

“Cedar Rapids is a vibrant urban hometown – a beacon for people and businesses invested in building a greater community now and for the next generation.”

NOTICE OF CITY COUNCIL SPECIAL MEETING

The Cedar Rapids City Council will meet in Special Session on Tuesday, August 30, 2016 at 1:30 PM in the Culver Conference Room, 3rd Floor, City Hall, 101 First Street SE, Cedar Rapids, Iowa, to discuss and possibly act upon the matters as set forth below in this tentative agenda. *(Please silence mobile devices.)*

A G E N D A

1. Motion approving the beer/liquor/wine application of Brewhemia, 1101 3rd Street SE (permanent transfer to 1202 3rd Street SE, Suite 101 – formerly The Chrome Horse). CIP/DID #OB1145716
2. Resolution authorizing execution of an Access Agreement with Hobart Historic Restoration LLC for City-owned property at 525, 529, and 533 Valor Way SW, including the former Knutson building. CIP/DID #OB1292698

Anyone who requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a City Council public meeting or event should contact the City Clerk's Office at (319) 286-5060 or cityclerk@cedar-rapids.org as soon as possible but no later than 48 hours before the event.

Agendas and minutes for Cedar Rapids City Council meetings can be viewed at www.cedar-rapids.org.



Council Agenda Item Cover Sheet

Submitting Department: Community Development

Presenter at Meeting: Caleb Mason

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E-mail Address: c.mason@cedar-rapids.org

Alternate Contact Person: Jennifer Pratt

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E-mail Address: j.pratt@cedar-rapids.org

Description of Agenda Item: Purchases, contracts and agreements

Resolution authorizing execution of an Access Agreement with Hobart Historic Restoration LLC for City-owned property at 525, 529, and 533 Valor Way SW, including the former Knutson building. CIP/DID #OB1292698

EnvisionCR Element/Goal: GrowCR Goal 1: Encourage mixed-use and infill development.
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Background:

The Resolution authorizes an Access Agreement with Hobart Historic Restoration, LLC ("Developer") for City-owned property at 525, 529, and 533 Valor Way SW ("Properties"), including the former Knutson building. The Access Agreement serves as an interim measure to providing the Developer with access to the former Knutson property to begin abatement and stabilization activities on the structure while the terms and conditions of a full Development Agreement are negotiated.

The terms of the Access Agreement are as follows:

- The Developer is provided access to the Properties for abatement and stabilization activities;
- All activities are at the expense of the Developer;
- Developer is to submit plans for abatement and stabilization which are to be stamped and certified by an architect or engineer licensed in Iowa;
- Developer is to provide "umbrella coverage" of \$1 Million for bodily injury and property damage and \$2 Million annual general aggregate bodily injury and property damage, with the City as an additional insured.

It is anticipated that the Development Agreement would be brought for City Council's consideration on September 13, 2016.

Action/Recommendation: City staff recommends adoption of the Resolution.

Alternative Recommendation: City Council may table and request additional information.

Time Sensitivity: NA

Resolution Date: August 30, 2016

Budget Information: NA

Local Preference Policy: NA

Recommended by Council Committee: NA

RESOLUTION NO. LEG_NUM_TAG

WHEREAS, the City is owner of real estate with local property address of 525, 529, and 533 Valor Way SW (the "Properties"), and

WHEREAS, a motion was passed on April 12, 2016 to conduction a public hearing, and a notice of said public hearing was published on April 16, 2016, and on April 26, 2016 at the City Council Chambers, 3rd Floor, City Hall, 101 First Street SE, Cedar Rapids, Iowa, the Cedar Rapids City Council held a public hearing to consider the disposition of the Properties and inviting competitive redevelopment proposals; and

WHEREAS, on July 12, 2016 the City Council adopted Resolution No. 0969-07-16 authorizing staff to negotiate a Development Agreement with Hobart Historic Restoration LLC ("Developer") for the disposition and redevelopment of the Properties, and

WHEREAS, the Developer has requested access to the Properties while the terms and conditions of a Development Agreement are negotiated and considered by the City Council, and

WHEREAS, in order to facilitate this request the City and Developer desire to enter into an Access Agreement whereby the Developer is provided access to the Properties to perform activities on and to the Properties including, but not limited to, abatement and structural stabilization to the commercial structure on the Properties, and

WHEREAS, all activities pursuant to the Access Agreement are at the expense and risk of the Developer in accordance with the terms of the Access Agreement, and

WHEREAS, an Access Agreement has been prepared and is now ready for execution on behalf of the City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager is authorized to execute an Access Agreement with Hobart Historic Restoration LLC for City owned property at 525, 529, and 533 Valor Way SW.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature

LEG_TABLED_TAG