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**10'x10' UNDERGROUND UTILITY EASEMENT
15TH STREET AND 10TH AVENUE SE**



Property Disposition Request for Proposals

**68, 72, 76 15th Ave SW
& 1505 B Street SW**

City Council
July 26, 2016



Background

- Received a request in May of 2016 to initiate disposition process for the lease of the properties.
 - Maintain property and use for current programming needs
 - Future development planning
- 4 vacant parcels acquired with Federal acquisition dollars

Staff Recommendation

Initiate disposition process and invite proposals that:

1. Decrease the City's maintenance costs for the properties.
2. Facilitates master site planning of future development that will enhance the Czech Village and NewBo area.
3. Creates new investment that is a long-term asset to the community.

Proposed Timeline

July 12, 2016

July 20, 2016

July 26, 2016

August 4, 2016

August 15, 2016

August 25, 2016

September 1, 2016

September 13, 2016
preferred Developer

October-December, 2016*

Motion Setting a Public Hearing

City Council Development Committee

**Public hearing and resolution to
invite competitive proposals**

RFP Informational Meeting

Deadline for proposal extension

11:00 a.m. - Proposal Deadline

Stakeholder panel selects proposal

City Council consideration of

**City Council consideration of a
Development Agreement**

***Bold** denotes City Council action

Request for Proposals

535 1st Avenue SW

City Council
July 26, 2016



1ST AVE W

A AVE NW

6TH ST NW

St. Patrick's

5TH ST NW

A AVE NW

4TH ST NW

1380 OFF RAMP

UNKNOWN RD

3RD ST NW

3RD ST SW

1ST ST SW

5TH ST SW

1380 SW

1380 NE

4TH

Background

- Received letter of request to initiate RFP process
- Property acquired with Federal acquisition dollars - subject to Federal requirements:
 - Sell at Fair Market Value – proceeds returned to program

RFP Development Objectives

1. Financially viable redevelopment based on current market conditions.
2. Urban design that enhances the character of the neighborhood.
3. Pedestrian level must be inviting with commercial/retail space or architectural treatments.
4. Coordination of parking needs with area property owners.
5. Preference for projects that incorporate market rate housing options consistent with the Maxfield Research Comprehensive Housing Market Analysis.

Evaluation Criteria

1. Developer Capacity and Project Feasibility
 - a. Capacity, experience and capacity of the Proposer with similar projects
 - b. Marketing feasibility
 - c. Financial feasibility
 - d. Timeline for redevelopment and buildout
2. Community Benefit
 - a. Quality of architecture and design
 - b. Innovative sustainability features in the site and building design
 - c. Inclusion of market rate housing options

Evaluation Criteria

3. Economic Impact
 - a. Overall project investment
 - b. Jobs created or retained
 - c. Amenities or services provided

Recommendation

City staff recommends inviting proposals for the property.

July 20, 2016 - Development Committee recommended inviting proposals.

Proposed Timeline

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Request for Proposals

904 & 908 5th Street SE

City Council
July 26, 2016

**904 & 908 5th St SE
(0.078 acres)**

Background

- Received letter of request to initiate RFP process
- Acquired through Voluntary Acquisition Program-subject to Federal requirements:
 - Sell at Fair Market Value – proceeds returned to program
 - Flood mitigation measures

RFP Development Objectives

1. Achieves shared use of the lot for services and businesses in the area.
2. Compatible infill development.

Staff Recommendation

Initiate disposition process and invite proposals that:

- Address parking needs within the neighborhood
- Include appropriate landscaping plans that enhance the character of the neighborhood
- Incorporate innovative sustainability features

Proposed Timeline

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July 20, 2016

July 26, 2016

August 4, 2016

August 15, 2016

August 25, 2016

September 1, 2016

September 13, 2016

October-December, 2016*

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Cadd File Name: W:\PROJECTS\Non-CIP\2016\4118 ROW Mgmt\VACATIONS 2016 - ENRG\VEASE-023207-2016 3645 Stone Creek Cir SW\VEASE-023207-2016 Council Map.dwg



**3645 STONE CREEK CIRCLE SW
SANITARY SEWER EASEMENT VACATION**



0 FEET 200

EASE-023207-2016



Cadd File Name: W:\PAVING FOR PROGRESS (LOST)\PROJECTS\3012153 - Memorial Dr Ir Mt Vernon to McCarthy Rd\3012153 Council Map.dwg

**1st Avenue E from 27th Street NE to 34th
Street NE HMA Resurfacing Phase 3
Contract Number 301240-08
Bid Date: July 19, 2016**

Vieth Construction Corp., Cedar Falls, IA	\$1,829,801.29
LL Pelling Co., Inc., North Liberty, IA	\$1,843,891.20
Rathje Construction Co., Marion, IA	\$1,856,920.67
Ricklefs Excavating, Ltd., Anamosa, IA	\$1,876,252.40
Pirc-Tobin Construction, Inc., Alburnett, IA	\$1,931,018.60

**Edgewood Road NW Multiuse Pathway from O Avenue to
Ellis Road, Phase I – Grading
Contract Number 325008-02
Bid Date: July 19, 2016**

Rathje Construction Co., Marion, IA	\$435,057.44
Peterson Contractors, Inc., Reinbeck, IA	\$490,160.90
Ricklefs Excavating, Ltd., Anamosa, IA	\$506,367.70
Horsfield Construction, Inc. & Subsidiary, Epworth, IA	\$555,119.17
Eastern Iowa Excavating & Concrete, LLC, Cascade, IA	\$558,770.40
Vieth Construction Corp., Cedar Falls, IA	\$629,919.25
Legacy Corporation of IL, East Moline, IL	\$681,725.35
Connolly Construction, Inc., Peosta, IA	\$691,440.60
Reilly Construction Co., Inc., Ossian, IA	\$746,629.10
Tschiggfrie Excavating, Co., Dubuque, IA	\$782,972.45

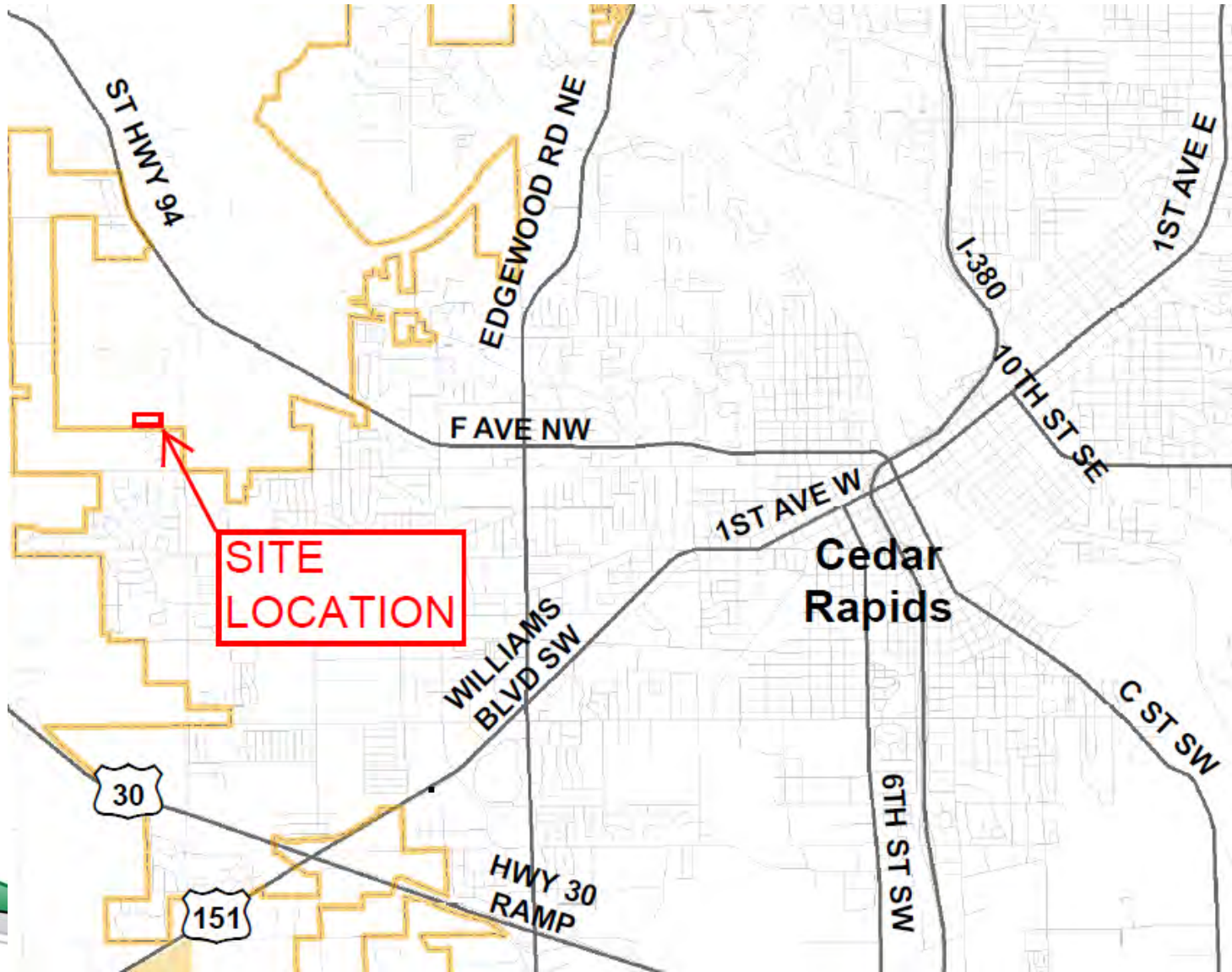
**Northwood Drive NE from South of Brookland Drive
NE to 42nd Street NE Roadway Reconstruction,
Contract Number 3012115-02
Bid Date: July 13, 2016**

Rathje Construction Company, Marion, IA,	\$739,706.40
Horsfield Construction, Inc., Epworth, IA	\$748,427.50
Ricklefs Excavating, Ltd. Anamosa, IA	*\$856,394.82
Pirc-Tobin Construction, Inc., Alburnett, IA	*\$957,891.80
Eastern Iowa Excavating & Concrete, LLC, Cascade, IA	\$960,346.36
Borst Brothers Construction, Inc., Marion, IA	\$981,225.30
Sulzco, LLC, Muscatine, IA	\$994,131.70

*Multiplication/Addition errors found in bid

Robinson Property Annexation

Location Map



Robinson Property Annexation

General Information:

- Property Owners, William K. and Debra J. Robinson
- 100% Voluntary annexation-not in an Urbanized area
- Total annexation area is approximately 6.36 acres
- No County or State right-of-way or railroad right-of-way
- Proposed developer-Midwest Development Co.
- Proposed development-17-single family homes
- City utilities available & adequate to serve the development
- All City services including Police & Fire protection, street maintenance, & garbage & recycling collection are available.

Location Map

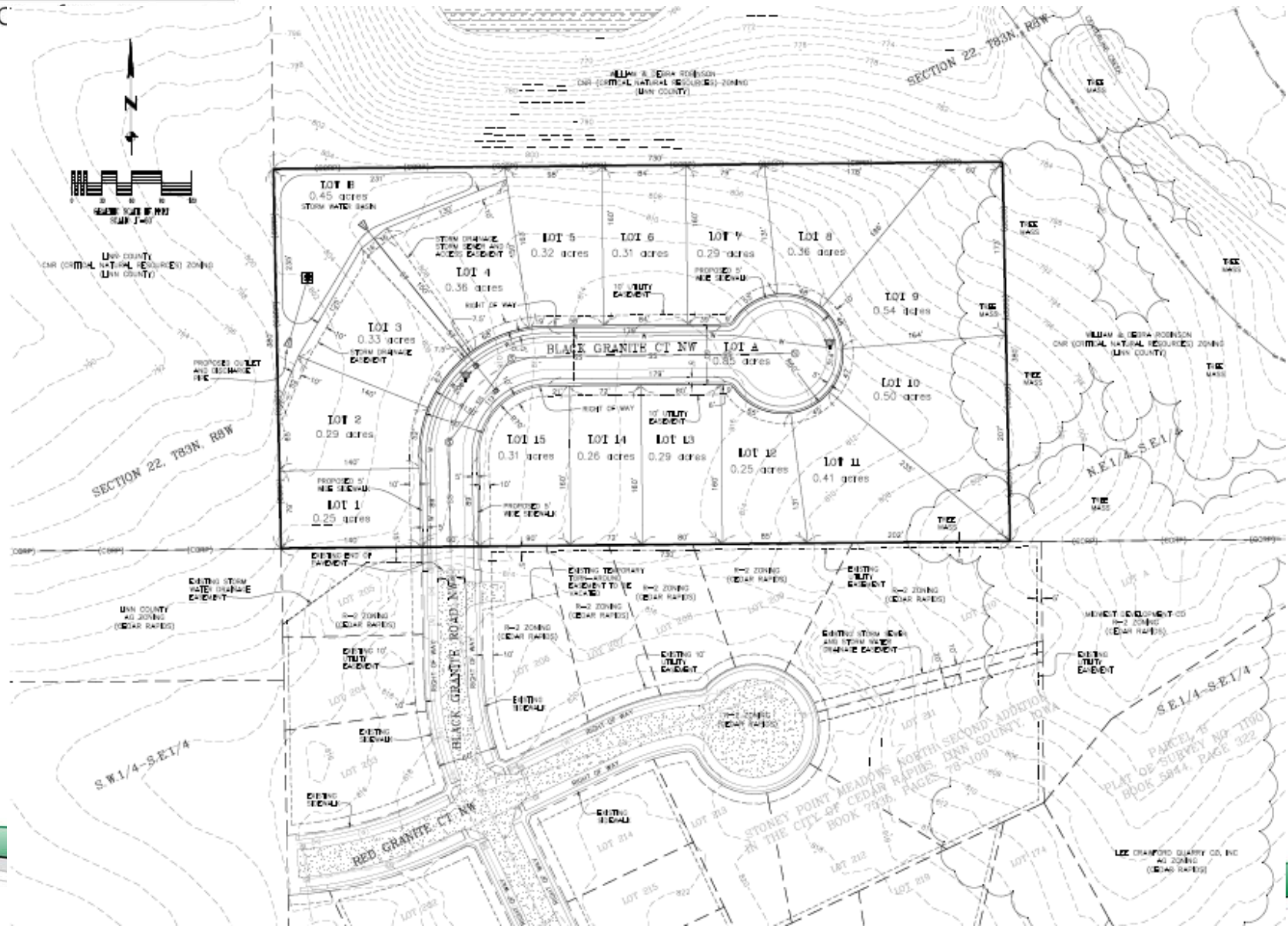


Aerial Photo





Proposed Development



Next Step

- 7/26/2016-City Council action on Resolution
- City Clerk sends application to Secretary of State's Office
- Secretary of State's Office notification back to the City
- City Clerk records documents finalizing the annexation

Property Disposition Request for Proposals Czech Village Parking Lots

City Council
July 26, 2016



Background

- Received proposals in April of 2016 to initiate disposition process for the acquisition and operation of 4 City owned parking lots (9 parcels).
- Property acquired between 1976 and 1981 and operated as non-metered parking lots.
- Maintenance and operation managed through joint agreement with Czech Village Association.

Staff Recommendation

Initiate disposition process and invite proposals for:

1. Ownership of property to be maintained and operated as parking lots
2. Remain free and open to the public

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ReConserve of Iowa, Inc.

Resolution of Support Economic Development Project

July 26, 2016

Project Overview

- New Business to Cedar Rapids – previously located in rural Linn County
- Construction of 61,000 square foot industrial facility
- \$12.3 Million capital investment
 - \$7.2 Million - Acquisition & Construction
 - \$5.1 Million – Equipment & FFE
- Job Creation
 - 24 new full time employees
 - 15 jobs meeting State’s High Quality Jobs wage threshold
- Food Processing/Animal Oriented Food – Core target industry in City’s ED Strategic Action Plan



WACONIA AVE

I-2



60TH AVE SW



I-2

I-1

26TH ST SW

I-2

I-2

I-1

Project Site



LOCUST RD SW

11TH ST SW

I-2

IRISH DR SW

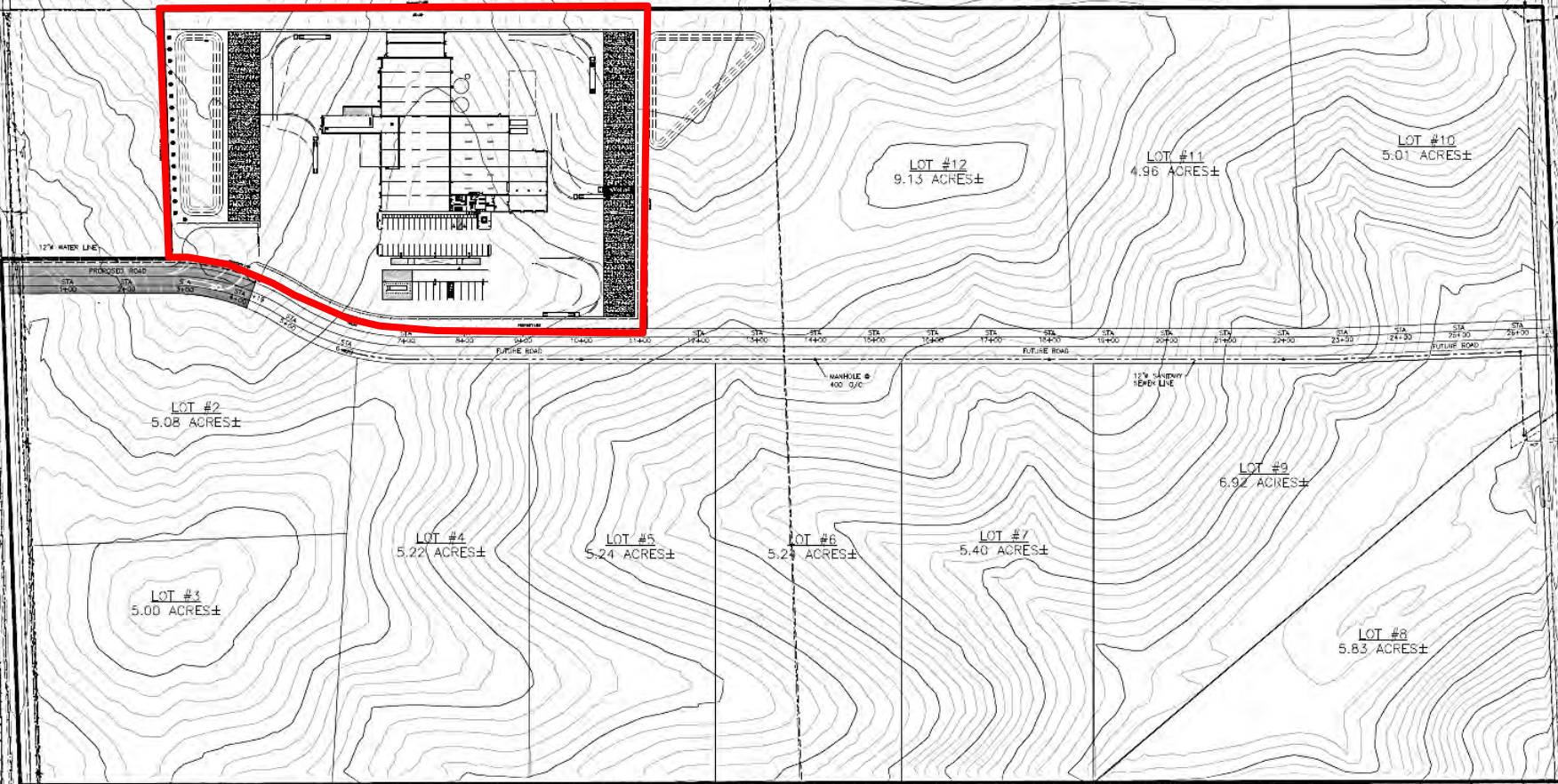
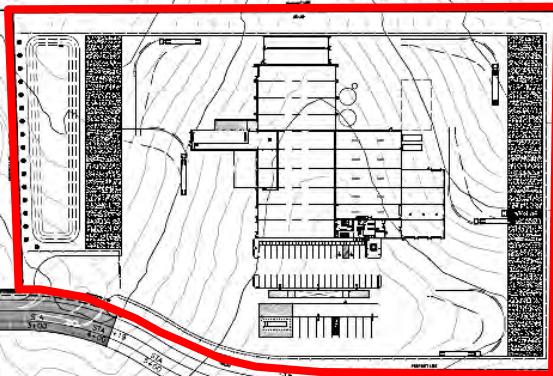
I-1

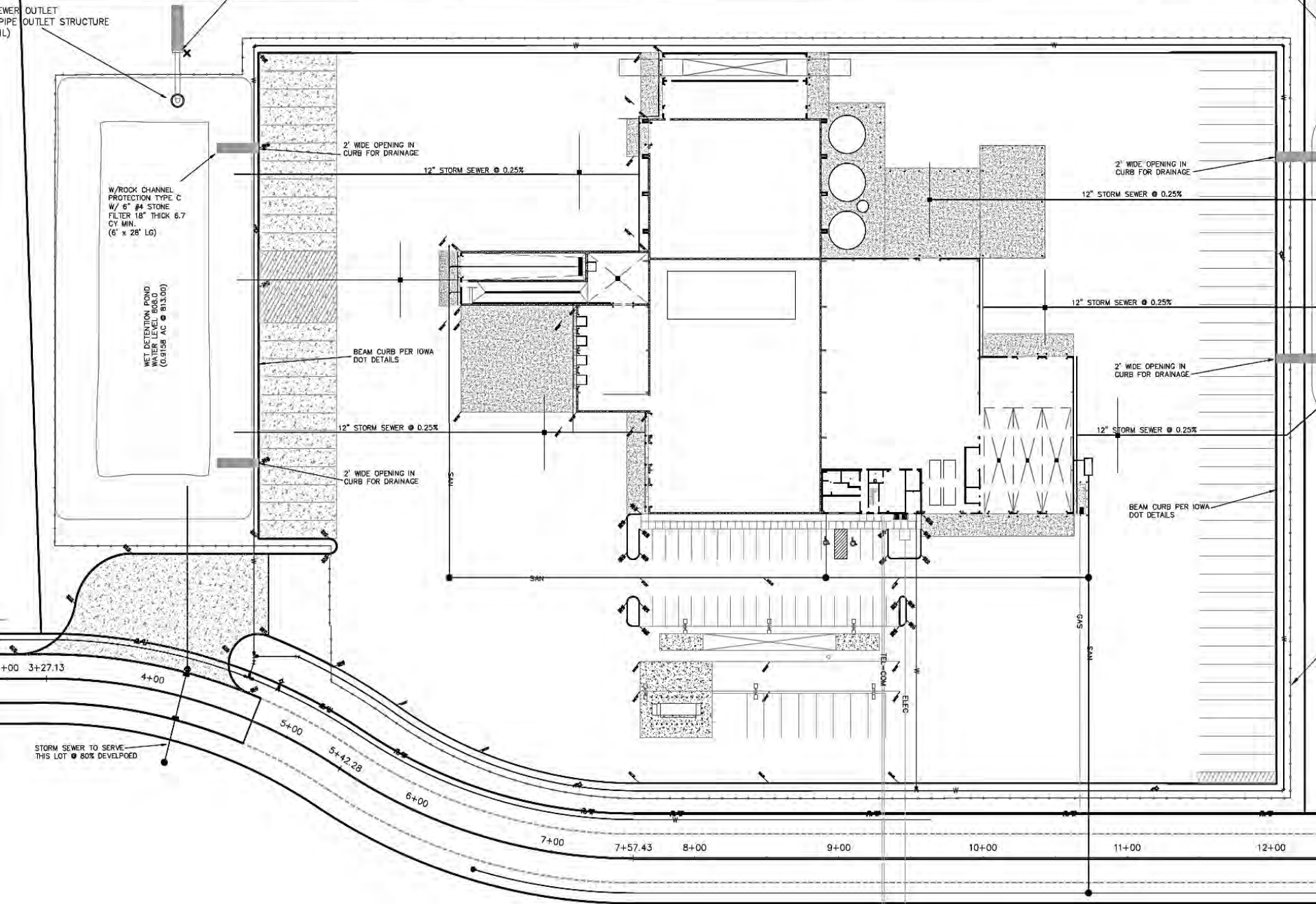
EDGEWOOD RD SW

AVE SW

Edgewood Rd SW

Project Site ~10 acres





SEWER
PIPE
(L)
OUTLET
OUTLET STRUCTURE

W/ROCK CHANNEL
PROTECTION TYPE C
W/ 6" #4 STONE
FILTER 18" THICK 6.7
CY MIN.
(6' x 28' LG)

WET DETENTION POND
W/ 18" DIA. STORM
(0.9158 AC @ 813.00)

2' WIDE OPENING IN
CURB FOR DRAINAGE

12" STORM SEWER @ 0.25%

BEAM CURB PER IOWA
DOT DETAILS

12" STORM SEWER @ 0.25%

2' WIDE OPENING IN
CURB FOR DRAINAGE

2' WIDE OPENING IN
CURB FOR DRAINAGE

12" STORM SEWER @ 0.25%

12" STORM SEWER @ 0.25%

2' WIDE OPENING IN
CURB FOR DRAINAGE

12" STORM SEWER @ 0.25%

BEAM CURB PER IOWA
DOT DETAILS

STORM SEWER TO SERVE
THIS LOT @ 80% DEVELOPED

+00 3+27.13

4+00

5+00

5+42.28

6+00

7+00

7+57.43

8+00

9+00

10+00

11+00

12+00

TEL-COM

ELEC

SAN

SAN





Economic Development Application

- Application received from ReConserve of Iowa, Inc. for City participation under Local Match Economic Development Program
- Local match funds are required to leverage funding through the State's High Quality Jobs program

Recommendation

- Sponsorship of application for High Quality Jobs program
- Provide local match funds through Urban Revitalization Tax Exemption - 10-year, declining scale exemption, average 44% exemption year hear
- Estimated 10-year tax projection:
 - \$995,700 in total property taxes paid
 - \$585,300 total taxes exempted

Next Steps

- Today Resolution of Support
- Aug. 9 Motion Setting a public hearing for URTE
- Sept. 27 Public Hearing & 1st Ordinance Reading
- Oct. 11 2nd & Possible 3rd Ordinance Reading