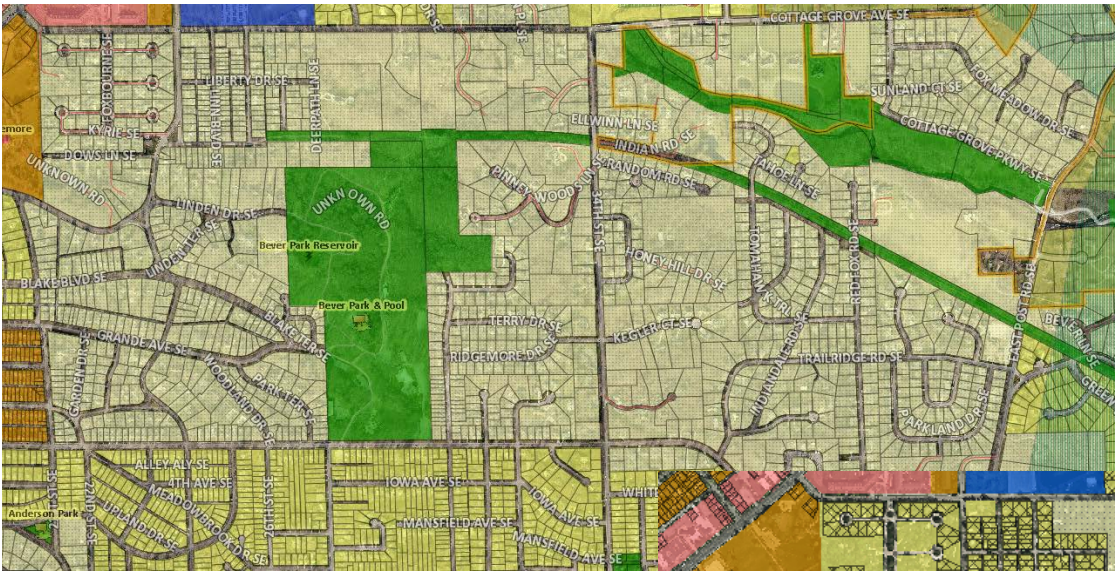
EnvisionCR is a living document

- Updates based on:
 - Correcting errors with the initial map
 - Reflecting plans and studies completed in previous year
 - Reflecting changes in the community

Proposed Changes:

- Minimize Urban-Large Lot areas
- Open Space Corrections
- Southeast Quadrant and Highway 30 East
- Reclassify Quarries as Agriculture Preserve
- Reflect other land use changes

Reduce use of “Urban Large Lot”

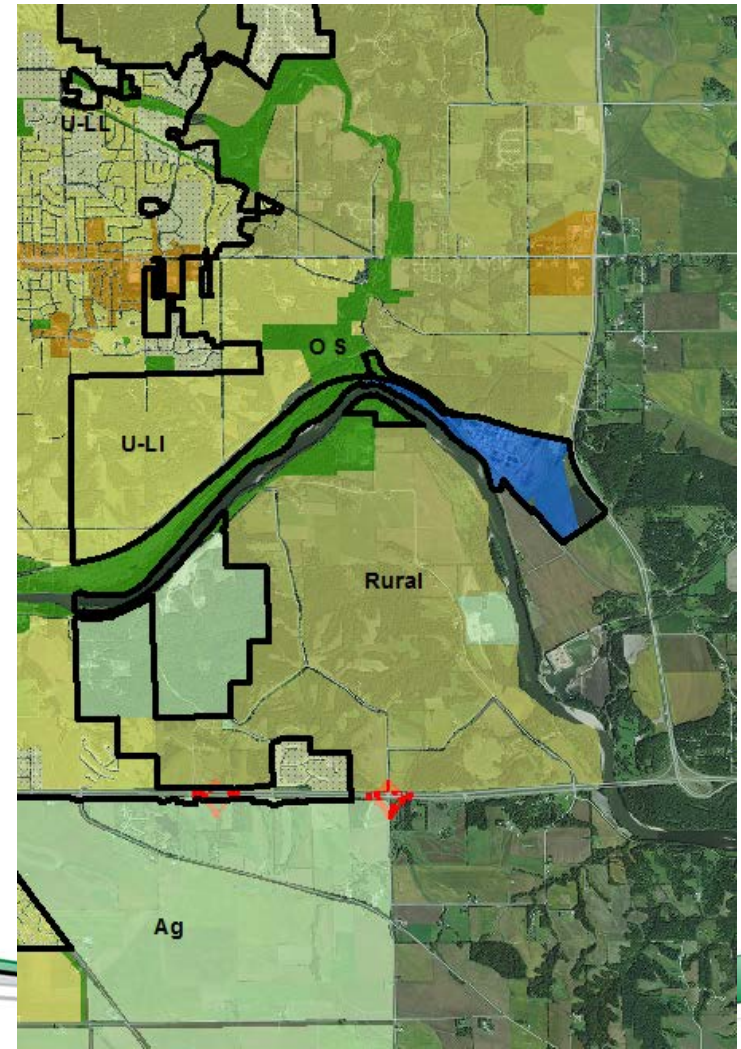


Open Space Corrections



SE Quadrant and Highway 30 Areas

- Covers all land to the Cedar River/Highway 13
- Clarifies land use as predominately Rural



Quarries

- Recommendation to reclassify from Industrial to Agriculture Preserve
 - Limits activities that can occur on these properties
 - Similar to Linn County Rural Land Use Plan

Other Changes

- Mt Mercy Athletic Campus (Civic)
- Future College Community School District Expansion (Civic)
- Northwest Water Treatment Plan (Civic)



Public Hearing Amending Franchise Fee

March 8, 2016

FRANCHISE FEES

Increase from 2% - 3%


- Will generate \$2.3 million.

Franchise Fee will be amended to the following:

- Alliant Energy – Electric
- MidAmerican – Gas
- Linn County Rural Cooperative - Electric

REVENUE PURPOSE STATEMENT

The repair, remediation, restoration, cleanup, replacement, and improvement of existing public improvements and other publically owned property, buildings, and facilities; public safety, including the equipping of fire, police, emergency services, sanitation, streets; the establishment, construction, reconstruction, repair, equipping, remodeling, and extension of public works, public utilities, and public transportation systems; the construction, reconstruction, or repair of streets, highways, bridges, sidewalks, pedestrian underpasses and overpasses, street lighting fixtures, and public grounds, and the acquisition of real estate needed for such purposes and economic development activities and projects.



Public Comment

City of Cedar Rapids Public Hearing FY 2017 Budget March 8, 2016

FY 2017 Budget Highlights

The overall City expenditure budget increased \$12M from FY 2016 to \$525M for FY 2017.

Increases / Decreases due to:

- Health insurance expenses increasing \$1.4M
- Workers compensation costs increasing \$1M
- General fund increasing \$3.8M
- Debt service fund increasing \$1.1M
- Enterprise funds increasing \$9.4M
- Special revenue funds decreasing \$3.6M

FY 2016 – FY 2017 Budget by Major Revenue Source

Charges for services is the largest revenue source in FY 2017 at \$170M.

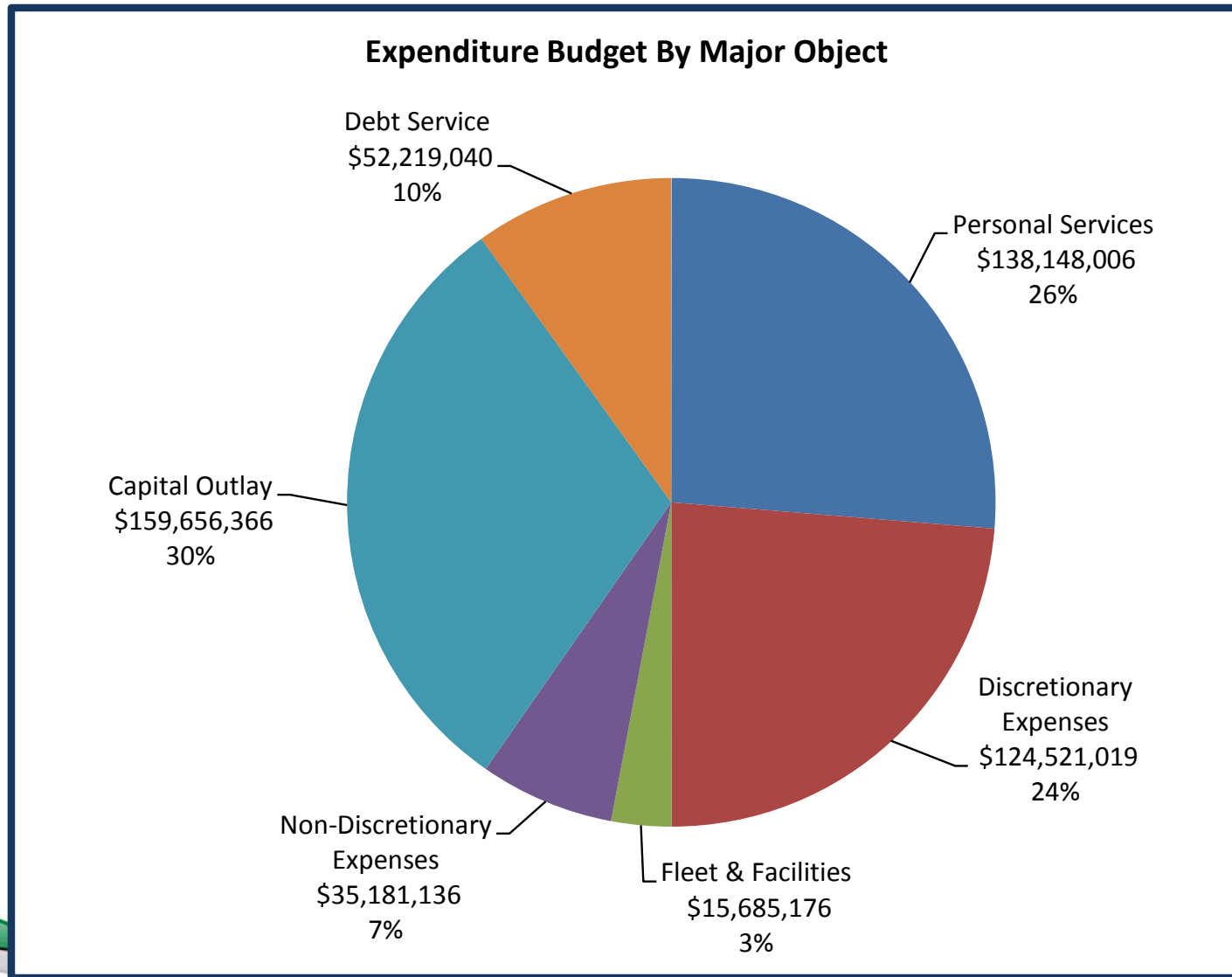
Major Revenue Source	FY 2016 Adopted Budget	FY 2017 Budget	Amount Change From FY 2016 Incr / (Decr)	% Change From FY 2016
Taxes	138,237,273	142,527,550	4,290,277	3%
Licenses & Permits	2,438,814	2,478,009	39,195	2%
Intergovernmental Grants	83,934,773	81,500,679	(2,434,094)	-3%
Charges for Services	163,442,762	170,371,920	6,929,158	4%
Fines & Forfeits	5,537,298	5,533,223	(4,075)	0%
Proceeds of Long Term Liabilities	44,034,000	40,563,311	(3,470,689)	-8%
Other Revenue	49,590,360	53,143,226	3,552,866	7%
Transfers In	132,068,471	125,844,111	(6,224,361)	-5%
Total Revenues	619,283,752	621,962,028	2,678,277	0%

FY 2016 – FY2017 Budget by Major Object of Expenditure

Total City FY 2017 expenditure budget is \$525M.

Major Expenditure Object	FY 2016 Adopted Budget	FY 2017 Budget	Amount Change From FY 2016 Incr / (Decr)	% Change From FY 2016
Personal Services	132,614,456	138,148,006	5,533,551	4%
Discretionary Expenses	105,846,923	124,521,019	18,674,096	18%
Fleet & Facilities	14,894,187	15,685,176	790,990	5%
Non-Discretionary Expenses	37,827,881	35,181,136	(2,646,745)	-7%
Capital Outlay	172,196,550	159,656,366	(12,540,184)	-7%
Debt Service	49,800,309	52,219,040	2,418,731	5%
Transfers Out	132,068,471	125,844,111	(6,224,361)	-5%
Total Expenditures	645,248,776	651,254,854	6,006,078	1%
Total Expenditures (Net of Transfers Out)	513,180,305	525,410,744	12,230,439	2%

FY 2017 Budget by Major Object of Expenditure



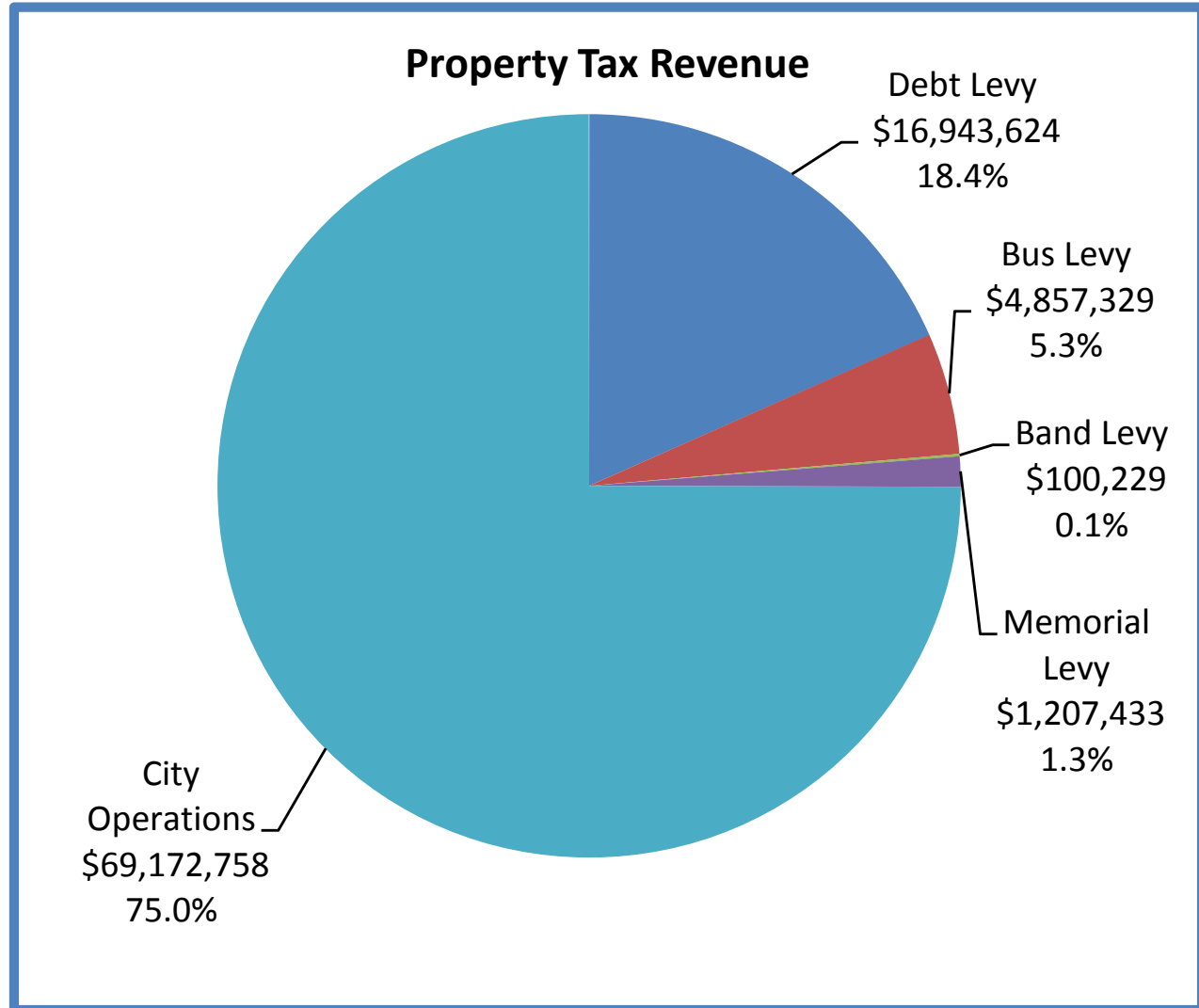
Property Tax Revenue

Property Tax Valuations / Property Tax Levy Rate

- The proposed budget **maintains the current property tax levy rate of \$15.21621** per thousand dollars of taxable valuation. This represents the **8th consecutive** fiscal year the **City's property tax levy rate has been \$15.21621**.
- Total assessed value for fiscal year 2017 is \$9.96 billion which is an increase of \$156.2M or 1.59%.
- Total taxable assessed value for fiscal year 2017 is \$6.01 billion, which is an increase of \$33.7 million or .56%.
- The main reason taxable valuations increased .56% in fiscal year 2017 is residential taxable property valuations increased \$33M and industrial property valuations increased \$12.3M. Changes to state rollbacks contributed to limiting the increase in valuations.
- Overall TIF district property tax revenue decreased \$241K. This decrease was due to valuations in the TIF district not being needed to fund outstanding debt in fiscal year 2017.
- **Per request from Medical SSMID board - Medical SSMID property tax levy is being reduced from \$3.75 per thousand to \$3.25 per thousand.**

FY 2017 Allocation of Property Tax Revenue

75% or
\$69M of
property tax
revenue
funds City
Operations.

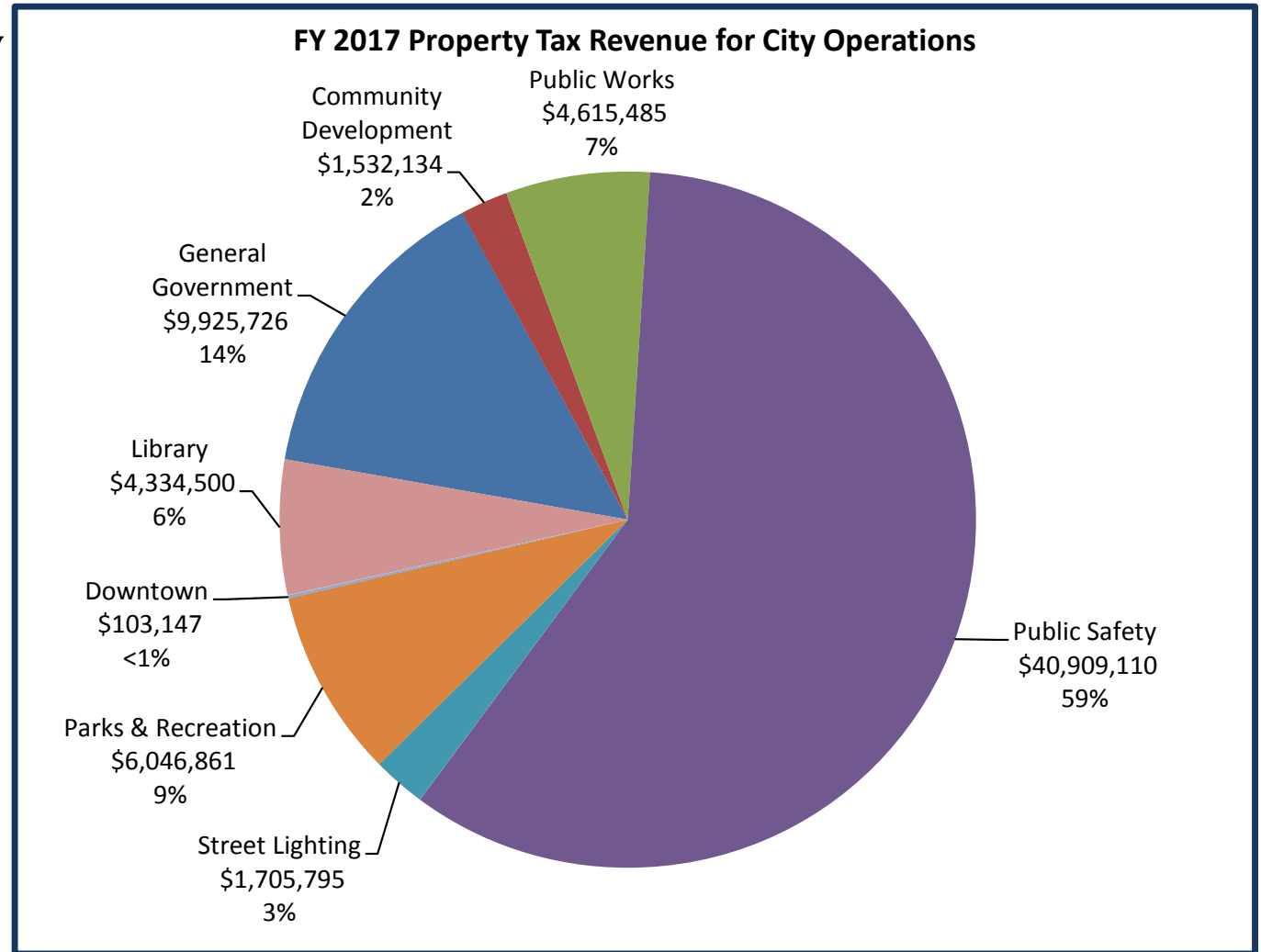


FY 2017 Property Tax Levy Rate and Allocation

	FY 2017 Tax Levy Rate	% of Overall Levy	% of Operating Levy
City Operations:			
Public Safety	\$ 6.80	44.7%	59.1%
General Government	\$ 1.65	10.8%	14.3%
Public Works	\$ 0.77	5.0%	6.7%
Parks & Recreation	\$ 1.01	6.6%	8.7%
Library	\$ 0.72	4.7%	6.3%
Street Lighting	\$ 0.28	1.9%	2.5%
Community Development	\$ 0.25	1.7%	2.2%
Downtown	\$ 0.02	0.1%	0.1%
Total City Operations	\$ 11.50	75.6%	100%
Other Levies			
Transit Levy	\$ 0.81	5.3%	
Debt Service Levy	\$ 2.69	17.7%	
Memorial Levy	\$ 0.20	1.3%	
Band Levy	\$ 0.02	0.1%	
Total City Property Tax Levy	\$ 15.22	100.0%	

FY 2017 Allocation of Property Tax Revenue To City Operations

Property tax levy rate is allocated between the following areas for City operations in FY 2017.



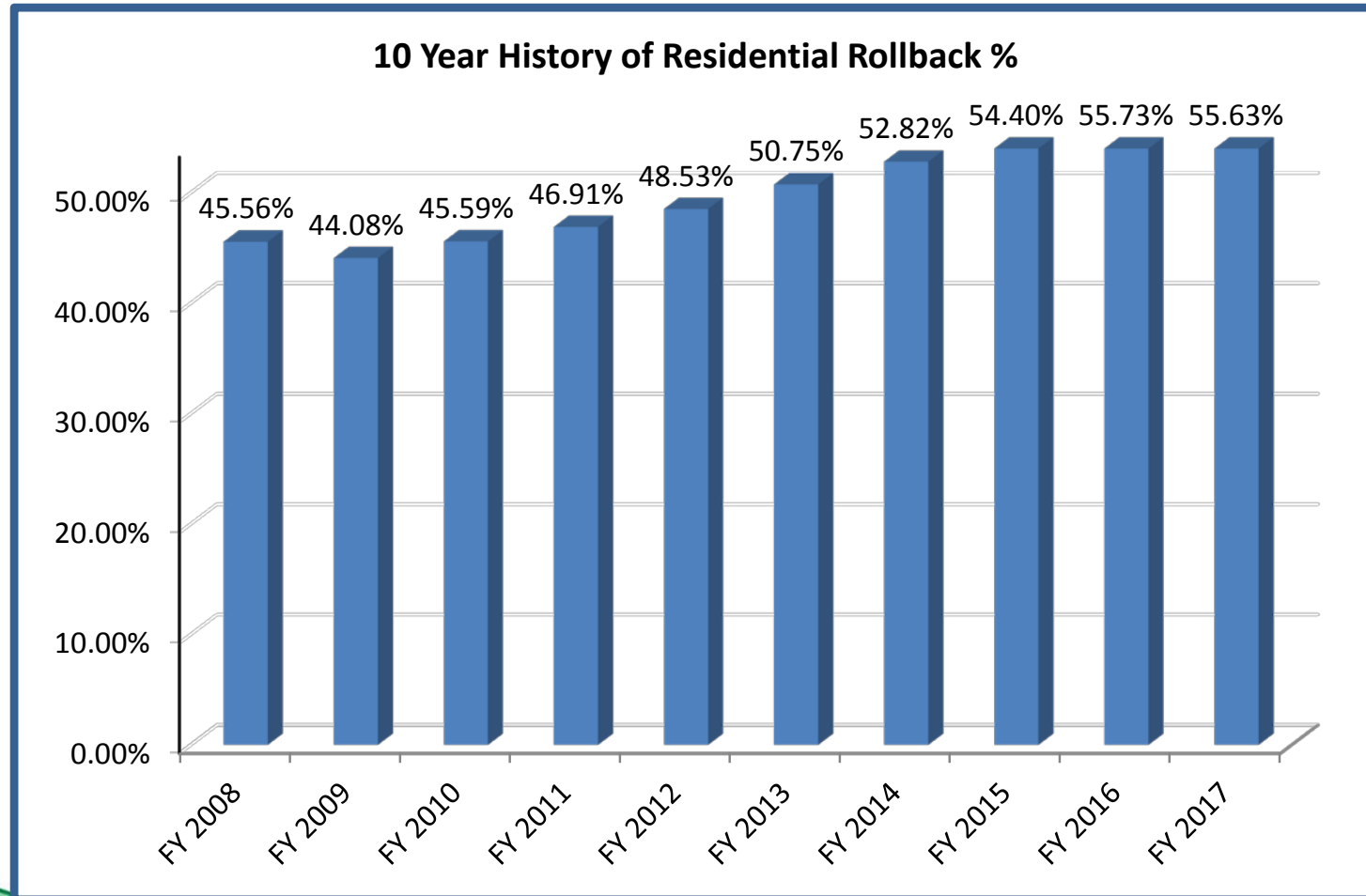
FY 2016 – FY 2017 Assessed Value with TIFs

FY 2017 assessed value with TIFs is \$9,959,752,143

Property Type	FY 2016 Valuation as of Jan. 1, 2014	FY 2017 Valuation as of Jan. 1, 2015	Amount Increase/ (Decrease)	Percent Increase/ (Decrease)
Real Property				
Residential	\$ 6,241,138,553	\$ 6,299,586,512	\$ 58,447,959	0.94%
Multi-Residential*		\$ 233,832,392	\$ 233,832,392	--
Commerical	2,290,216,806	2,063,976,286	\$ (226,240,520)	-9.88%
Industrial	410,959,828	426,072,300	\$ 15,112,472	3.68%
Total Real Property	\$ 8,942,315,187	\$ 9,023,467,490	\$ 81,152,303	0.91%
Utilities	872,221,010	946,896,335	\$ 74,675,325	8.56%
Assessed Total	\$ 9,814,536,197	\$ 9,970,363,825	\$ 155,827,628	1.59%
Less: Military Exemptions	(11,022,548)	(10,611,682)	\$ 410,866	-3.73%
Net Assessed Valuation	\$ 9,803,513,649	\$ 9,959,752,143	\$ 156,238,494	1.59%
*Multi-residential property is a new category in FY 2017; in FY 2016 multi-residential property was considered commercial property				

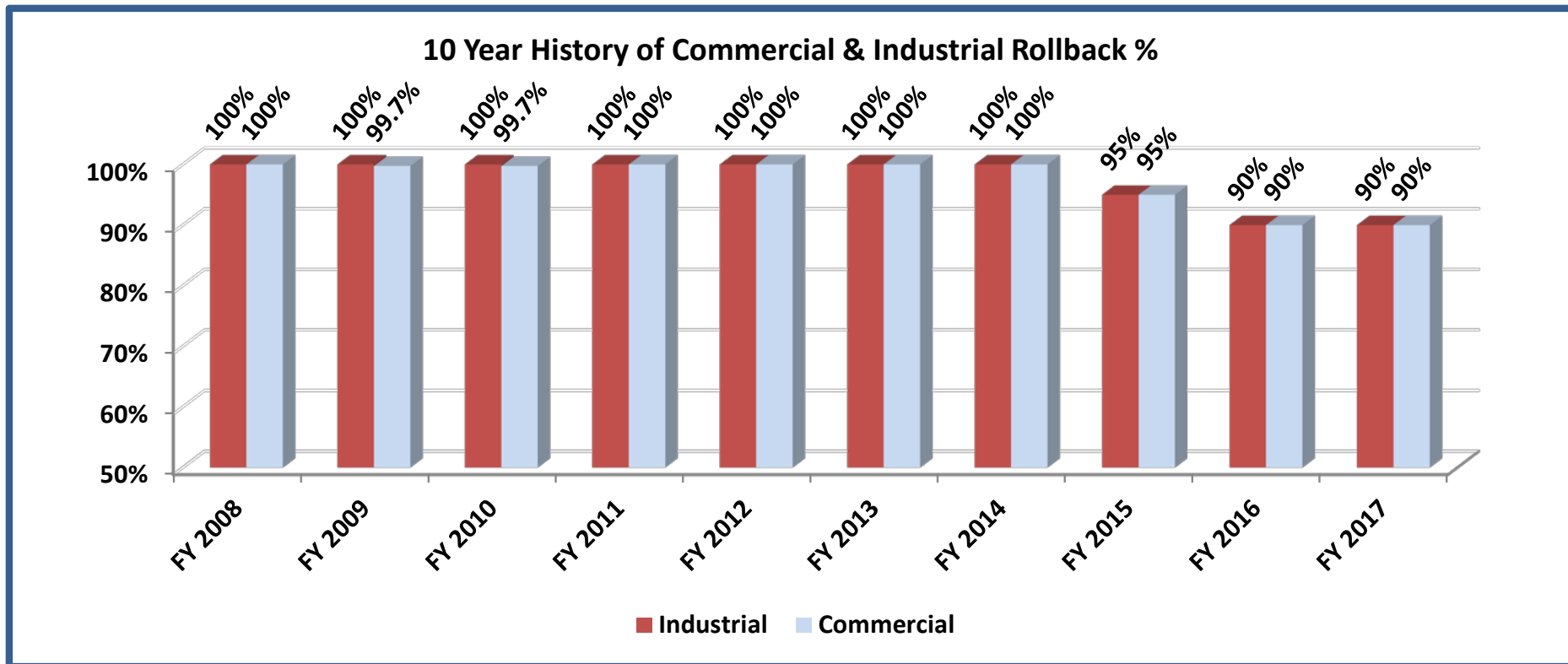
Property Tax Rollback History - Residential

The residential rollback decreased from 55.73% to 55.63%.



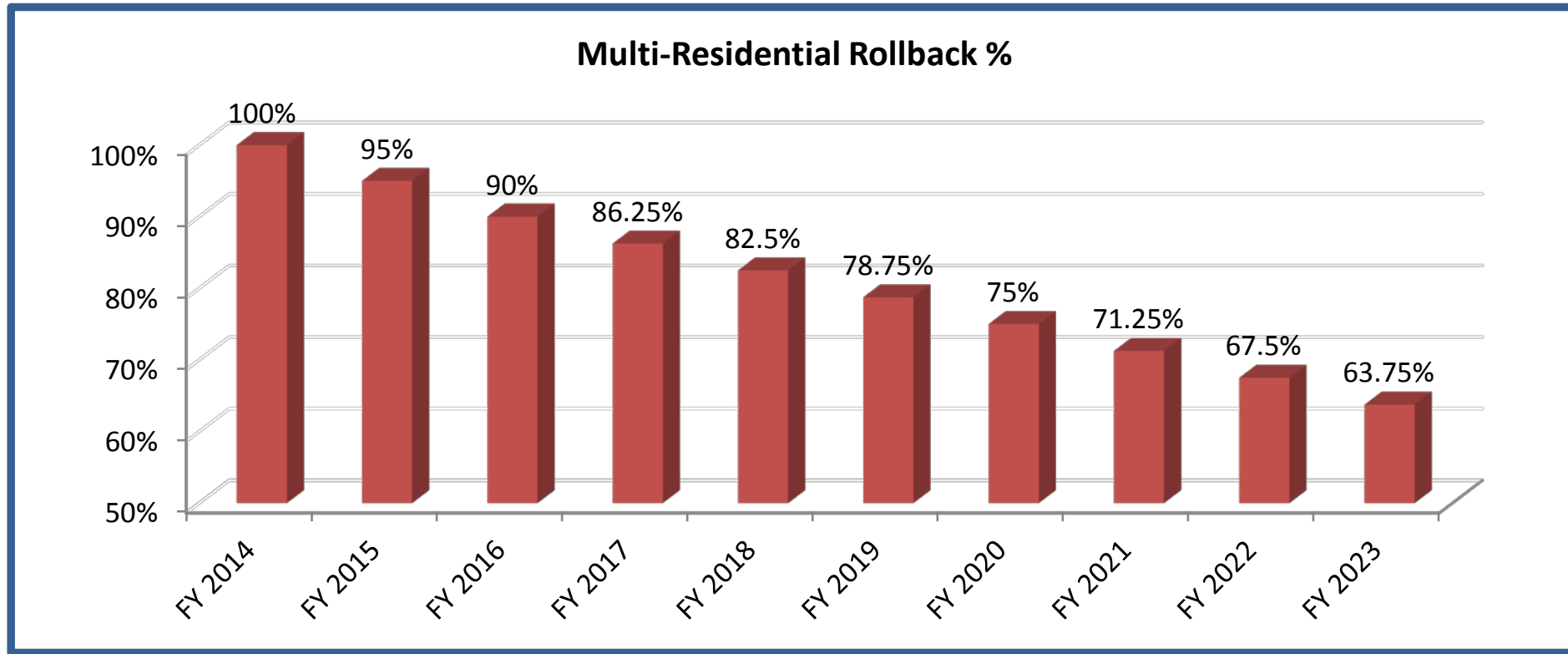
Property Tax Rollback History – Commercial & Industrial

The commercial & industrial rollback is unchanged from FY 2016.



Property Tax Rollback – Multi-Residential

New property class. The rollback decreased from 90% to 86.25%. By FY 2024, the rollback will be at the same level as residential.



Multi-Residential Impact

Fiscal Year	Assessed Valuation	Rollback	Taxable Valuation	Decrease in Property Taxes due to Multi-Residential
2016	\$ 221,265,682	90.00000%	\$ 199,139,114	
2017	\$ 221,265,682	86.25000%	\$ 190,841,651	\$ 462,938
2018	\$ 221,265,682	82.50000%	\$ 182,544,188	\$ 589,194
2019	\$ 221,265,682	78.75000%	\$ 174,246,725	\$ 715,450
2020	\$ 221,265,682	75.00000%	\$ 165,949,262	\$ 841,706
2021	\$ 221,265,682	71.25000%	\$ 157,651,799	\$ 967,962
2022	\$ 221,265,682	67.50000%	\$ 149,354,336	\$ 1,094,218
2023	\$ 221,265,682	63.75000%	\$ 141,056,872	\$ 1,220,474
2024	\$ 221,265,682	55.62590%	\$ 123,081,027	\$ 1,493,998

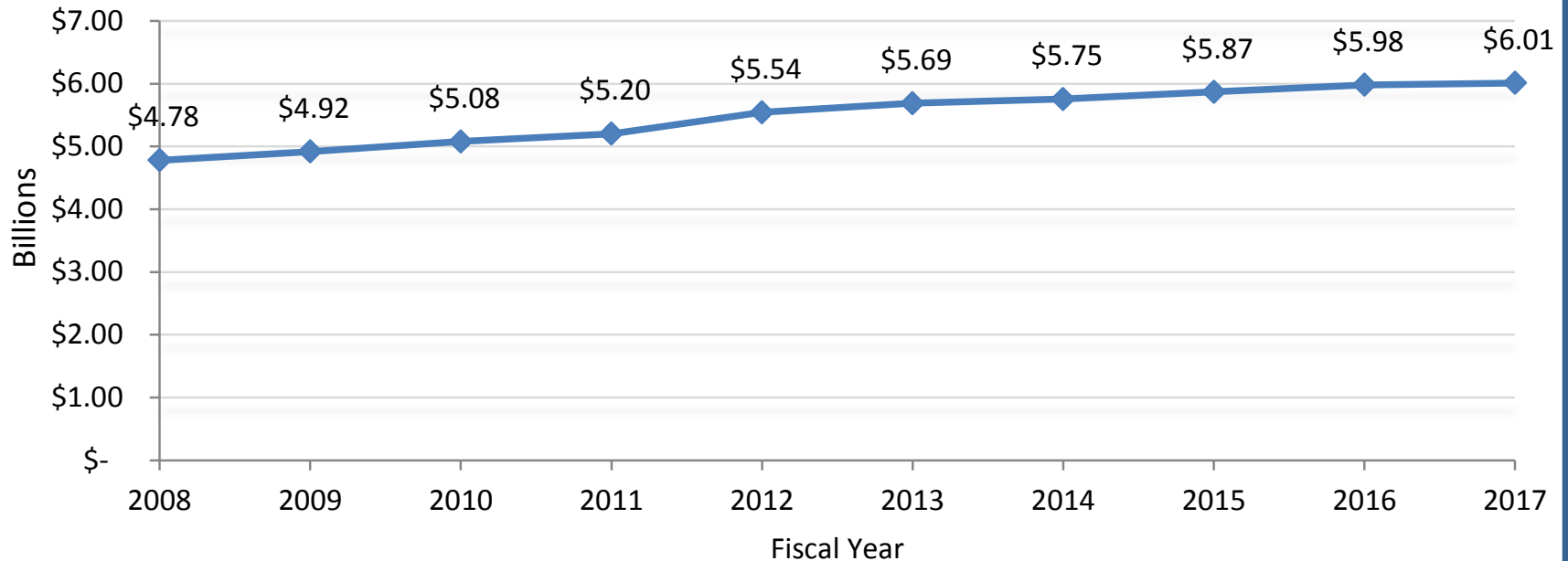
FY 2016 – FY 2017 Taxable Valuation Without TIFs

The FY 2017 taxable valuation is \$6,012,512,982.

Property Type	FY 2016 Valuation as of Jan. 1, 2014	FY 2017 Valuation as of Jan. 1, 2015	Amount Increase/ (Decrease)	Percent Increase/ (Decrease)
Real Property				
Residential	\$ 3,389,017,764	\$ 3,422,048,656	\$ 33,030,892	0.97%
Multi-Residential*	\$ -	\$ 190,841,651	\$ 190,841,651	--
Commercial	1,879,822,511	1,682,626,246	\$ (197,196,265)	-10.49%
Industrial	343,628,214	355,914,079	\$ 12,285,865	3.58%
Total Real Property	\$ 5,612,468,489	\$ 5,651,430,632	\$ 38,962,143	0.69%
Utilities	377,407,461	371,694,032	\$ (5,713,429)	-1.51%
Total	\$ 5,989,875,950	\$ 6,023,124,664	\$ 33,248,714	0.56%
Less: Military Exemptions	(11,022,548)	(10,611,682)	\$ 410,866	-3.73%
Net Valuation	\$ 5,978,853,402	\$ 6,012,512,982	\$ 33,659,580	0.56%
*Multi-residential property is a new category in FY 2017; in FY 2016 multi-residential property was considered commercial property				

Taxable Valuation History Without TIFs

10 Year Taxable Value History (without TIFs)



Property Tax Levy Effect on Property Owner

For a home valued at \$150,000, the application of the rollback will translate to a .16% or \$2 annual decrease in taxes paid to the City of Cedar Rapids. A 5 year history of the City portion of property taxes per year on a home valued at \$150K is outlined below.

	Fiscal Year 2013	Fiscal Year 2014	Fiscal Year 2015	Fiscal Year 2016	Fiscal Year 2017
Assessed Value	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
Rollback Percentage	50.7518%	52.8166%	54.4002%	55.7335%	55.6259%
Taxable Value	\$ 76,128	\$ 79,225	\$ 81,600	\$ 83,600	\$ 83,439
City Levy Rate (per \$1000)	\$15.21621	\$15.21621	\$15.21621	\$15.21621	\$15.21621
Total City Property Tax Per Year	\$1,158	\$1,206	\$1,242	\$1,272	\$1,270
Annual Amount Change Per Year		\$48	\$36	\$30	(\$2)
Percent Change Between Years		4.15%	2.99%	2.42%	-0.16%

Property Tax Levy Effect on Property Owner

A 5 year history of the City portion of property taxes per year on a commercial or industrial property valued at \$1M is outlined below. For a property valued at \$1M, with no change in the rollback, the annual taxes paid to the City of Cedar Rapids will be unchanged.

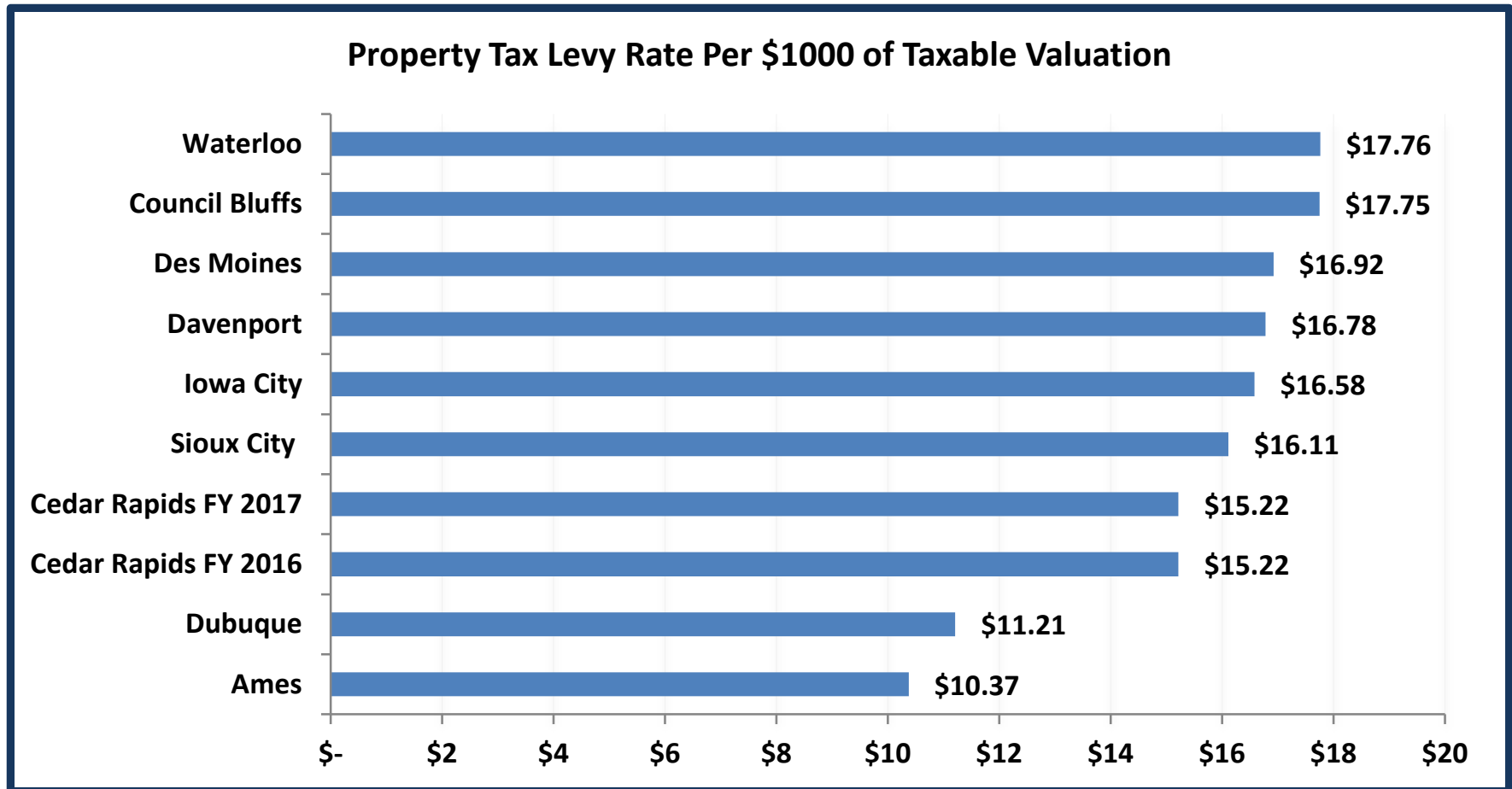
	Fiscal Year 2013	Fiscal Year 2014	Fiscal Year 2015	Fiscal Year 2016	Fiscal Year 2017
Assessed Value	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Rollback Percentage	100.000%	100.000%	95.000%	90.000%	90.000%
Taxable Value	\$ 1,000,000	\$ 1,000,000	\$ 950,000	\$ 900,000	\$ 900,000
City Levy Rate (per \$1000)	\$15.21621	\$15.21621	\$15.21621	\$15.21621	\$15.21621
Total City Property Tax Per Year	\$15,216	\$15,216	\$14,455	\$13,695	\$13,695
Annual Amount Change Per Year		\$0	(\$761)	(\$760)	\$0
Percent Change Between Years		0.00%	-5.00%	-5.26%	0.00%

Property Tax Levy Effect on Property Owner

A 5 year history of the City portion of property taxes per year on a multi-residential property valued at \$1M is outlined below. For a property valued at \$1M, with the decrease in the rollback to 86.25%, the annual taxes paid to the City of Cedar Rapids will decrease \$571.

	Fiscal Year 2013	Fiscal Year 2014	Fiscal Year 2015	Fiscal Year 2016	Fiscal Year 2017	Fiscal Year 2024
Assessed Value	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Rollback Percentage	100.000%	100.000%	95.000%	90.000%	86.250%	55.630%
Taxable Value	\$ 1,000,000	\$ 1,000,000	\$ 950,000	\$ 900,000	\$ 862,500	\$ 556,300
City Levy Rate (per \$1000)	\$15.21621	\$15.21621	\$15.21621	\$15.21621	\$15.21621	\$15.21621
Total City Property Tax Per Year	\$15,216	\$15,216	\$14,455	\$13,695	\$13,124	\$8,465
Annual Amount Change Per Year		\$0	(\$761)	(\$760)	(\$571)	
Percent Change Between Years		0.00%	-5.00%	-5.26%	-4.17%	

FY 2017 - Property Tax Comparison of Iowa Cities



General Fund

General Fund Revenue

- **Revenue**

- **Property tax revenue is increasing by \$287K** due to increase in taxable valuations of .567%.
- **Franchise fee revenue is increasing by \$2.3M** to account for a 1% increase in gas and electric franchise fee. Gas and electric franchise fee will be at 3% under this proposal.
- Revenue from **internal charges between departments** for the cost of services provided **is increasing \$879K** mainly due to adding more Public Works staff for Paving for Progress and flood control.
- **State backfill revenue is decreasing \$185K** in part due to multi-residential being classified as commercial in FY 2016 and in fiscal year 2017 being its own class and not receiving state backfill.
- Other revenue increases based on historical information (i.e. licenses, rebates, etc.).
- **Interest revenue** is increasing \$524K due to investment receiving a higher interest rate.

General Fund Personal Services

Personal services expenditures

- Personal services budget is **increasing \$3.6M** due to increases in wages and benefits (health insurance, workers comp, etc.).
- Overall General Fund **FTE's will be decreasing by 4.03.**
- **2.03 FTE's are being eliminated from general fund operations** (1 FTE Executive Administrator of Development Services, 1 FTE Planner II FTE from the Community Development Department and .03 seasonal FTEs from the Parks and Recreation Department)
- **A total of 2.0 FTE Flood positions are being eliminated** in fiscal year 2017 between Public Works and City Manager Departments.

General Fund New Expenses

New expenditure items or changes to existing expenditures

- Increase for Police (\$14K) and Fire (\$14K) overtime due to wage adjustments.
- \$170K reduction in Parks and Recreation revenue based on historic information and trends.
- \$177K increase for Information Technology Department related to maintenance costs for new systems (i.e. Energov, Agenda, etc.).
- \$47K increase for Information Technology Department existing systems maintenance cost increases.
- NW Recreation Center \$110K increase for operating expenses and \$75K for contracted custodial services (budget amounts based on Ambroz closing).
- Civil Rights building rent expense increase of \$9K
- Increase in Public Works for contracting median maintenance of \$75K
- Zoning code handbook and implementation material \$50K
- Gateway sign design \$20K.
- Convention Center and Arena operating deficit \$596K
- Comprehensive plan \$75K
- Library operating expenses \$349K
- Golf deficit reduction \$260K
- \$20K for Knutson building

General Fund - Other

General Fund Reserves - The City of Cedar Rapids maintains prudent general fund balances, which protect the City's financial integrity. At this time, City staff projects the City's unassigned general fund balance on June 30, 2016 **will be 33.2 percent (\$39.8M) of fiscal year 2017 annual operating budget of \$120M.** The City's general fund reserve will decrease due to the negative unrestricted fund balance of the Golf fund which as of June 30, 2015 is \$2.5M. This reduces the general fund reserve balance to \$37.3M or 31.1 percent.

Capital Improvement Program

FY 2017 Capital Improvement Program Highlights

The FY 2017 capital improvement program City wide is \$168M.

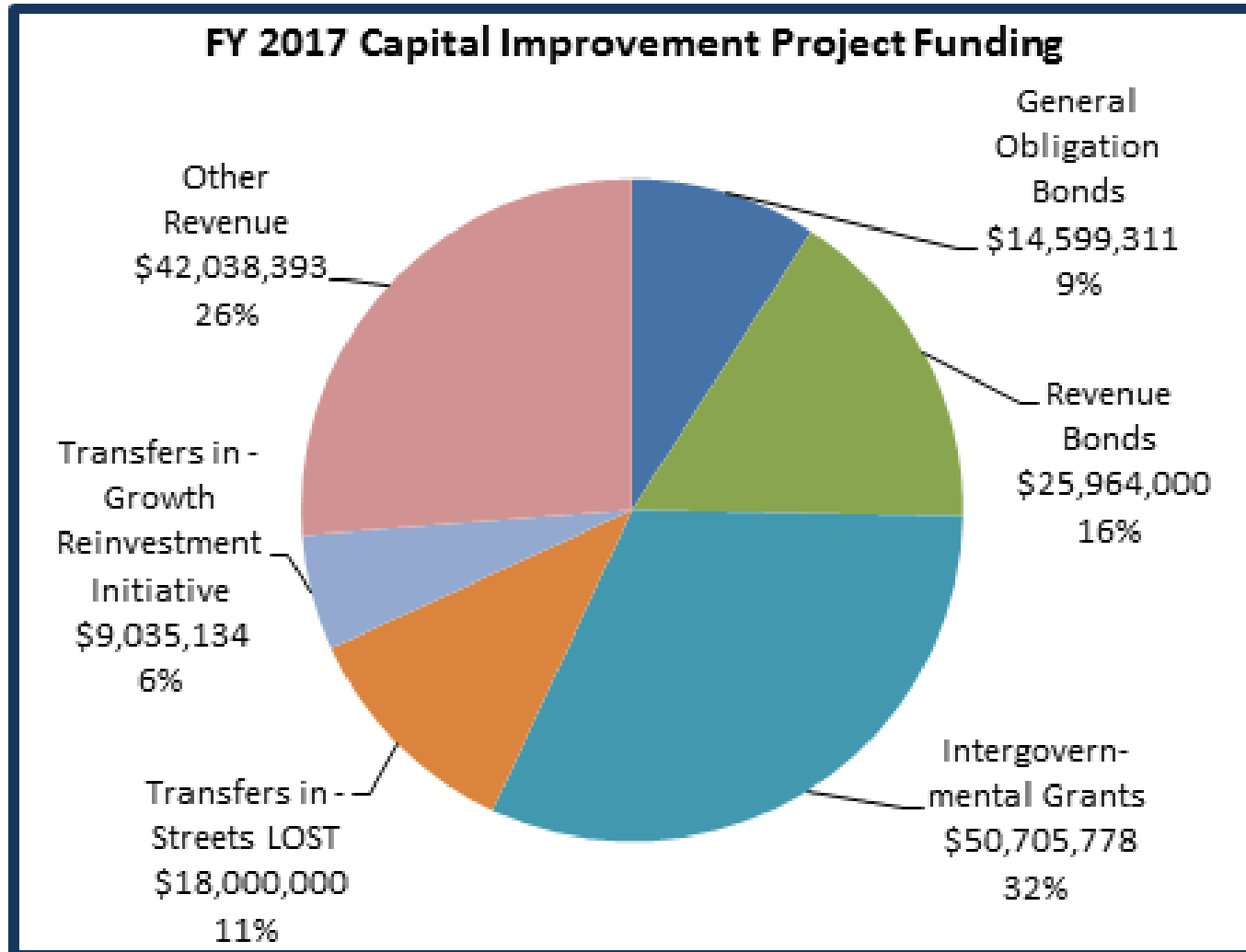
Largest fund areas in FY 2017 in terms of expenditures include:

- Street Improvements – \$39.7M
- 2008 Flood Recovery – \$35M
- Flood Control System – \$18M
- Water Improvements – \$20.1M
- Water Pollution Control Improvements - \$14.2M

FY 2017 Capital Improvement Program Expenditure Budget by Fund is \$168M

Fund	FY 2017 Department Plan Expenditures		Fund	FY 2017 Department Plan Expenditures
Capital Project Fund - Flood			Capital Project Fund - Non-Infrastructure (continued)	
330 2008 Flood Recovery Improvements	35,030,864		324 Aquatic Improvements	142,000
331 Flood Control System Improvements	18,131,999		325 Trail Improvements	2,602,544
Capital Project Fund - Infrastructure			326 Urban Renewal Improvements	300,000
301 Street Improvements	39,745,992		353 Miscellaneous Improvements	5,000,000
304 Storm Sewer Improvements	2,525,000		354 Information Technology Improvements	795,000
305 Bridge Improvements	1,691,667		360 City Facility Improvements	500,000
306 Traffic Improvements	1,842,000		Enterprise Capital Project Fund	
321 Downtown Improvements	527,042		515 Airport Improvements	9,618,971
Capital Project Fund - Non-Infrastructure			555 Ice Arena Improvements	50,000
307 Park Improvements	430,000		615 Water Pollution Control Improvements	14,175,000
308 Fire Improvements	1,300,000		625 Water Improvements	20,145,000
309 Forestry Improvements	150,000		635 Parking Improvements	1,776,375
311 Recreation Improvements	150,000		655 Sanitary Sewer Improvements	8,260,000
312 Riverfront Improvements	150,000		665 Transit Improvements	1,136,000
314 Veterans Stadium Improvements	537,000		Internal Service Capital Project Fund	
316 Library Improvements	500,000		085 Facility Maintenance Improvements	515,000

FY 2017 Capital Improvement Program Funding Sources



FY 2017 Capital Improvement Program Highlights

The largest revenue source in FY 2017 is intergovernmental grants of \$51M.

Included in FY 2017 are new borrowings.

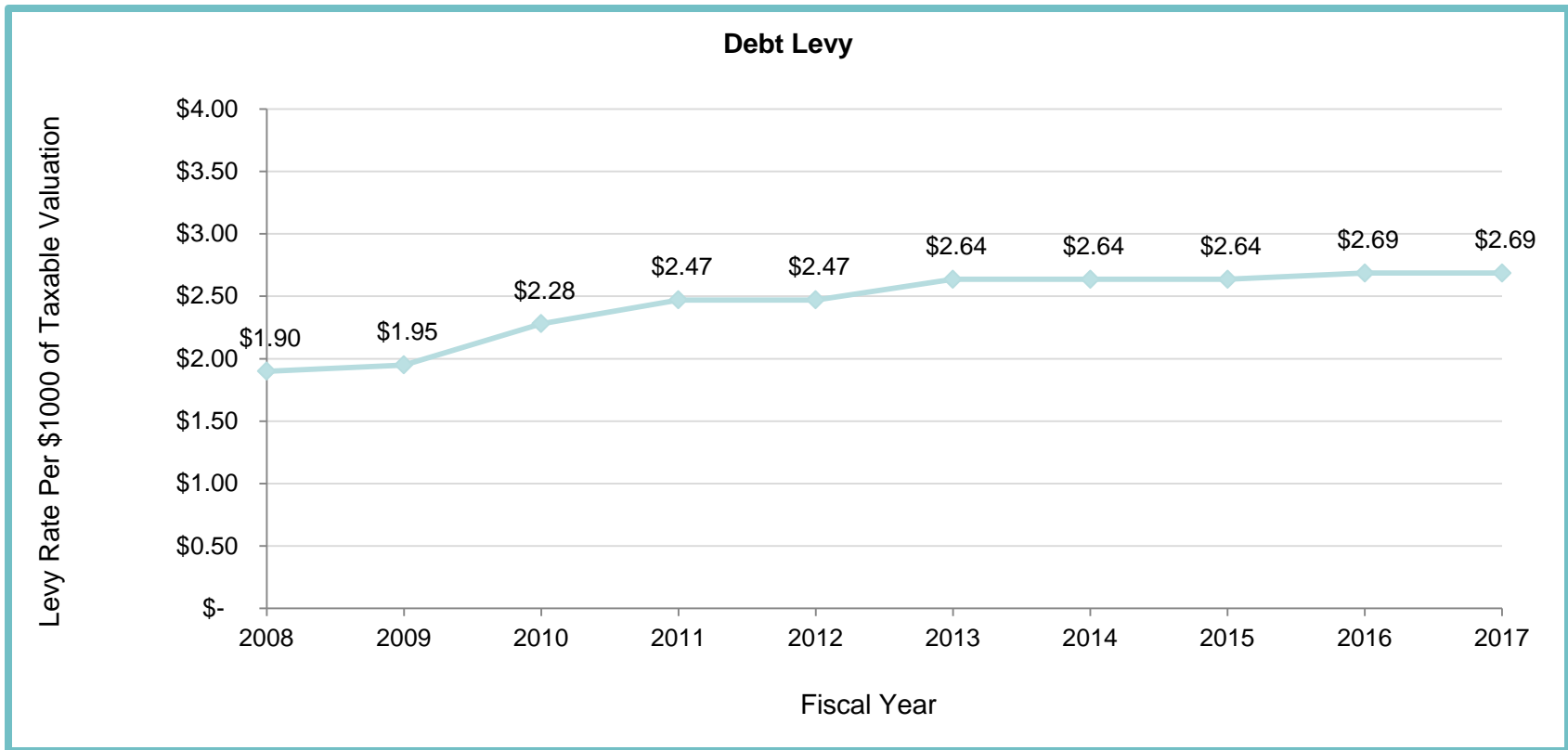
- \$26M Revenue Bonds
- \$14.6M General Obligation Bonds

Included in FY 2017 is \$18M of streets local option sales tax funding and \$9M of growth reinvestment initiative funding.

Debt

10 Year History of Debt Levy Rate

The debt service levy rate will remain unchanged at \$2.69/\$1000 of taxable valuation.



Debt Limit Capacity

	Actual FY 2013	Actual FY 2014	Actual FY 2015	Projected FYE 2016	Projected FYE 2017
Assessed Value	9,263,354,893	9,347,805,591	9,648,549,360	9,816,357,043	9,973,793,843
Multiplied by 5%					
Debt Limit	463,167,745	467,390,280	482,427,468	490,817,852	498,689,692
Less: Outstanding Debt					
Tax Supported	162,517,509	161,261,174	162,903,580	163,658,343	165,858,290
Non-tax Supported	179,172,491	169,608,826	152,296,420	136,571,684	120,679,041
Notes Payable	0	0	0	0	0
Total	341,690,000	330,870,000	315,200,000	300,230,027	286,537,331
Reserve capacity	121,477,745	136,520,280	167,227,468	190,587,825	212,152,361
Percent of Reserve Capacity	26.2%	29.2%	34.7%	38.8%	42.5%
Note: Does not include capital leases					
Percent of debt applicable to limit	73.8%	70.8%	65.3%	61.2%	57.5%

FY 2017 Utility Rates

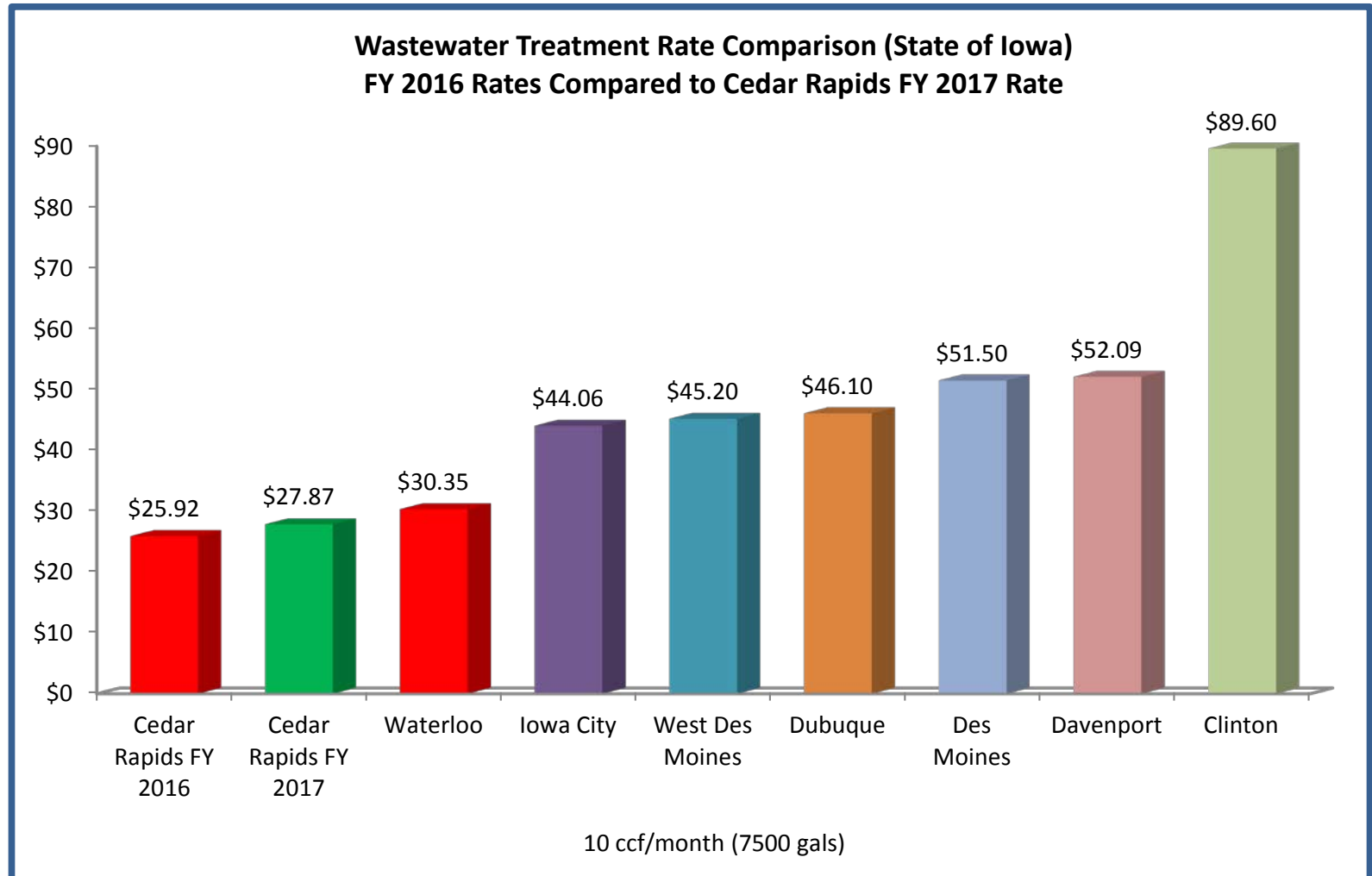
Typical Residential Customer

Typical or Average Consumption for Residential Customer (10 Units Water & 10 Units Sewer)

	Actual Monthly FY 2016	Monthly FY 2017	Percent Increase	Annual Impact
Water	\$ 29.70	\$ 31.03	4.5%	\$ 15.96
Iowa & Local Sales Tax	\$ 2.08	\$ 2.17	4.3%	\$ 1.08
Water Pollution Control/Sanitary Sewer	\$ 25.92	\$ 27.87	7.5%	\$ 23.40
Storm Sewer	\$ 5.02	\$ 5.17	3.0%	\$ 1.80
Solid Waste/Yard Waste	\$ 16.02	\$ 16.34	2.0%	\$ 3.84
Solid Waste-Recycling	\$ 4.29	\$ 4.68	9.1%	\$ 4.68
Total Charges - Monthly Bill	\$ 83.03	\$ 87.26	5.1%	\$ 50.76
Cost per Day	\$ 2.73	\$ 2.87		

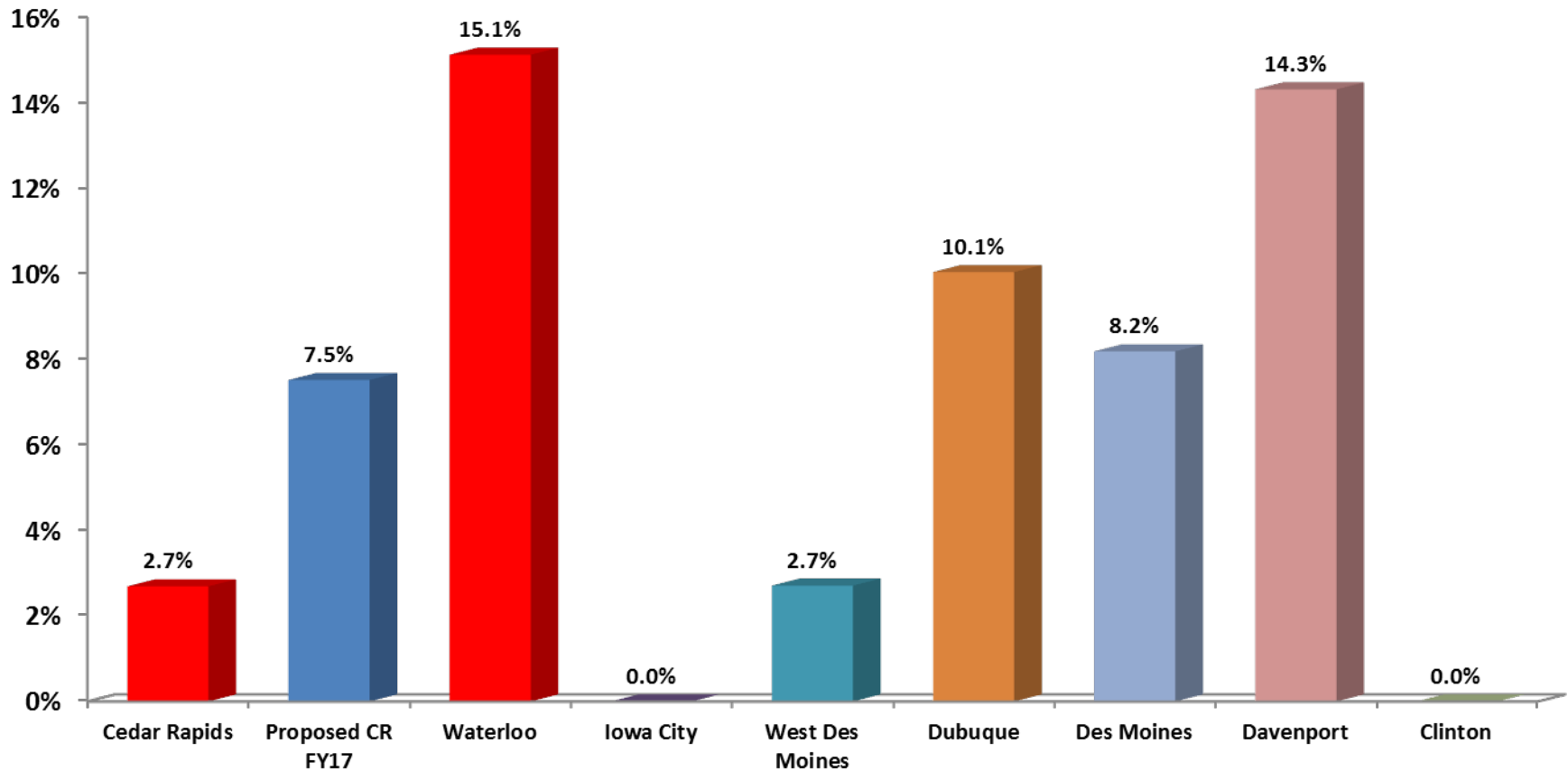
Note: One CCF unit equals 100 cubic feet or 748 gallons

FY 2016 Wastewater Treatment Rate Comparison



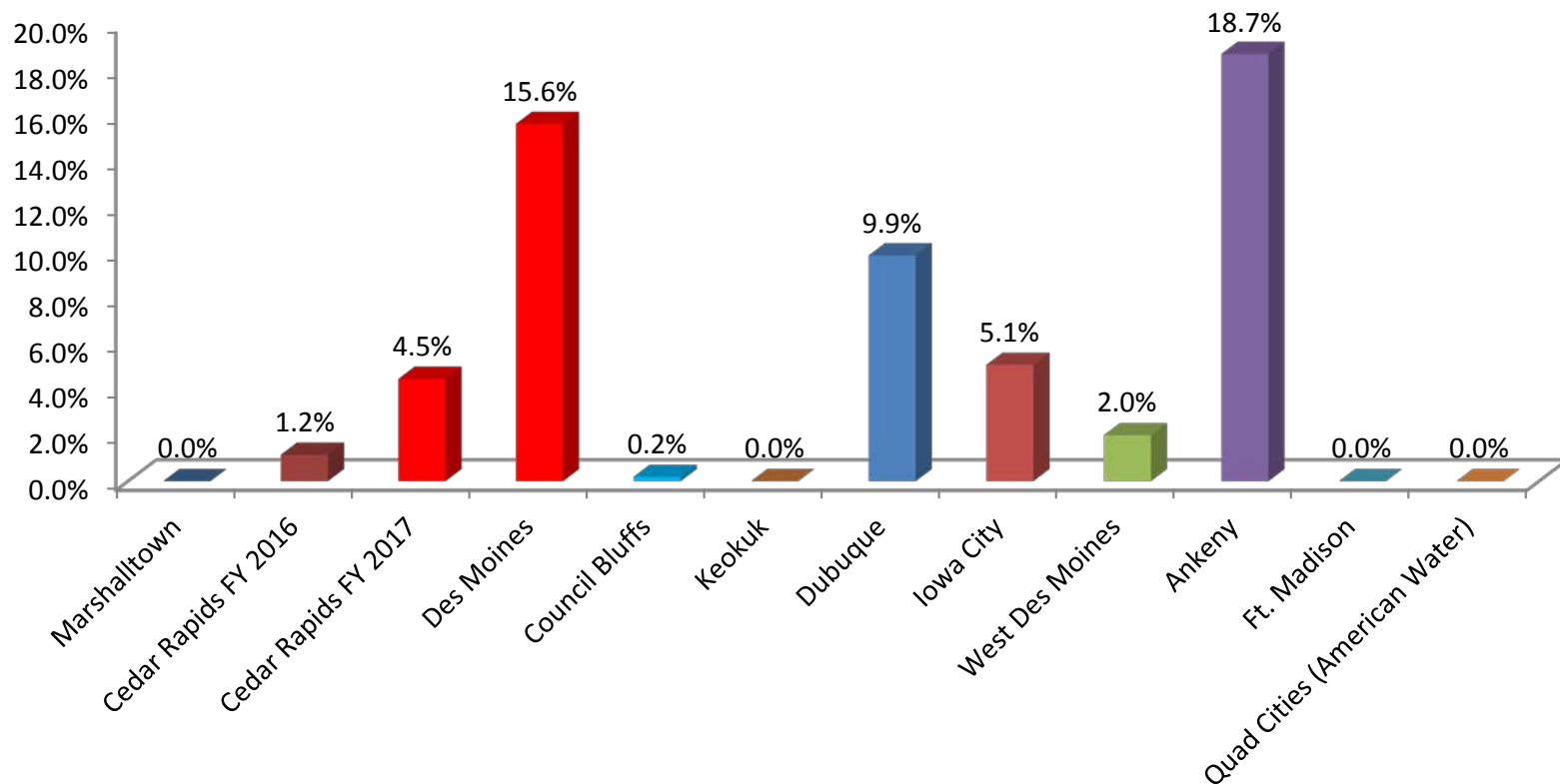
Wastewater Rates - % Increase for FY16

Wastewater Treatment Rate Comparison (State of Iowa)

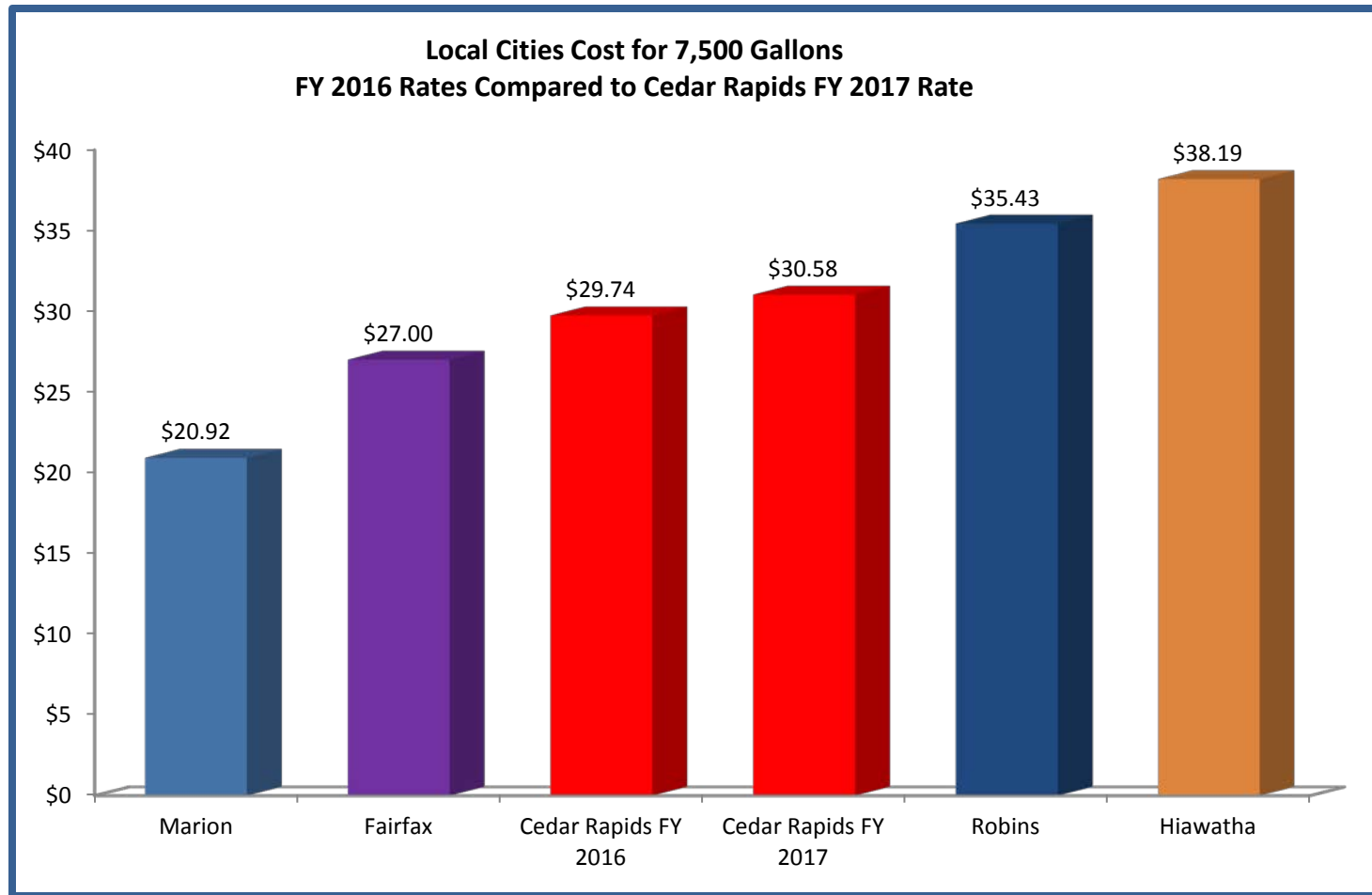


FY 2016 Cost for Iowa Cities with Softened Water

**Iowa Cities With Softened Water Cost for 7,500 Gallons
FY 2016 Percent Increase Compared to Cedar Rapids FY 2017**



Local Cities w/o Softened Water Cost for 7,500 Gallons (FY16 rates)



Economic Development

- City is transferring \$500K from utilities to economic development fund after verification that surplus definitions are met in accordance with the Code of Iowa and rules stated by the City Finance Committee.
- City is transferring \$250K from general fund to economic development fund.
- This funding will be used to enhance the City's efforts to promote growth of business in the City.

Lifeline Program (455 customers currently enrolled)

Eligibility Criteria:

- Total Household Income of \$23,895 or Less and Either Age 62 and Older or Totally Disabled
- Complete a Notarized Application Form Available From The Cedar Rapids Water Utility

Program Benefits:

Water Account Fee Reduced 50%, Savings = \$68.58/year

WPC/Sewer Account Reduced 50%, Savings = \$81.10/yr

SW&R 50% of normal rate, Savings = \$126.14/yr

Estimated Annual Customer Savings = \$275.82/year

Public Comments

Ideal Theatre

Public Hearing

March 8, 2016

Background

- **January 26** City Council adopted a Resolution of Support providing City incentive for Ideal Theatre building renovation
- Ideal Theatre building is a contributing structure in the Czech Bohemia Commercial Historic District
- Project qualifies for the City's Historic Preservation Economic Development program

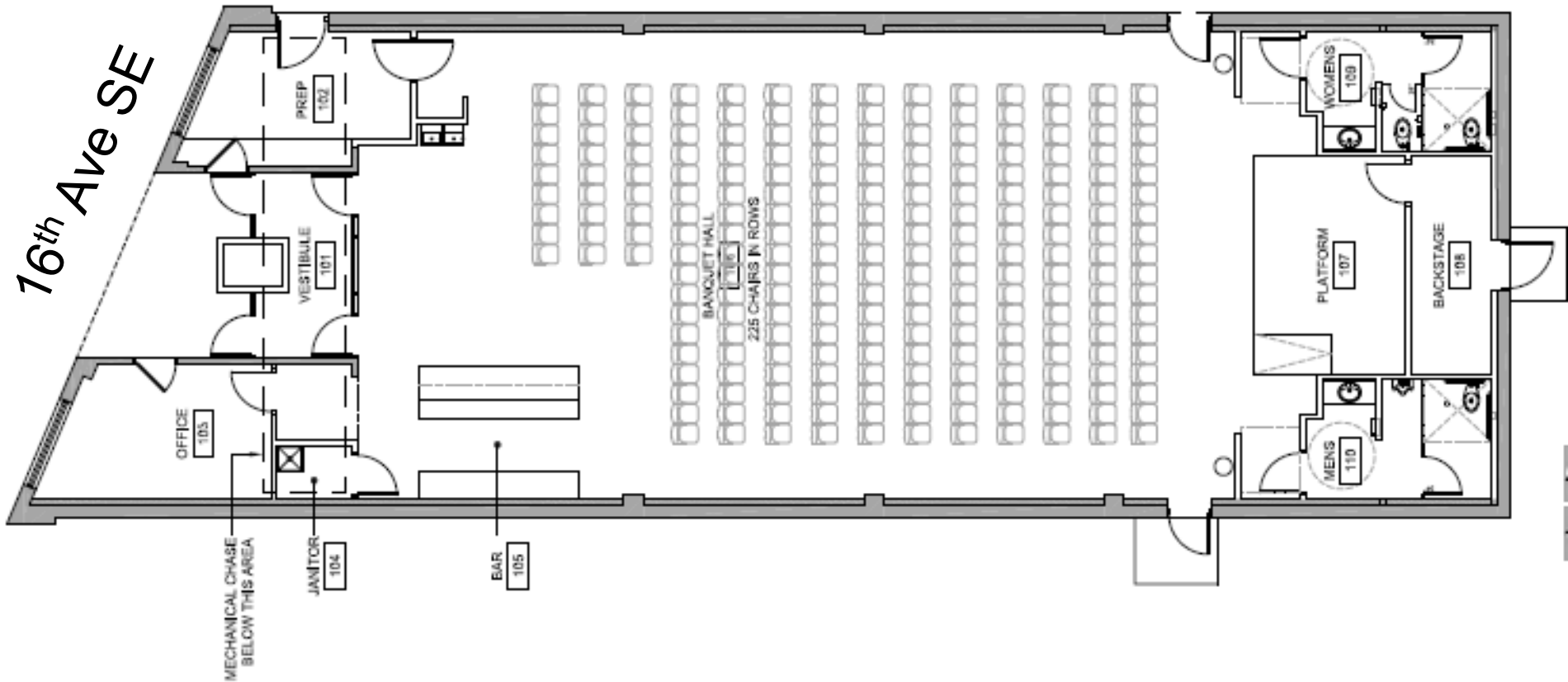


Project Overview

- Restoration & preservation of historic Ideal Theatre building following historic preservation standards
- \$700,000 investment
- Leveraging State and Federal Historic Preservation Tax Credits
- Restoration original building layout to provide venue for performance, banquet, events & meetings



16th Ave SE

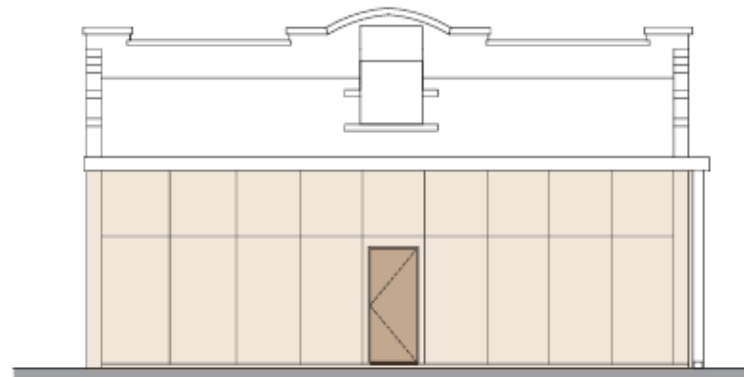




16th Avenue SE Side (North)
3/16" = 1'-0"

The Ideal Theatre Building
Historic Rehabilitation & Reuse Project
213 16th Avenue SE

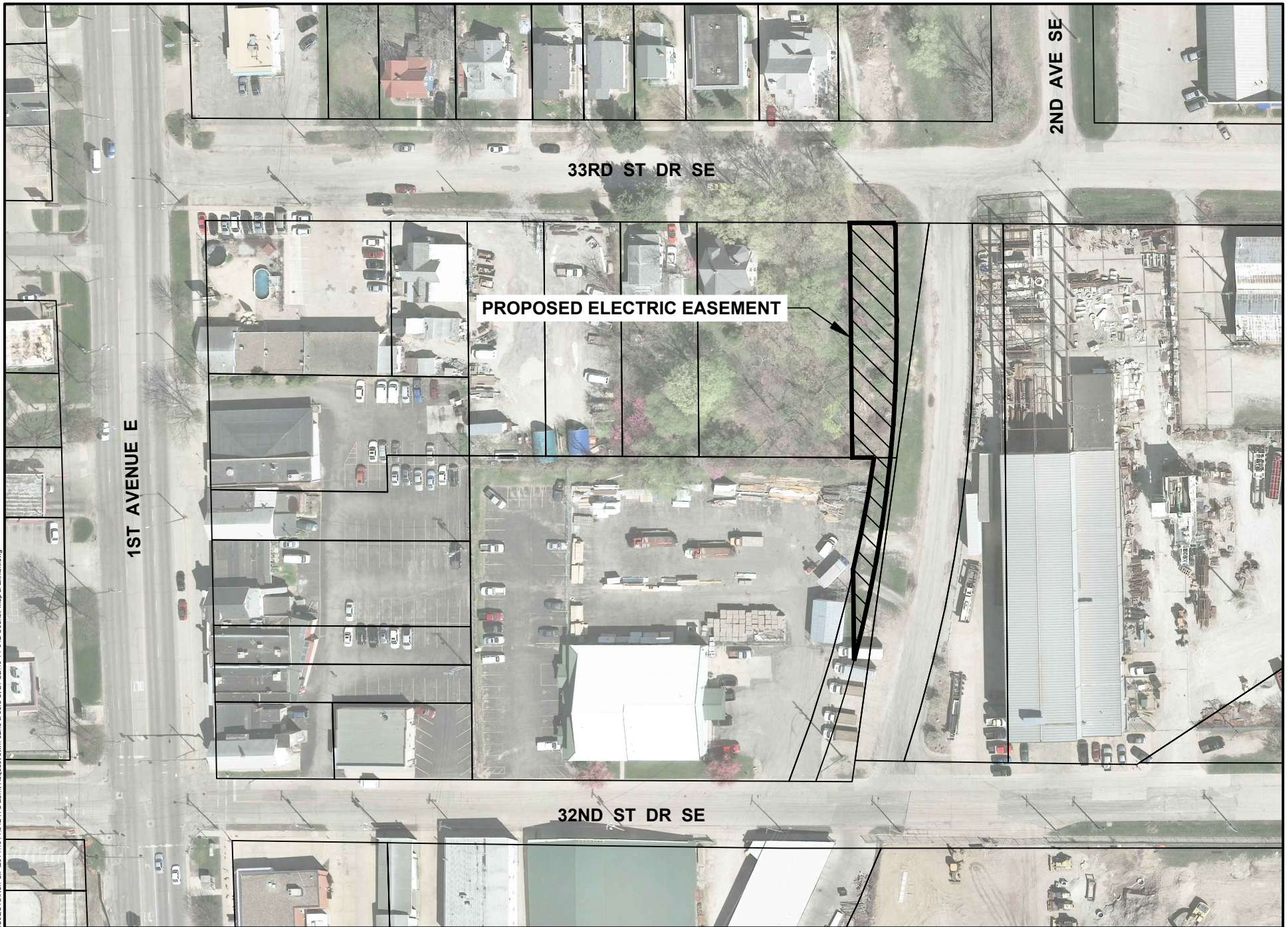
The Ideal Social Hall
Jelinek Companies, LLC



Rear Side (South)
3/32" = 1'-0"

Next Steps

- Mar 8 Public Hearing, Resolution and 1st Ordinance Reading
- Mar. 22 2nd and possible 3rd Ordinance reading



Middle Cedar Watershed Management Authority (WMA)

28E Agreement

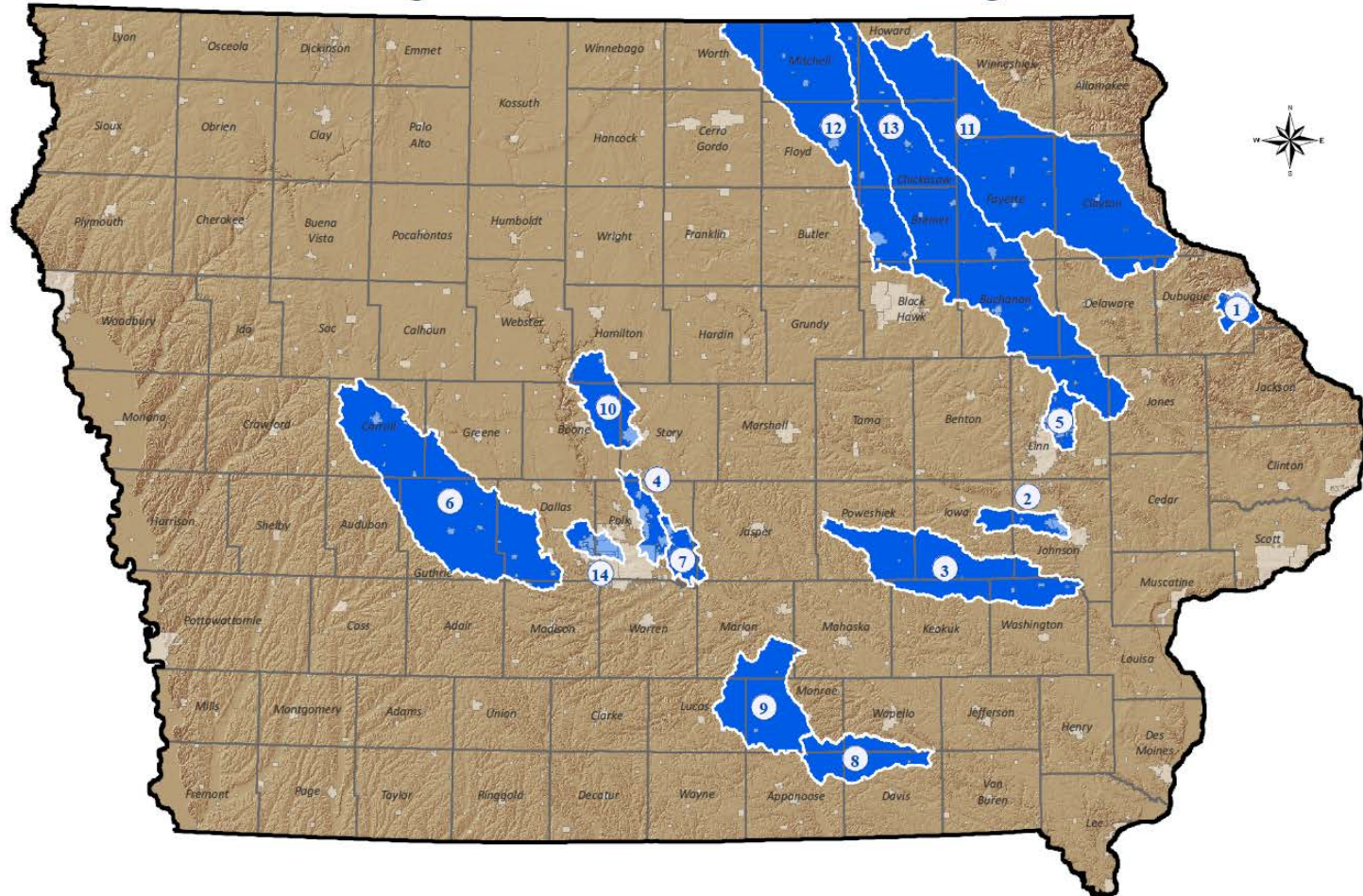
March 8, 2016

WMA Purposes

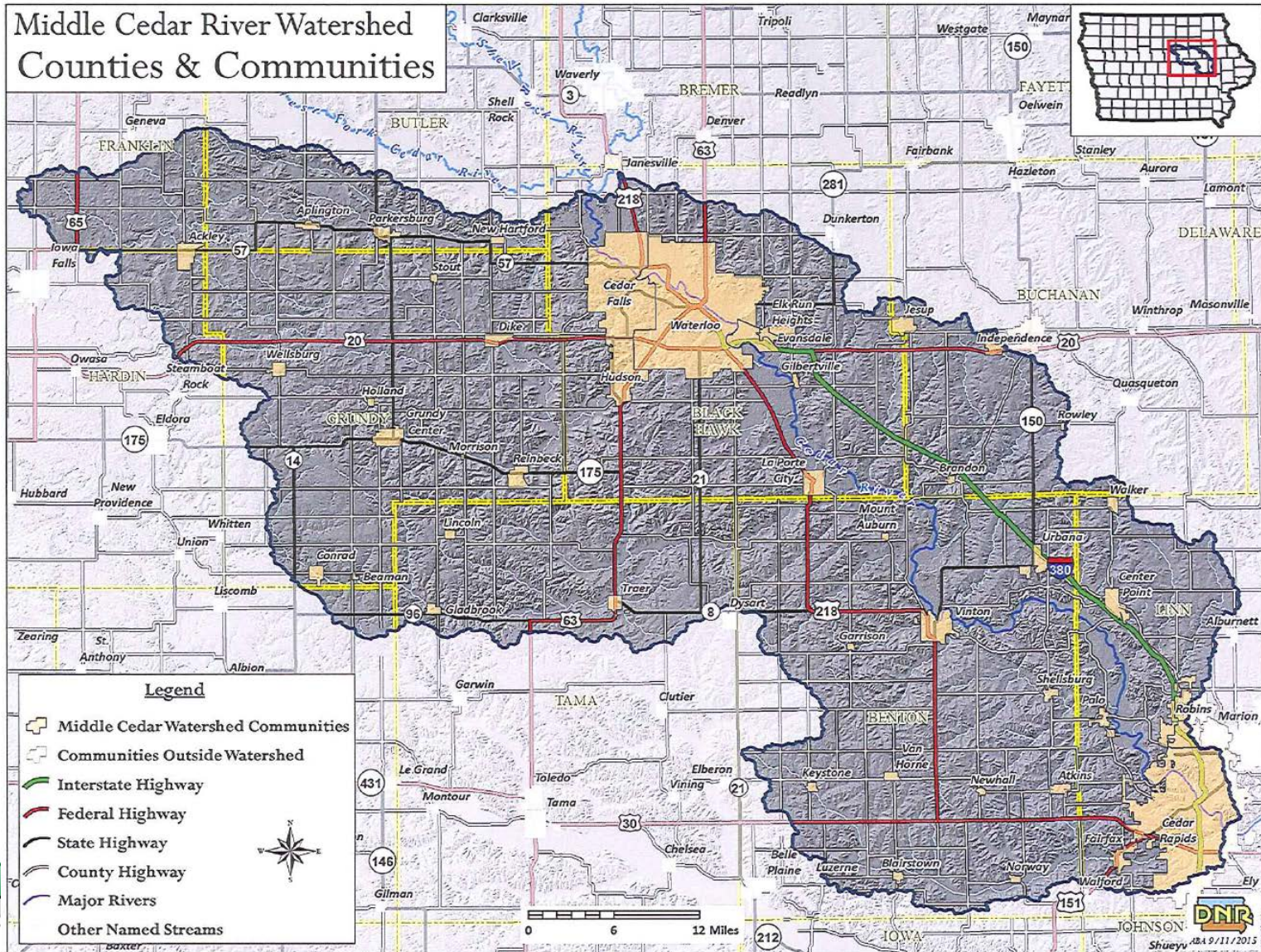
- Conduct planning on a watershed scale
 - Greater benefits for water quality and flood risk reduction
- Foster multi-jurisdictional partnership and cooperation
- Leveraging funding and technical expertise
- Facilitate stakeholder involvement in stormwater management

WMA's in Iowa

Watershed Management Authorities with 28E Agreements



- | | | | | |
|------------------------------------|-----------------------------|---|---------------------------|----------------------------------|
| 1. Catfish Creek WMA | 4. Fourmile Creek WMA | 7. Mud Creek, Spring Creek & Camp Creek WMA | 10. Squaw Creek WMA | 13. Upper Wapsipinicon River WMA |
| 2. Clear Creek Watershed Coalition | 5. Indian Creek WMA | 8. Soap Creek Watershed Board | 11. Turkey River WMA | 14. Walnut Creek WMA |
| 3. English River WMA | 6. Middle-South Raccoon WMA | 9. South Central Iowa Cedar Creek WMA | 12. Upper Cedar River WMA | |



28E Particulars

- Facilitated by Iowa Code 466B.2
- Creates a separate entity
- Each entity has one vote
- Not allowed to acquire property by eminent domain
- WMAs have no taxing authority

28E Member Entities

1. Benton County
2. Black Hawk County
3. Grundy County
4. Tama County
5. Linn County
6. City of Cedar Falls
7. City of Cedar Rapids
8. City of Evansdale
9. City of Hudson
10. City of Jesup
11. City of La Porte City
12. City of Vinton
13. City of Waterloo
14. Black Hawk SWCD
15. Tama SWCD

28E Obligations

- Collaboration with other entities to
 - Inventory watershed characteristics and form a Watershed Management Plan.
 - Identify funding opportunities for watershed improvement activities
 - Assist in the implementation of watershed improvements
 - Participate in educational/outreach activities
 - Provide technical support
 - Provide bidding/procurement support

28E Obligations

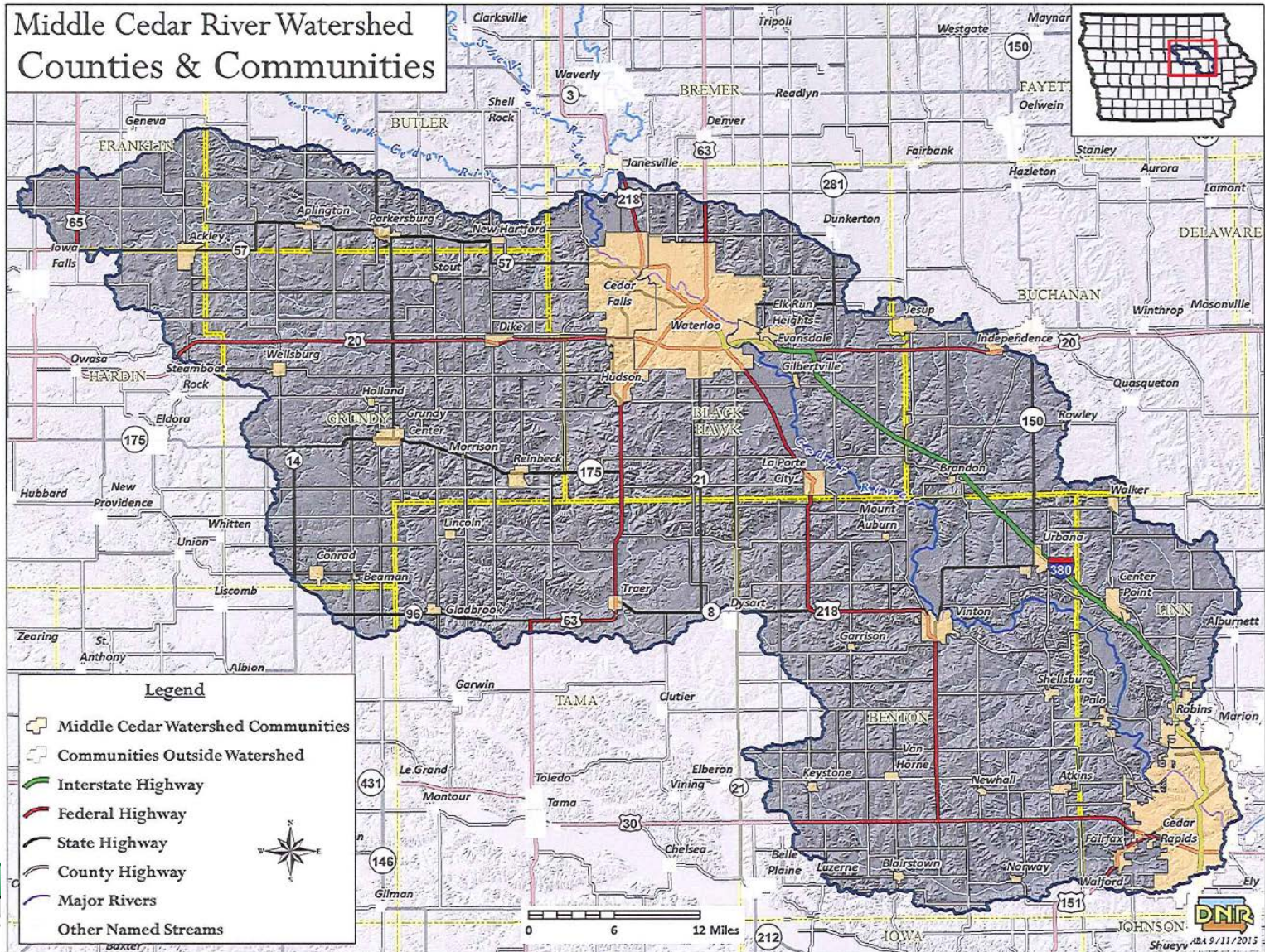
- This 28E does not:
 - Require a specific monetary one time or ongoing contribution outside of a member's regular budgeting process.
 - Require membership in perpetuity.

28E Next Steps

- To date – Member entity legal reviews
- 3/1 – Recommendation by Infrastructure Committee to full City Council
- 3/8 – Approval of 28E by full City Council
- 3/30 – First board meeting of member entities
- Ongoing – Facilitating watershed planning to leverage \$97m HUD grant, recently awarded to State of Iowa.



Questions?



Thompson Truck and Trailer

Resolution of Support

March 8, 2016

Economic Development Application

- **January 2016** –Thompson Truck & Trailer, Inc. submitted an Economic Development application for City participation for construction of new commercial/industrial facility
- New facility to relocate operations from existing facility at 2740 6th St SW and accommodate expansion and hiring additional employees
- Project qualifies for City's High Quality Jobs Economic Development Program based on company adding new jobs

Project Overview

- Construction of new 55,000 SF commercial and industrial facility
 - Heavy and light duty truck sales and service
 - Supportive services – HR, Finance, IT, Sales, etc.
- \$8.3 Million investment
- Retention of 34 jobs
- Creation of 10 jobs at or above High Quality Jobs wage
- Proposed site provides expansion capabilities, and location better suited for business operations



66th Ave SW

8th St SW

4th St SW

Linn County, Iowa | IT Department

68th Ave SW

Willow Creek

Irish Dr SW

6th St SW

218
27



76th Ave SW

76th Ave SW



6th St SW

27
218
380



Prairie High School
Prairie Crest Elementary School
Prairie View Elementary School
Prairie Ridge Elementary School
Prairie Creek Intermediate School
Prairie Hill Elementary School

Kirkwood Sports

St. Martin



76th Ave SW

6th St SW

Proposed Thompson
Truck & Trailer Site

PROPOSED LOT 5
7.19 AC

PROPOSED LOT 6
7.19 AC

PROPOSED LOT 8
3.63 AC

PROPOSED LOT 4
TO BE DESIGNATED
AS PUBLIC STREET
STREET NAMES TO
BE DETERMINED BY
PRELIMINARY PLAN

PROPOSED LOT 3
TO BE DESIGNATED
AS PUBLIC STREET
STREET NAMES TO
BE DETERMINED BY
PRELIMINARY PLAN

PROPOSED LOT A

PROPOSED LOT 1
14.94 AC

FUTURE EXPANSION
AREA

PROPOSED BUILDING

PROPOSED BUILDING
DETAILS:
- PART 1: 2,000 S.F.
- BODY PARTS: 2,000 S.F.
- BODY: 2,000 S.F.
- TRUCK BAY: 2,000 S.F.
- SERVICE BAY: 1,000 S.F.
- PARTS: 2,000 S.F.

DETENTION BASIN (LOT 3 AND PORTION OF LOT A)

TRACTOR DISPLAY PAD, TYP.

WASH OUTLET STRUCTURE

6th St SW







Recommendation

- Adoption of Resolution to provide Urban Revitalization Tax Exemption providing 10-year declining scale, average 44% exemption
- 10-year tax projections based on project investment:
 - \$885,000 in total taxes paid
 - \$660,000 exempted

Next Steps

- Mar 22 Public Hearing, Resolution and 1st Ordinance Reading
- April 12 2nd and possible 3rd Ordinance reading