City of Cedar Rapids
Historic Preservation Commission

Community Development & Planning Department, City Hall, 101 First Street SE, Cedar Rapids, IA 52401, 319-286-5041

MEETING NOTICE

The City of Cedar Rapids Historic Preservation Commission will meet at:

4:30 P.M.
Thursday, March 12, 2015
in the
Training Room, City Hall

101 First Street SE, Cedar Rapids, Iowa

AGENDA

Call Meeting to Order

1. Public Comment

Each member of the public is welcome to speak and we ask that you keep your comments to five (5) minutes or less. If the proceedings become lengthy, the Chair may ask that comments be focused on any new facts or evidence not already presented.

2. Approve Meeting Minutes

3. Action Items

a) DEMOLITION Applications (*10 Minutes*)
   i. 8105 18th Street SW – *Private Property*

4. New Business

a) Flood Control Alignment Informational Presentation *(30 minutes)*
b) Link Belt Booklet *(10 minutes)*
c) Sinclair Booklet *(10 minutes)*

5. Old Business

a) Preservation Showcase Subcommittee Updates *(if necessary)* *(15 minutes)*
b) Demolition Applications UNDER REVIEW
   i. 115 2nd Street SW – City Owned Property – March 24, 2015

6. MOA/LOA Project Updates – (if necessary) *(5 minutes)*

7. Good of the Group, comments only *(5 minutes)*

8. Adjournment

City of Cedar Rapids
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, February 26, 2015 @ 4:30 p.m.
Training Room, City Hall, 101 First Street SE

Members Present: Amanda McKnight-Grafton Chair
B.J. Hobart
Bob Grafton
Ron Mussman
Tim Oberbroeckling
Mark Stoffer Hunter
Barbara Westercamp
Sam Bergus
Caitlin Hartman

Members Absent: Pat Cargin
Todd McNall

City Staff: Jeff Hintz, Planner
Anne Russett, Planner
Anne Kroll, Administrative Assistant

Guests: Cindy Hadish
Jan Hayes

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Call Meeting to Order

- Amanda McKnight Grafton called the meeting to order at 4:33 p.m.
- Nine (9) Commissioners were present with two (2) absent.

1. Approve Meeting Minutes

- Barb Westercamp made a motion to approve the minutes from February 12, 2015. B.J. Hobart seconded the motion. The motion passed unanimously.

2. Action Items

a. DEMOLITION Applications

i. 1506 C Street SW – Private Property

- Jeff Hintz stated that this property was constructed in 1880 and is not eligible. Staff recommends immediate release. It is currently a nuisance property and is in poor condition. The owner has been doing salvage. Photo documentation, interior and exterior, is permissible. The land will be maintained as a vacant lot after demolition.
- Mark Stoffer Hunter will do photo documentation of the exterior and interior.

- Barb Westercamp made a motion to approve demolition for 1506 C Street SW. Caitlin Hartman seconded the motion. The motion passed unanimously.

ii. 1413 5th Street NW – City Owned Property

- Jeff Hintz stated that this property was constructed in 1961 and is not eligible. This property was flooded and never cleaned out. The City recently acquired this property. Staff recommends immediate release. Exterior documentation is permissible, but not interior. This property is with the Greenway planning area and is a poor candidate for local land marking or relocation.
- Ron Mussman made a motion to approve demolition for 1413 5th Street NW. Mark Stoffer Hunter seconded the motion. The motion passed unanimously.

2.b) Certificate of Appropriateness (COA)

i. 1817 Park Avenue SE, demolition of current garage and construction of new garage

- Jeff Hintz stated that there are two parts to this project, so staff would encourage the Commission to look at it in two parts. There is a demolition component and the construction of a new garage. The demolition should be looked at first, so that if the Commission approves the demolition then we can move forward to the construction of the new garage. The current garage is subject to code violations and has structural issues. It is considered a nuisance at this point. The applicant has a cutoff of May 1st to have the current structure fully repaired or removed. Pictures of the property were displayed. The door is rotted out, the structure is leaning and off the foundation, and the inside floor is busted up. Strangers were getting into the garage and stealing items out of the garage.
- Jeff Hintz stated that the commission has three options: (1) to approve as submitted, (2) to approve with modifications (only if all changes are agreeable to the applicant), or (3) to disapprove the application. Staff recommends demolition of the current garage since repair was investigated and attempted, demolition would remedy the existing nuisance violation, and elevation to repair the structure is not realistic. The best bid to repair the garage did not include concrete work and would cost $6,000. To fully fix this garage the way it needs to be would cost nearly $30,000. A new structure would cost $8,000 to build. The applicant also looked in to adding on to the garage, but it wouldn't make sense to add on with the structural issues.
- Amanda McKnight Grafton asked the Commission if they would like to take this project into two parts as staff suggested. The Commission agreed to do that.
- Jan Hayes, the applicant, stated that items were stolen out of her garage, so it can't even be used for storage. The door was trimmed to keep people out, but you need to heave the door up over the concrete. The garage is only 18 feet deep and the applicant's car is 16 feet and it is a really tight fit. The applicant went into this project really wanting to repair this garage, but getting contractors was an issue because no one wanted to work on it with the condition it is in. The only bid with concrete received came to $29,855. It has been difficult to find someone to even take on the project.
- Mark Stoffer Hunter and Amanda McKnight Grafton both said that there might be some other contractors that would take on the project.
- Jan Hayes stated that is not the only issue. The garage is too small and the cost to repair is too large.
- Jeff Hintz stated that the garage has a more intricate roof than the house. The plans for the new garage that the applicants are proposing actually matches the house better than the current garage.

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- Mark Stoffer Hunter would like to do exterior documentation and the applicant agreed.
- Tim Oberbroeckling stated that the garage is too far gone.
- Bob Grafton stated that Jan did a great job trying to get contractors to help her out. The situation is not her fault.
- Tim Oberbroeckling made a motion to approve demolition of the current garage at 1817 Park Avenue SE. B.J. Hobart seconded the motion. The motion passed unanimously.

Sam Bergus arrived to the meeting at 4:58 p.m.

- Jeff Hintz stated that the Commission has the same three options with the new construction of a garage as they did with the demolition of the garage. The new garage would be 24X24 feet which would comfortably fit two cars. It would be constructed of wood and smart lap material. The new garage will be in the same location as the existing garage except that it will be set back a few feet due to the current setback requirements with zoning.
- Jan Hayes stated that the existing garage is over the property line.
- Jeff Hintz stated that the guidelines do call for the same general location. Wood siding is recommended in the guidelines as well as a double wide door with access from the alley and a rear yard location. The siding material is a synthetic wood and the Commission has the ability within the guidelines to approve this material if comfortable doing such. There have been some in the past that were built from wood, but this one is a little more hidden, but it is also visible from the street. There is a fence on one side, the alley side is minimal in terms of material, and the side without the door does face another accessory structure. In terms of construction materials, there are a couple sides where the material choice may be less important on then others. The street side is treated with the most diligence and concern by the Commission. This property is unique in that the driveway goes along the side of the house to the street. The lot is 140 feet deep so from the sidewalk to where the current garage is now is about 110 feet, so it is significantly set back from the street. There may be flexibility with materials because of that. The Site Nomination Form within the district does not mention that the garage has any key features.
- Jan Hayes stated that they are open to the Commission's suggestion. There are no windows planned since one side of the garage is right next to a privacy fence and the other side is close to the neighbor's garage.
- Jan Hayes passed around material samples. The color of the garage will match the color of the house.
- Tim Oberbroeckling asked if the applicant considered adding the ginger breading to the garage to match to the front of the house.
- Jan Hayes would like to do that and find doors that would mimic that.
- Sam Bergus pointed out that when the trees in the yard are in bloom you cannot see the garage from the street.
- Bob Grafton stated that his understanding is that you need to have a 15 foot approach off of the alleyway, but within the districts it only has to be 5 feet.
- Kevin Ciabatti will have to research the approach distance for the applicant, but encouraged her to come into Building Services with a plan when ready for construction.
- Amanda McKnight Grafton stated that because of where the garage is located in the middle of the block, the neighboring structures on both sides, and the tree in front the Commission has more flexibility to accept other materials like the type the applicant is proposing.

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- Mark Stoffer Hunter stated that the existing garage doesn't quite match the architecture of the house and thinks it may have been moved onto the property from somewhere else.
- Tim Oberbroeckling made a motion to approve the COA for the construction of a new garage at 1817 Park Avenue SE and encouraged the applicant to replicate the front porch ornamentation on the garage. Sam Bergus seconded the motion. The motion passed unanimously.
- Jan Hayes would like contact information for developers that can help with the replication and also contacts for salvage. The Commission can assist with that.

ii. 1515 2nd Avenue SE, installation of front yard fence – tabled at 02-12-15 meeting

- Jeff Hintz stated there is no new additional information, so unless the Commission wants to approve one of the two fence options from the applicant, staff recommends tabling this discussion until staff has what the Commission is looking for. When staff receives that material it will be put back on the agenda.
- Ron Mussman made a motion to table the discussion about the installation of a front yard fence at 1515 2nd Avenue SE until the applicant brings in the proposed materials. Bob Grafton seconded the motion. The motion passed unanimously.

Caitlin Hartman left the meeting at 5:22 p.m.

3. New Business

a) GIS Database of Historical Surveys and Properties

- Jeff Hintz displayed the GIS database for the Commission and showed them the different features that can be used. The viewer will change because part of the MOA was to host this on the City's server. Staff would like to get Commission's approval and comments before sending it to SHPO and federal agencies for their review.
- Mark Stoffer Hunter stated that some of the dates are incorrect.
- Jeff Hintz stated that this has a maintenance plan with it, so we will have the ability to edit anything once it is moved over to the City's server.
- Bob Grafton stated that High Water Rock isn't marked in the database.
- Bob Grafton asked if the Commission could display this database at the Preservation Showcase
- Jeff Hintz said that it would likely be the rough set since the final most likely will not be up on the City's server by then. A demonstration could be done though.
- Amanda McKnight Grafton stated that when this was first looked at the Commission voted on the features they would like. One of the features was to show photos of the significant properties like a local landmark.
- Jeff Hintz stated that some of that will be covered in the maintenance plan. You can add links to the database that will get you to a survey or the site/district nomination form, some of them contain photos.
- Ron Mussman made a motion to send this to SHPO with the Commission's comments. Bob Grafton seconded the motion. The motion passed unanimously.

b) Applications and Historic District Guidelines Presentation

- Jeff Hintz stated that there is some generally confusion about what is and what is not required. What is currently required is name, address contact information, and project description. What is currently optional is material samples, spec sheets, and drawings. If pressed for it we are not able to make someone do something the ordinance does not

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require. Staff really encouraged the applicant tonight to bring all of her samples in, so that it could be wrapped up in one meeting, but really that is optional. Staff will look at changing that aspect of the application when doing the Chapter 18 update.

- Amanda McKnight Grafton stated that if we can't require them to bring in samples then why does the form say applicant must bring a sample of the materials to the HPC? The definition of materials needs to be more specific.
- Jeff Hintz stated that is something staff can look into when updating. "Materials" can mean different things to different people. The application needs to match what the ordinance says. Staff can tell the applicant what the definition of materials is. If they do not supply those materials then they will not be on the agenda until they do.
- Bob Grafton thinks that should include a spec sheet as well as materials.
- Tim Oberbroeckling stated that the problem with the fence issue at the last meeting is that we cannot, as a Commission, tell the applicant what kind of design they should be using.
- Amanda McKnight Grafton stated that she understands that position, but the other point is that it has been very helpful in the past when someone has brought in their spec sheet of what they would go with. It is a little bit more tangible what they are actually going to do. It would be great to get the application changed to include a list of items that count as materials.
- Jeff Hintz stated that he has been working on a draft that matches the current ordinance. Moving forward, the Commission will have opportunity for input with the development of the City's first Historic Preservation Plan. Staff will work with the Commission and other stakeholders to update Chapter 18 and the Historic District Guidelines.

4b) Demolition Applications UNDER REVIEW

i. 1311 C Street SW – Private Property – March 9, 2015

- Jeff Hintz stated that this property will automatically be released on March 9.
- Amanda McKnight Grafton stated that this property is in the process of potentially being moved, so it should stay on hold.

ii. 115 2nd Street SW – City Owned Property – March 24, 2015

- Jeff Hintz stated that this property is in the bid process. If someone is interested they can contact Public Works or Jeff directly.
- Bob Grafton asked if there could be extension for the RFP process.
- Jeff Hintz will find out more information about that and find out approximately when the demolition will take place. Jeff Hintz did speak with Paula Mitchell to see about moving the house and inclusion in the ROOTs Program; this is possible if someone can make the finances work. Jeff will also speak with Caleb Mason about reaching out to developers.
- Mark Stoffer Hunter would like updates on the process.

4. Old Business

a) Preservation Showcase Subcommittee Updates

- The Marketing and Advertising Subcommittee brought in a worksheet to show estimates for flyers, billboards, and classified ads. It also listed radio and TV advertising options.
- Staff will look into posting on the City's Facebook page.

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5. MOA/LOA Project Updates

- Anne Russett stated that the task force for the Historic Preservation Plan met on Monday and the consultant went through the draft. Staff received some feedback and will submit their comments to the consultant. The revised draft with comments from the task force will be sent to SHPO, FEMA, and the HPC. Staff will bring the draft to the Commission next month. Winter & Company will not be back to present the final draft until August. There will be one more public outreach event to receive input and present the draft.

6. Good of the Group

- Jeff Hintz stated that he did a radio interview about the Ausadie Building. A press release was done earlier in the week and there was a lot of interest. A radio station went through the building with Tim Oberbroeckling and another station inquired about the local landmark process. There has been very positive publicity.
- Mark Stoffer Hunter asked if the HPC would be involved in the Flood Protection Alignment process as far as impact on historic buildings or resources. Jeff Hintz stated that the alignment has not been finalized yet, but if there are buildings you are concerned about Sandy Pumphrey is the main contact.

7. Adjournment

- Barb Westercamp made a motion to adjourn the meeting at 6:21 p.m. B.J. Hobart seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant II
Community Development

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Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: March 12, 2015

Property Location: 8105 18th Street SW
Property Owner/Representative: Pat Baird
Owner Number(s): 319-364-1642 **Demolition Contact:** DW Zinser 319-846-8090
Year Built: 1932
Description of Agenda Item: ☒ Demolition Application ☐ COA ☐ Other

Background and Previous HPC Action: This property is intended to be used for agricultural purposes despite the demolition of the house. The house has some foundation issues and has not been lived in for some time. The accessory structures on the lot will remain, as they have been and will continue to be used for agricultural equipment storage purposes, utilized on the surrounding fields.

It should be noted the Future Land Use Map for the City does call for this area to be "Industrial." This property is not intended to remain agricultural in perpetuity and does have infrastructure such as roadways, water and sewer in close proximity.

Documentation of the property is permissible should the Commission desire. In addition, salvage has taken place well in advance of this demolition.

Historic Eligibility Status: Eligible ☐ Not Eligible ☒ Unknown ☐ N/A ☐
Explanation (if necessary):
The 2014 Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey **does not** indicate this property to be historic, or located within a potentially historic neighborhood recommended for further study.

The applicant provided staff with a Phase 1 Archeological Survey of this area as a part of the Wright Brothers Business Park, which included this property. Of the nearly 486 acres surveyed, all sites and structures were deemed **ineligible** for listing individually or in some type of district.

If eligible, which criteria is met:
☐ Associated with significant historical events (Criteria A)
☐ Associated with significant lives of person (Criteria B)
☐ Signifies distinctive architectural character/era (Criteria C)
☐ Archaeologically significant (Criteria D)

Other Action by City: Yes ☐ No ☐ N/A ☒
Explanation (if necessary):

Recommendation: Photo documentation then release.

Rationale: Stuctural issues and long term development in the area.

Print report.

Search

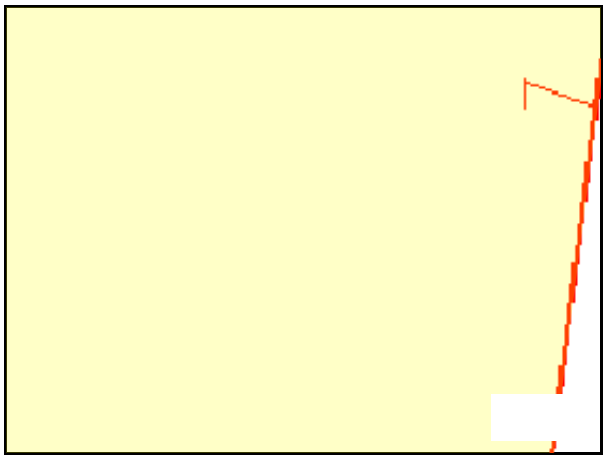
Appraisal Summary - GPN: 19202-51001-00000

(192025100100000)

Property Address: **8105 18TH ST SW**
Cedar Rapids, IA

Additional Photos...

Class:	AG DWELLING	**Tax District:**	30303 CR AG-COLLEGE SCH/SW UR TIF
PDF:	Agricultural	**Neighborhood:**	SW 418
Plat Map:	3427		
Deed Holder:	T & M LAND VENTURES LLC		
Mailing Address:	464 DOWS RD CEDAR RAPIDS IA 52403		



Legal Description: LANDS (LESS ST) & (LESS RR) SW NW STR/LB 20 82 7

Homestead: **Military:**

If you have recently purchased your home, please click here to apply for the Residential Homestead Tax Credit.

Click map to see neighbor's summary page.
GIS map
View complete GIS map.
Estimate Taxes
Neighborhood map

LOT INFORMATION

Scroll down for sketch.

Disclaimer: *Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to GIS maps, plat maps, or legal documents.*

SEGMENT #1: 35.25 Acres; 1535490 SF

RESIDENTIAL DWELLING

Occupancy:	Single-Family
Style:	1 1/2 Story Brick
Year Built:	1932
Exterior Material:	Brk
Above-Grade Living Area:	1,202 SF
Number Rooms:	6 above, 0 below
Number Bedrooms:	3 above, 0 below
Basement Area Type:	Full
Basement Finished Area:	96 SF
Number of Baths:	1 Full Bath; 1 Water Closet; 1 Sink; 1 Prefab Stall Shower
Central Air:	Yes
Heat:	FHA - Gas

Number of Fireplaces: None
Garage: 672 SF - Det Frame (Built 1971)
Porches and Decks: Concrete Patio-Med (140 SF); Fbgls/Mtl Roof-Low (104 SF); Bsmt Entry-Low (20 SF); 1S Brick Enclosed (175 SF); Stoop/Deck w/ Railing (16 SF)
Yard Extras: None

AG BUILDINGS

Shed - Hay: 40F x 32F (Built 1980)
Steel Utility Building: 32F x 24F (Built 1988)
Crib: 30F x 24F (Built 1900)

NOTES:

PRE RVAL:Res: ONLY BATH ON UPPER LEVEL. Land: ANNEXED 4-97. FuncDesc:OS.

PRE RVAL:1 3/4S PRICED AS 2S. COUNTY PARCEL #029-51648000. FURNACE 1993. AIR=1989. ONLY BATH ON UPPER LEVEL.

07/16/2004-BSMT-PARTITION & EXTERIOR PANELED WALLS, LOW QUALITY. WELL KEPT COMSETICS, ABOVE NORMAL INTERIOR. NORMAL EXTERIOR. OLDER ROOF. TUB 1960±, KITCHEN COUNTER & FLR 1970±, AC 1989, FURNACE 1993. GAR NEEDS PAINT. BUNGALOW TYPE.

1-2005 - +8% IDR EQUALIZATION ORDER

1-2007 +15% IDR EQUALIZATION ORDER

1-2009 REVALUED AG BLDGS 3/26/2009 DLM

1-2012 - 6YR CYCLE - REMOVED 780 SQ FT (26 X 30) MACHINE SHED; ESTIMATED. 11/15/2011 AGE

2014 ASSESSMENT

Land	$85,528
Dwelling	$100,943
Improvements	$1,890
Total	**$188,361**

2013 ASSESSMENT

Land	$85,528
Dwelling	$100,943
Improvements	$1,890
Total	**$188,361**

2012 ASSESSMENT

Land	$58,272
Dwelling	$100,943
Improvements	$1,674
Total	**$160,889**

2011 ASSESSMENT

Land	$58,272
Dwelling	$100,943
Improvements	$2,334
Total	**$161,549**

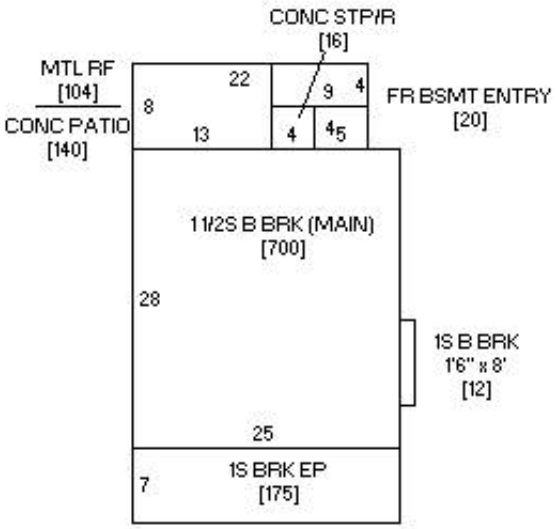
SALES

Date	Type	Volume/Page	$ Amount
4/24/2006	Deed	6500/282	$0
10/24/2006	Deed	6500/285	$1,400,000
10/24/2006	Deed	6500/282	$1,400,000

PERMITS

Date	Description
3/27/2009	WORK ORDER

Sketch



Additional Sketches ...

Tax History Pay Taxes

Disclaimer: *The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. The maps and data provided by this web site, represent data from the Cedar Rapids City Assessor's Office, as used for assessment purposes. No warranty, expressed or implied, is provided for the data herein or its use.*

Property photos or data incorrect? Click Here

Community Development Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5349

To: Historic Preservation Commission
From: Anne Russett, Planner III
Subject: Link-Belt Speeder Booklet
Date: November 13, 2014

Introduction

In April 2012, the City of Cedar Rapids entered into a memorandum of agreement (MOA) with the Federal Emergency Management Agency, the State Historical Society of Iowa, and the Iowa Homeland Security & Emergency Management Division regarding the demolition of the Link-Belt Speeder Corporation/Public Works Building that resulted from the 2008 flood.

The MOA outlines two mitigation measures to address the adverse impact on historic properties. One of these mitigation measures is to develop and publish a booklet focusing on the history of the Link-Belt Speeder Corporation with a focus on the buildings and structure of the site, the development of the site and the local, state and national significance of the corporation.

Background

At the Commission's November 13, 2014 meeting, the staff presented the draft text-only version of the booklet for the Commission's review and comment. At your meeting on March 12, the formatted version of the booklet will be presented to the Commission for review and approval.

You can download the formatted version of the booklet through the following link:
https://ftp.cedar-rapids.org/main.html?download&weblink=e724016f3717af43d16f5b11ed1954e9&realfilename=LinkBelt booklet v5.pdf

Community Development Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5349

To: Historic Preservation Commission
From: Anne Russett, Planner III
Subject: Sinclair Booklet
Date: March 12, 2015

Introduction

In August 2012, the City of Cedar Rapids entered into a memorandum of agreement (MOA) with the Federal Emergency Management Agency, the State Historical Society of Iowa, and the Iowa Homeland Security & Emergency Management Division regarding the demolition of historic properties at the former T.M. Sinclair & Co. Packing House/Wilson & Co. Packing House site that resulted from the 2008 flood.

The MOA outlines four mitigation measures to address the adverse impact on historic properties. One of these mitigation measures is to develop and publish a booklet focusing on the history of Sinclair with a focus on the building and structure of the site.

Background

At the Commission's November 13, 2014 meeting, the staff presented the draft text-only version of the booklet for the Commission's review and comment. At your meeting on March 12, the formatted version of the booklet will be presented to the Commission for review and approval.

You can download the formatted version of the booklet through the following link:
https://ftp.cedar-rapids.org/main.html?download&weblink=e38818918372f4db08d7e3143c78f4b1&realfilename=Sinclair booklet v5.pdf

Community Development and Planning Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

To: Historic Preservation Commission Members
From: Jeff Hintz, Planner II
Subject: 2015 Showcase Budget
Date: March 12, 2015

Just below is a summary of the budget for the 2015 Preservation Showcase. The Letter of Agreement with the State of Iowa has provided funding for five showcases; this showcase is the fourth showcase. Each showcase is allocated $15,000.00 for various speakers, materials, and other costs. Staff has input known costs at this point, which are CSPS Hall and the Bob Yapp appearance fee. Using quotes from subcommittees and estimates of services from past showcases, staff has estimated what other services will generally cost.

Expenses		
Bob Yapp	Guest Speaker	$3,937.00
	Other Speakers	$2,000.00
	Bus - Tours	$1,000.00
	Food	$4,000.00
	Awards	$350.00
CSPS	Venue	$1,500.00
	Printing	$300.00
	Boards	$700.00
Gazette & Billboard	Advertising	$2,000.00
		$15,787.00
LOA Funds		**15,000**
Amount Remaining		**($787.00)**

Confirmed
Predicted, not reserved
Estimates from quotes

The lines highlighted in green are actual costs that have been processed or are being processed at this time. Items in blue have been quoted, but the final order amount has ***not yet*** been determined and will be discussed at the March 12, 2015 meeting.

To finalize things and give vendors time to prepare and process paperwork for the event, most bids and quotes need to be into staff by no later than ***April 9***. Exceptions will be made for awards, boards and printing, which take significantly less time to process.