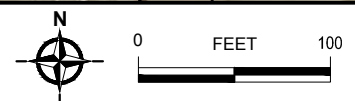


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**RIGHT-OF-WAY VACATION
BETWEEN 2117 AND 2137 CHANDLER STREET SW**



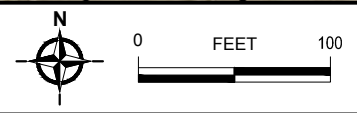
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**PROPERTY DISPOSITION
380 8TH AVENUE SW**



Section 8 Housing Choice Voucher (HCV) Program

Public Housing Agency (PHA)
Administrative Plan
September 13, 2016

Section 8 Housing Choice Voucher (HCV) Program

Overview

Section 8 Housing Choice Voucher Program

- Funded through U.S. Department of Housing & Urban Development (HUD)
- Serve as Public Housing Agency (PHA)
 - Both Linn and Benton Counties
 - Administered program approximately 39 years

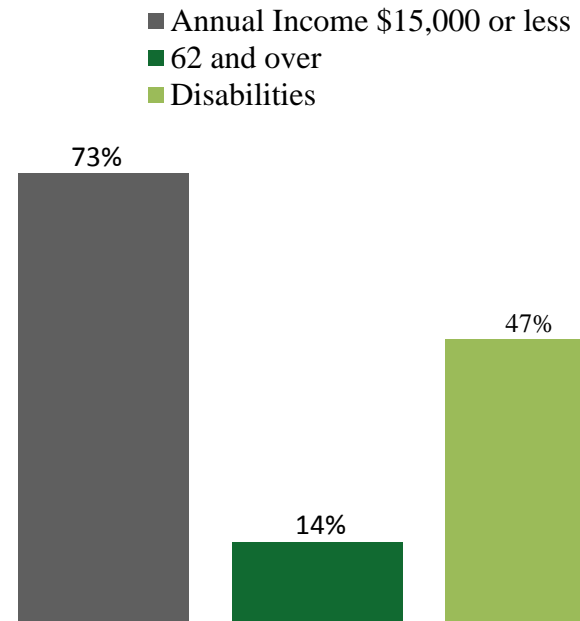
Section 8 Housing Choice Voucher Program

- Provides rent assistance to very low-income families
- Ensures decent, safe, and sanitary housing
- Housing is provided by private owners and rental agents
- Approximately \$5 million in rent assistance payments are paid directly to Linn and Benton County landlords

Who benefits from the program?

- 14% of families are persons 62 and over
- 47% of families have a disabled head of household
- 73 % of active households have an annual income of under \$15,000
- Average length of time a family is on the program is 3.75 years

Section 8 Household Demographics



Section 8 Housing Choice Voucher (HCV) Program

Administrative Plan Proposed Changes

Proposed Changes

- **Administrative Plan Changes**
 - **Discretionary/Per HUD Recommendation:**
 1. **Opening/Closing the Waiting List**
 - Close the waiting list when it contains an adequate pool of applicants
 - Allows flexibility to open the waiting list more often, to better serve the community
 2. **Local Preferences**
 - Removing non-jurisdictional selection criteria
 - Updating local preferences to reflect current consolidated plan and local housing needs / priorities

Key Dates

- May 11, 2016 – HUD Visit
- July 14, 2016 – Homeless Shelter & Transitional Housing Providers Meeting
- July 19, 2016 – Resident Advisory Board Review
- August 17, 2016 - Development Committee Review
- September 13, 2016 – Public hearing and City Council action

NW Flood Mitigation Overlay District Amendment

City Council
September 13, 2016



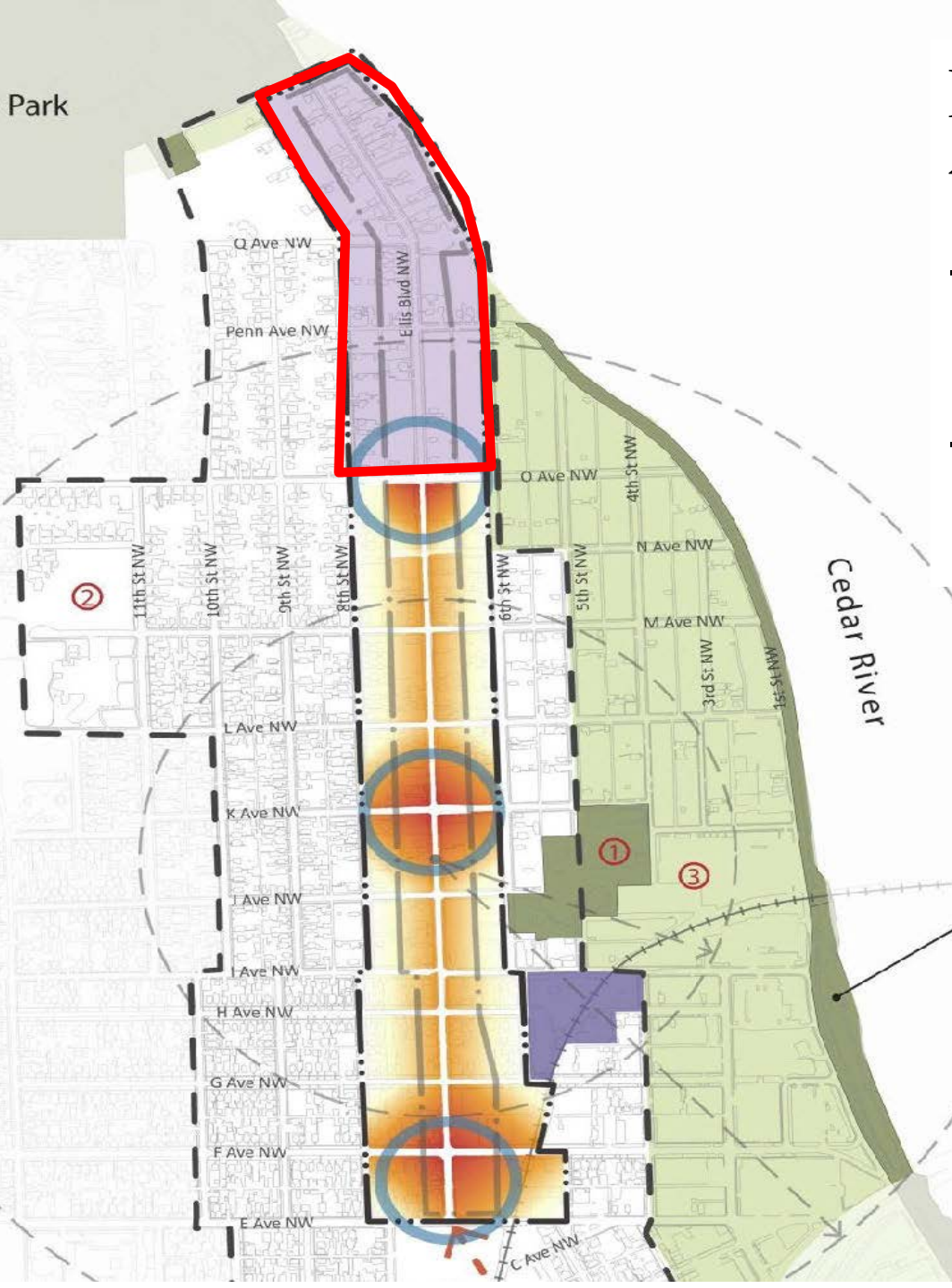
www.Cedar-Rapids.org



Flood Mitigation Overlay

- The Overlay District limits:
 - New development
 - Changes in development patterns
 - Significant unwarranted investment in anticipation of FCS.
 - The Overlay District facilitates:
 - Routine maintenance and upkeep ensuring properties remain habitable and safe
 - Meeting building and mechanical codes
 - Intent to allow limited development within Ellis Blvd. Viable Business Corridor

Park



Redevelopment limited to:

- Identified for Future Redevelopment
- Incorporates Flood Control System



Proposed Amendment

Clarify intent to permit development on property acquired using Federal Disaster Funds which is:

- Located within the area Identified for Future Redevelopment of the Ellis Blvd Corridor Viable Business District
- Incorporates the flood control system into project when authorized by the City.

National Register Nomination

Iowa HHY Commission

District 6 Building

- 430 16th Avenue SW
- Nomination pursued by property owner
- Documentation information indicates Criteria A is applicable





City Role

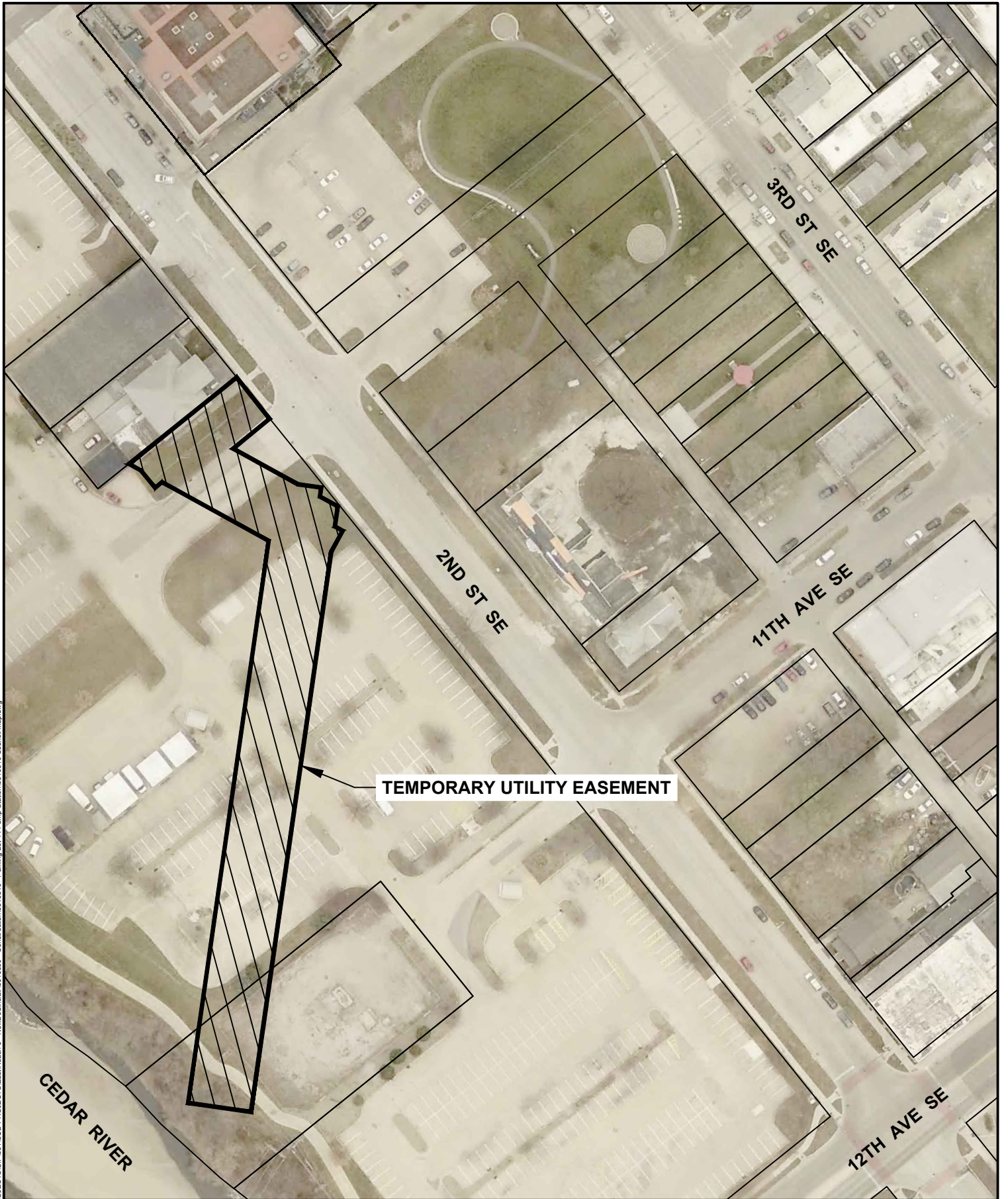
Apply Bulletin 15 from NPS (NRHP Criteria):

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in or past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.

Recommendation

- Concur with NRHP documentation
Criteria A is the most appropriate for this property.
- 08/25/16 - HPC recommended approval





TEMPORARY UTILITY EASEMENT

Property Disposition Request for Proposals

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

**City Council
Septmeber 13, 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

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

Resolution Authorizing Negotiation of Short-Term Lease with Horizons

904 & 908 5th Street SE

City Council
September 13, 2016

Background

- Received letter of request to initiate RFP process
- Held Public Hearing and initiated disposition process on July 26, 2016
- Invited proposals that:
 - Address parking needs within the neighborhood
 - Include appropriate landscaping plans that enhance the character of the neighborhood
 - Incorporate innovative sustainability features

Owned by Horizons

904 & 908 5th St SE
(0.078 acres)



Staff Recommendation

- Staff received one proposal from Horizons
 - Anticipate project completion in 3-5 years
- Staff recommends negotiating a short-term lease rather than disposing of the properties
 - Preserve possibility of higher and better use of the site
- Council consideration of lease agreement later this fall

Property Disposition Request for Proposals Czech Village Parking Lots

City Council
September 13, 2016



Background

- Received two letters of request in April of 2016 to initiate disposition process for the lease of the properties.
 - Maintain property and use for current programming needs
 - Future development planning
- Property acquired between 1976 and 1981 and operated as parking lots.
- Maintenance and operation managed through joint agreement with Czech Village Association

Staff Recommendation

Direct staff to negotiate a development agreement:

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

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

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City Council consideration of

**City Council consideration of a
Development Agreement**

***Bold** denotes City Council action

**66th Avenue SW Roadway Improvements from Locust
Road to 6th Street Phase I-Utility Improvements
Contract Number 3012129-02
Bid Date: August 24, 2016**

| | |
|--|--------------|
| Rathje Construction Co., Marion, IA | \$448,899.81 |
| Ricklefs Excavating, Ltd., Anamosa, IA | \$508,395.00 |
| Connolly Construction, Inc., Peosta, IA | \$542,635.85 |
| Langman Construction, Inc., Rock Island, IL | \$572,698.30 |
| Pirc-Tobin Construction, Inc., Alburnett, IA | \$652,411.70 |
| BWC Excavating, LC, Solon, IA | \$659,035.03 |
| Cornerstone Excavating, Inc., Washington, IA | \$719,133.25 |

Diamond V Mills

Resolution of Support Economic Development Project

September 13, 2016

Economic Development Application

- Application received from Diamond V Mills for City participation under Local Match Economic Development Program
- Local match funds are required to leverage \$2 million funding through the State's High Quality Jobs program

Project Overview

- Construction of 97,800 sq. ft. industrial facility to add manufacturing, and research and development
- \$52.9 Million capital investment
 - First phase \$28 million – 1 of 8 production lines
- Job Creation
 - 16 new full time employees, all meet State's High Quality Jobs wage threshold
- Food Processing/Animal Oriented Food – Core target industry in City's ED Strategic Action Plan



Existing
Facility

Expansion
Area

Edgewood

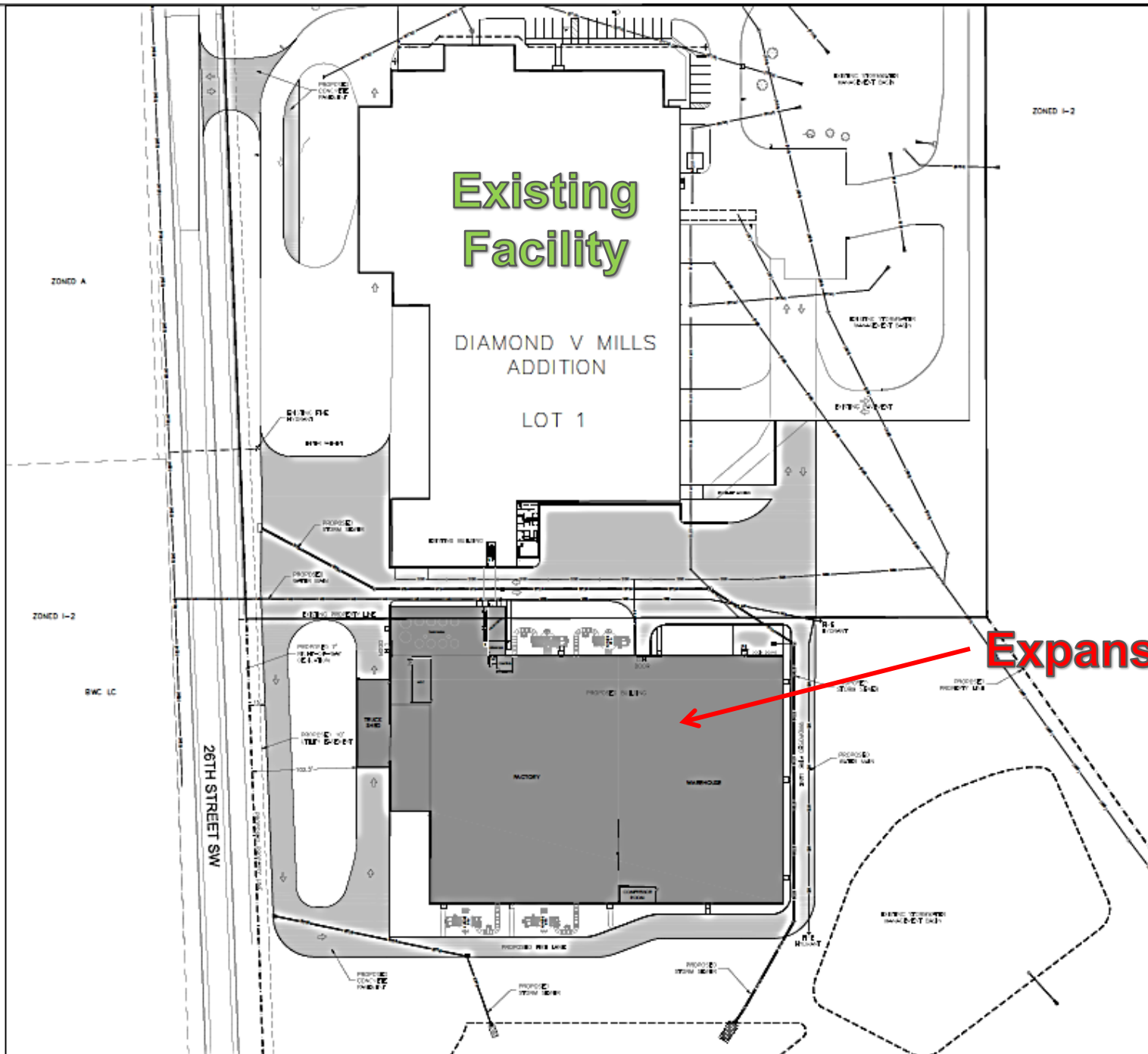
Edgewood Rd SW

Rd SW

60th Ave SW

26th St SW

60th Ave SW





Recommendation

- Sponsorship of application for High Quality Jobs program
- Provide local match funds through 10-year, 50% reimbursement of increased taxes generated by the project
- Estimated 10-year tax projection:
 - \$1.7 million in total property taxes paid
 - \$684,000 reimbursed

Next Steps

- Today Resolution of Support & sponsorship of application to IEDA
- Sept. 16 IEDA Board
- Nov. - Dec Development Agreement

218 4th Ave SW

Resolution of Support Economic Development Project

September 13, 2016

Economic Development Application

- Application submitted by West Side Wolf Pack V LLC under the City's Brownfield/Grayfield Economic Development Program
- Project is located within the Kingston Village Area
Property's Value has declined by 68% since 2008

Project Overview

- Renovation of existing 12,500 sq. ft. former industrial facility to commercial use
- Letter of Interest from brewery
- Upgrade exterior to compliance with Kingston Village Overlay District standards
- \$750,000 capital investment

Linn County
Sheriff's
Office

3rd St SW

2nd Ave SW

3rd Ave SW

Village Lofts

City
Beat

3rd Ave SW

Kingston
Commons

1st St SW

2nd St SW

4th Ave SW

Metropolitan

Project
Location

3rd St SW

5th Ave SW

4th St SW

1st St SW









Recommendation

- Authorize a 10-year declining scale exemption under the Brownfield/Grayfield program
- Estimated 10-year tax projection:
 - \$162,300 in total property taxes paid
 - \$95,500 exempted

Next Steps

- Today Resolution of Support
- Sept. 27 Motion Setting a Public Hearing
- Nov. 1 Public Hearing & Resolution – URTE
- Nov. 15 2nd & Possible 3rd Ordinance reading



Knutson Development Agreement

525, 529 & 533 Valor Way SW

July 12, 2016

Background

- March 22, 2016 – City Council directs staff to issue a third RFP for the redevelopment of Knutson Building and adjacent land
- July 12, 2016 – City Council directs staff to negotiate a Development Agreement with Hobart Historic Restoration LLC
- August 30, 2016 – City Council authorizes an Access Agreement with Hobart for “at risk” access to begin cleanout, abatement, and stabilization

Project Summary

- Historic Preservation of Knutson building
- 12 Market Rate Housing Units
- 1st Floor Commercial
- Construction of new 3-story, mixed-use building
- \$7 million investment

Key Terms

- Abatement and Stabilization Plans to be submitted to City within 45-days, plans certified by architect/engineer
- Minimum Improvements in 3 phases:
 - Phase 1: Abatement and Stabilization: to commence within 30-days of City's approval of Abatement/Stabilization Plans, 90 days to complete
 - Phase 2: Historic Rehab – commencement within 30-days of SHPO approval of rehab plans, completion within 12 months
 - Phase 3: New Construction – commencement within 12 months of Knutson building rehab, completion within 18 months

Key Terms

- Closing
 - To occur no later than March 1, 2017
 - Developer to secure financing prior to closing
 - Successful completion of Abatement/Stabilization
- Option to Lease
 - Exclusive option for portion 1st floor
 - Option provided until Nov. 1, 2016
 - Lease would be brought to City Council for consideration

Key Terms

- Historic Preservation
 - Work to be in compliance with Secretary of Interior's Standards standards
 - Property to be listed on National Register and designated as local landmark within 1-year of completion
- City Participation
 - \$367,000 for abatement and stabilization, reimbursed to developer upon completion of work
 - 10-year, 100% reimbursement of increased taxes generated by improvements