



**City of Cedar Rapids**  
**DEVELOPMENT COMMITTEE MINUTES**  
**City Hall Council Chambers**  
**Wednesday, May 18, 2016**  
**3:00 p.m.**

The meeting was brought to order at 3:00 p.m.

Present: Council members Poe (Chair), Shey, and Overland. Staff members present: Jennifer Pratt, Community Development Director; Erika Kubly, Redevelopment Analyst; Chrystal Shaver, Community Development Programs Specialist; Seth Gunnerson, Community Development Planner; Caleb Mason, Economic Development Analyst; and Anne Kroll, Community Development Administrative Assistant.

Council member Shey made a motion to approve the minutes from April 20, 2016. Council member Overland seconded the motion. The motion passed unanimously.

**Recommendation Items:**

**1. Citizens Participation Plan (CDBG/HOME)**

Erika Kubly, Redevelopment Analyst, shared the background of the Citizens Participation Plan, an organizational chart of the GAP Committee, administrative changes, regulatory changes, open meeting laws, and the next steps of the process.

Council member Shey asked for clarification on what de-concentration of low to moderate-income households means within the regulatory changes and how do we make sure everyone does not end up in the same neighborhood. Chrystal Shaver, Community Development Programs Specialist, stated that people will have the ability to have preference to where they want to go, so they do not have to go to the same neighborhood. Jennifer Pratt, Community Development Director, stated that an example is the First Time Homebuyer Program where there had been some discussion from a neighborhood level to make sure those are offered in the core neighborhoods because that is a big benefit to help fill those homes, which is understandable, but the bigger issue is that we do not want to limit choices and concentrate people in the same area. That is an example of how we use the program rules to make sure it is offered city-wide.

Council member Overland made a motion to recommend that the City Council approve the Citizens Participation Plan. Council member Shey seconded the motion. The motion passed unanimously.

**Informational Items:**

**1. Zoning Code Update**

Seth Gunnerson, Community Development Planner, shared the purpose of the new zoning code, the project overview, the accomplishments so far, and the next steps.

Council member Poe asked if there were ongoing discussions with developers and key stakeholders. Mr. Gunnerson stated that the current Zoning Code Ordinance is several hundred pages and different people use it differently. For instance, the sign companies' livelihood is one section of the code and we need to make sure those people are aware of the goals of the Plan and are also previewing the changes that are suggested moving forward. Council member Poe noted that the City Council will need a calendar invite for the open house so that they are aware of when it is happening.

## **2. 1<sup>st</sup> Street/3<sup>rd</sup> Avenue SE Redevelopment**

Caleb Mason, Economic Development Analyst, shared the background of this project and stated that the review panel recommended One Park Place contingent on a financial analysis, given the scope and magnitude of the project. Mr. Mason also shared the development objectives related to the design and renderings of the building at One Park Place. On May 24, 2016, there will be a resolution to pursue a third-party analysis of the One Park Place, LLC project including the potential structure of City participation.

Council members Overland and Shey expressed their desire to see extensive financial analysis done and indicated the importance of the development agreement ensuring that the end product meets the goals and objects of the City Council acknowledging that the design of the mix of uses must be appropriately adjusted to meet the market demands.

Jesse Allen and Dave Zahradnik expressed their excitement and indicated that they look forward to completing the financial feasibility analysis and moving the project forward.

Ann Poe stated that although the project is overwhelming, she is excited that local companies will be used in constructing the building. Also, she noted the number of jobs created with the development and the construction of the building.

### **Public Comment:**

There was no public comment.

Council member Shey made a motion to adjourn the meeting. Council member Overland seconded the motion. The motion passed unanimously and the meeting adjourned at 3:59 p.m.

Respectfully submitted,

Anne Kroll, Administrative Assistant II  
Community Development