



Cedar Rapids Board of Ethics
3851 River Ridge Road NE
Cedar Rapids, IA 52402

TO: Cedar Rapids Mayor and City Council

DATE: November 24, 2008

RE: Board of Ethics Advisory Opinion
Replacement Housing Task Force and Jumpstart Administration

Dear Mayor and Council Members:

Introduction:

The Cedar Rapids Board of Ethics received a copy of a Petition that was apparently presented to the City Council at a meeting around September 24, 2008. Michael Richards, President of the Oakhill Jackson Neighborhood Association, presented the Petition under his signature.

The Petition raises multiple issues some of which concern the City's Replacement Housing Task Force (RHTF) and its relationship to the City's Jumpstart Housing Assistance Program (Jumpstart) that is being administered by the Affordable Housing Network (AHN) pursuant to a contract with the City. The chair of the RHTF, Jim Ernst, is also the executive director of Four Oaks. AHN is a division of Four Oaks. One of the Petition's issues claims that there is, or was, a financial conflict of interest for Ernst. The Board of Ethics (Board) has jurisdiction over financial conflicts of interest involving "City Officials."

The Board met in public session on October 13, 2008 and screened the Petition. The Board found, based upon the facts alleged in the Petition and general background information provided by the City Attorney's Office, that a financial conflict of interest action did not occur and no investigation was needed.

However, the Board concluded at that meeting that the factual situation presented at that time, concerning a person serving on a city board or commission while being employed by an organization which contracts with the City, warranted an advisory opinion for guidance in avoiding financial conflict of interest actions. The Board also

decided that, for purposes of the advisory opinion, to consider members of city task forces as City Officials.

At this initial Board meeting, two members of the Board of Ethics, Chair Gary Streit and Bill Vincent, recused themselves from any decision of the Board on matters raised by the Petition since Four Oaks and the AHN are clients of their respective businesses.

Conflict of Interest Action:

The Cedar Rapids Board of Ethics is responsible for issuing advisory opinions, training, and enforcement of the City's ordinance regarding financial conflicts of interest. The ordinance applies to City Officials. Other ethical questions regarding non-financial conflicts of interest or ethics are not within the scope of responsibility of this Board.

The relevant provisions of the ordinance for this advisory opinion are:

Conflict of Interest Action: Section 2 D. 1.: "Any official action or vote on a matter in which the City Official has or can reasonably be expected to have a Private Financial Interest in the outcome;"

Private Financial Interest/Private Gain: Section 2 F. "Any direct or indirect economic benefit or other consideration to: (2) "any business entity or organization by which the City Official ...is employed ...and which would not otherwise benefit the general public."

Issue Raised by Petition:

The Petition states that Jim Ernst is Chairman of the RHTF and that he "is also the manager of the Affordable Housing Network that operates as part of Four Oaks." "Four Oaks/AHNI is a private entity that is requesting public funds. Jim Ernst is at the same time managing, or at least directly influencing the disbursement of those same public funds." The Petition also refers to a RHTF meeting where Ernst "recused" himself on a vote to deliver funds directly to the Affordable Housing Network.

The funds in question are the state Jumpstart Housing Assistance Program funds provided to the City to quickly provide financial assistance for housing for victims of the natural disaster of 2008. At the initial Board of Ethics meeting it was confirmed that the RHTF did not make the decision on how the Jumpstart program funds would be disbursed. City staff independently decided that the Jumpstart funding disbursements would have to be administered through an organization outside of city government because of the lack of city personnel. The city staff also independently determined that a Request For Qualifications should be issued to contract with such a third party administrator.

The RFQ to administrator the Jumpstart program was ultimately awarded to the AHN based upon city staff review and recommendation following a public, open, competitive invitation process. No individuals outside of routine city staff participated in

developing the RFQ, in screening and rating the applications, and in making a recommendation to the City Council.

The City Official in this case, Jim Ernst as Chair of the RHTF, did not take any official action or vote on the decision to award the contract to the AHN for administration of the Jumpstart program. Consequently, the Board found no conflict of interest action occurred.

Further Fact-Gathering for Advisory Opinion:

The Board held two subsequent public meetings. The Board requested additional documentation from city staff regarding the creation of the RHTF, its mission, its agenda and the minutes of its meetings. The board also requested documentation regarding the decision to issue a RFQ for an administrator for the Jumpstart program and requested information about the procedure used in awarding the contract to the AHN.

City staff, including the staff assigned to support the RHTF, answered the Board's questions regarding the documentation and the procedures used by them and by the RHTF while decisions about the Jumpstart program administration were being made.

Frank King, a member of the RHTF, attended both meetings. Jim Ernst attended the second meeting. Both were willing to answer questions from the Board. Michael Richards, who submitted the Petition, attended both meetings and also provided comment.

Important Facts:

The Cedar Rapids City Council passed a resolution on August 27, 2008 establishing the Replacement Housing Task Force. The RHTF is advisory to the City Council. The resolution stated that the RHTF:

1. Will evaluate and prioritize proposed housing development for public participation and make recommendation to the City Council for approval of various funding resources;
2. Will develop a long term Recovery Housing Strategy;
3. Will address the housing needs, financing gaps, and align with the City's goals and vision.

The Council directed the RHTF to consider various criteria including workforce housing near employment centers, neighborhood restoration and replacement that incorporates connectivity and walk-ability, and sustainable development practices which provide options for housing, transportation and recreation.

The RHTF and supporting city staff were immediately under time pressure to move quickly. Housing developers had a limited time to qualify for tax credits and there were housing concerns for the winter months. The RHTF initially began its work without a clear structure and mission. Despite those handicaps, it immediately began evaluating presentations from developers to create replacement housing.

In September, City staff learned that the state would be sending Jumpstart funding to Cedar Rapids by the beginning of October.¹ The RHTF was not certain what responsibilities it would have on administering the fund. During an early morning RHTF meeting on September 19th, the AHN made a presentation to the RHTF regarding administration of the Jumpstart program.

Jim Ernst recused himself from the discussion at the September 19th meeting because it was a presentation by the AHN. He indicated that the RHTF had no appointed vice-chair to then run the meeting. There was debate among the RHTF members whether or not a fee should be charged to folks receiving Jumpstart financial assistance. Finally, Ernst decided to end the discussion by tabling the issue until more information could be obtained about the program. (The minutes of that meeting do not reflect that Ernst recused himself from the discussion; but several people confirmed the recusal.)

On the afternoon of September 19th, city staff held a meeting with representatives from community organizations regarding the Jumpstart program. The city staff first told the attendees that the city staff must make the decision of how to administrator the program. The staff stated that they did not have the personnel resources to administrator the program themselves so a RFQ for a third party administrator would be necessary. The remaining discussion focused on other program details. It was clear at that point in time that the RHTF would not have responsibility for the Jumpstart program.

A public, open and competitive RFQ was quickly developed by city staff. Two applications were received and scored by staff. The staff made a recommendation and the City Council adopted the recommendation. The contract was awarded to a partnership of the AHN and the Wisconsin Partnership for Housing Development.

The mission of this third party administrator is to: 1) use an intake system to determine eligibility for those seeking financial help for housing rehabilitation assistance, mortgage assistance and down payment assistance; 2) collect, evaluate and recommend fund disbursements via applications; and 3) work closely with neighborhood representatives, owners and non-profit services.

No funds flow between the RHTF and the Jumpstart program. The RHTF makes no decisions on how the Jumpstart program is administered. The RHTF and the Jumpstart program administration have separate missions. The RHTF works with developers to create replacement housing while the Jumpstart program provides assistance to individual people wanting to rehabilitate their homes, who need mortgage assistance, or who want down payment assistance to purchase a home.

Advisory Opinion:

- a. Training:

¹ The Jumpstart funds were to be disbursed to flood victims to help them rehabilitate their homes or to obtain other housing.

City staff planned, prior to the flood, to conduct training for members of its boards and commissions in August of this year. The training was to include statutory duties, restrictions, and relevant city ordinances including the Board of Ethics' Conflicts of Interest rules and procedures. Staff were not able to prepare for the training post-flood; but they are planning to conduct training as soon as possible. This training is fundamental to avoiding conflicts of interest.

In the past, city staff assigned to specific boards and commissions did not routinely provide such specialized training to new members or to new boards and commissions. Additionally, guidance on the City's Conflict of Interest ordinance is not provided as part of the application package to individuals who are interested in serving on a board or commission.

This Board agrees that this type of training should be held as soon as possible for all members of City boards and commissions and their assigned staff. Additionally, a description of the conflicts of interest ordinance should be provided to potential applicants so that they have notice of possible restrictions in their business activities.

b. Handling a Similar Potential Conflict:

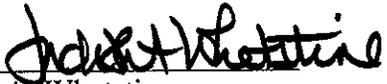
In this situation, the key RHTF meeting was on September 19. The AHN presented a plan to the RHTF for administering the Jumpstart program funding disbursement. This Board would advise members of boards and commissions and supporting staff to consider doing the following in a similar situation:

1. Recuse from discussion and abstain from participation in any action involving an organization where you are employed, an immediate family member is employed, or you or an immediate family member has an ownership interest representing 5% or more of the voting power or capital interest of the organization;
2. If the chair does recuse and there is no vice-chair to run the meeting, have the remaining members of the board or commission elect a temporary chair for the purpose of running the meeting and taking action;
3. Always explain on the record during the meeting the reason for the recusal and abstention and make certain that the minutes reflect those reasons; and
4. Avoid appearing or meeting before other city agencies on behalf of your or your immediate family member's organization while serving as a City Official.

The Board hopes that this opinion will be helpful in the future. The Board is willing to provide additional guidance in conjunction with future training of City Officials. The full Board will make suggestions to city staff for additional areas for training and for providing notice to potentially affected individuals.

Respectfully submitted,

Cedar Rapids Board of Ethics

By: 
Judith A. Whetstine
Vice-Chair
Cedar Rapids Board of Ethics

cc: Michael Richards
Jim Ernst
City Manager
City Clerk
City Attorney
Ethics Board Members

rec'd at Council
9-24-08 @

CNC
CD
FIN
TRB

A Petition; Citizen's Demand for Public Fund Management that is Free of Conflict of Interest

Presented to the City Council of Cedar Rapids by Michael Richards, Oakhill-Jackson Neighborhood President, City Council Meeting, 5:30 pm, Wednesday, September 24, 2008.

It is really important to "look before we leap", to think before we jump into "Jump Start". We must insure that there is not even a hint of conflict of interest as we use public funds for our recovery.

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#377545

In New Orleans, the FBI is investigating the conflict of interest of housing rehab being carried out by a contracting firm too closely connected to Mayor Ray Nagin. *The national eye is also on Cedar Rapids.*

In Des Moines a School Board member is being sanctioned because as a Board Member he approved paying out \$2,500 in funds to a business that he has *indirect* ties to.

If such scrutiny is in place for \$2,500 of public money in Des Moines, *how much more* is the state and federal eye going to be on Cedar Rapids for any conflict of interest with the use of millions of taxpayer dollars? We cannot afford even *any appearance of conflict of interest*, as *this would be legal cause to block the flow of State and Federal funds into Cedar Rapids right when we need it the most.* The national press is watching our actions. We must be transparent and free of conflict of interest with Jump Start and other public funds.

To avoid conflict of interest we must separate any participation in the allocation of funds from any organization that is *also using those funds.* We need to look before we leap into "Jump Start".

The City Council stated in advance clear criteria *that no one on the seven member Replacement Housing Task Force could have any present involvement in real estate development.* The Council then acted totally against their own official criteria and set up a Task Force where the majority of members have direct involvement in real estate development. All seven members of the task force are good people, but the Council has set up a bad situation with **major conflict of interest** in place. It is the responsibility of Council to address this serious conflict of interest.

To leave this **systemic conflict of interest** in place could jeopardize the funding of flood recovery housing in our City just when we need it the most. I will deliver the facts that specify this error in writing. I now petition City Council to correct this serious error and manage public funds carefully.

PETITION; Remove Conflict of Interest, manage public funds prudently and to prioritize funding of local small business and minority business to stimulate local economic development:

Monica Vernon has asked for us to "buy local" with the use of Jump Start and other flood recovery funds to make sure that we jump start our local economy and small businesses. We do not need to siphon Jump Start money off to Wisconsin according to the plan submitted by Jim Ernst/Affordable Housing.

We can utilize the "Quick Fix" portion of Jump Start funds to set up a **youth employment program** managed by volunteers right in our own city and have volunteer professional carpenters manage this part of our "Jump Start" work as we train our next generation of tradesmen in our City.

Council members Vernon and Podzimek talk about "next generation". We need to walk our talk now. Investing our funds in Cedar Rapids youth training and civic involvement of our youth as we rebuild our City is much more cost effective than employing Jim Ernst's associates from Wisconsin. An initiative to set up **Jump Start Youth Training/Youth Employment** is underway and can be activated immediately. We have national experts and Iowa State University resources in place to carry out this youth training.

Cedar Rapids neighborhood Councils are 501 3c non profits that can make sure this is cost effective. City Council can contact me at **319-213-2051** to set up this **community based youth training effort**.

Recovering from a major natural disaster is a huge challenge for a City.

The status quo, the old ways of doing things are not adequate to rise to such a new challenge.

Recovery requires the full participation of an active citizenry and the fair and intelligent use of every single dollar of flood recovery funds. **The highest level of ethics is required.**

Full recovery in Cedar Rapids can only work with transparent, honest and participatory governance.

At present we have a very serious problem with how housing rehab and housing replacement funds are being prioritized, allocated, managed and spent in a structure with **deep systemic conflict of interest**. **We must solve this problem immediately.**

Here is the problem:

We cannot have the *hands that hold the purse strings of our public funds be the very same hands that reach into that public purse to provide business, construction or financing services for the development and operational expenses for replacement housing in our City.*

The Replacement Housing Task Force as presently constituted is rife with very clear conflicts of interest.

I will delineate these clear conflicts of interest that we must remove immediately or risk funding loss:

1. Jim Ernst is the Chairman of the Housing Replacement Task Force. Jim Ernst is also the manager of the Affordable Housing Network that operates as part of Four Oaks. Four Oaks/AHNI is a private entity that is requesting public funds. Jim Ernst is at the same time managing or at least directly influencing the disbursement of those same public funds. That is a serious **conflict of interest** that will put flow of our public funds in jeopardy.

Four Oaks/Affordable Housing Network is one of the very largest private property owners and private landlords in the City of Cedar Rapids. The fact that Four Oaks/AHNI is a not for profit is totally immaterial. They are simply one more **private landlord, asking for public funds.**

To have Ernst as President of this large private property management entity also serve as the Chair of the Task Force that recommends priority use for public funds for housing is a **blatant conflict of interest**. The Council needs to provide **local scrutiny before** we have **national scrutiny**. We are preparing to utilize millions of dollars in public funds, *so we need public trust*.

Jim Ernst has "recused" himself when a vote of the Replacement Housing Task Force delivers funds direct to Four Oaks/AHN. Such isolated recusal is an empty gesture, while as Chair of this City Task Force, Ernst has undue influence on the entire process of distributing our public funds for disaster replacement housing in Cedar Rapids. Every decision that does not directly effect Four Oaks/AHN indirectly effects the housing market that Four Oaks participates in. The not for profit status does not change the legal fact; Four Oaks/AHN is a private property management entity. Jim Ernst must therefore recuse himself as Chair of the Housing Replacement Task Force in order for there to be a **fair and honest system in place to manage our public funds for affordable housing**. *There is no place for even a hint of conflict of interest in this process.*

*In a rush to delegate housing replacement authority, the City has done Jim Ernst a disservice. It is not fair to him to be placed in this situation of conflicting interests. Look before you **Jump Start**.*

This structure is not fair to taxpayers, the thousands of damaged homeowners that deserve that every dollar available go directly to flood recovery, or to smaller contractors in Cedar Rapids that are not part of a privileged inner circle involved in a web of shared special interests.

We need a level playing field and a **free market** to make sure that every dollar is spent in the most prudent way possible for **maximum benefit for the flood victims** and to all citizens of Cedar Rapids, *not a select few*. The "old CR normal" includes a long history of back room sweetheart deals. Our "new normal" is **transparency and a free and open housing market**.

In addition to the most **obvious conflict of interest** of having Jim Ernst serve as Chairman of the Replacement Housing Task Force, while at the same time serving as the President of a huge private landlord entity, there are other **clear conflicts of interest** in place on the Replacement Housing Task Force.

2. Four Oaks/ Affordable Housing Network hired a member of their own Board of Directors; OPN Architects with public funds for the Brown Apartments. (**DanThies/OPN Architects, Inc.**)
3. Four Oaks/Affordable Housing Network hired the Ryan Companies as the General Contractor for the Brown Apartment Project with our public funds. Emily Meyer, an employee of the Ryan Companies is also on the City Replacement Housing Task Force. This is also a clear conflict of interest. *Neither Meyer nor Ernst can be objective in their decision making in this process.*

The Four Oaks-Affordable Housing Network/OPN/Ryan collaboration resulted in a **\$168,000 cost per unit** to remodel existing apartments. This is an **extremely inflated cost** for rehabilitation of existing apartments. As director of this effort, Ernst has demonstrated **conflict of interest** and has allowed for **inflated budgets**. Conflict of interest and inflated public spending leads us into **MAHP, Chapter Two**.

The same hands are controlling the public purse and also dipping into our public purse. This is not ethical and it is not a responsible way to manage public funds. The taxpayers and citizens deserve a **fair and totally transparent structure** to disburse housing funds that provide the maximum benefit for all.

The Brown Apartments are a **prime example of this problem**. As a City, we **lose 3 times** on this project;

1. **\$168,000 dollars** to remodel each unit, depletes the public fund and leaves less money available for affordable housing. Those that need affordable housing suffer as a direct result.
2. Tax payers are paying more funds than are necessary to rehabilitate existing housing.
3. Tax payers pay again to **subsidize rent** on very costly apartments to keep them "affordable".

Scott Olson of Skogman Realty is also on the Board of Four Oaks/Affordable Housing Network. Skogman Companies are also receiving public funds both directly as developer, or indirectly as builder in several of the proposals being submitted to the **City Replacement Housing Task Force**. The tightly intertwined business relationships of Skogman/Jim Ernst/Four Oaks/AHN is also a **clear conflict of interest**.

Skogman, Affordable Housing Network, Ryan Companies and OPN Architects are all fine organizations that should have a full right to pursue housing development opportunities in a **fair, open free market**. However, they, nor no other individual, company or not for profit entity should be the recipient of any benefit, influence, control or advantage that derives from **conflict of interest and a controlled market**.

A Replacement Housing Task Force that includes such **clear conflict of interest** prevents a free and fair market for housing replacement and housing rehabilitation services and *best use of funds*.

We need a **level playing field, a free market** where all contractors, all architects, all property managers large and small can make fair bids to an **objective public policy and review board** that is totally free from any conflict of interest. To allow conflict of interest *puts the public funds available at risk*.

In addition to my local work as President of the Oakhill Jackson Neighborhood ASSN, I serve on the **Economic Development Task Force for the Governor's Rebuild Iowa Office**. Iowa has taken a **10 billion dollar** hit from the Disasters of 2008. A **free, fair and open market** will provide the **most efficient use of public taxpayer funds** to stimulate economic recovery and economic growth. Conflict of Interest, old school control of money, power and influence, controlled markets and back room/sweetheart deals *will actually stifle our economic recovery as a City and State*. We need to open the door in our city for **fair and free entrepreneurial innovation**. This will foster the most effective use of funds that only a true free market can provide. The inside circle can play on a level playing field with everyone else. We need to make sure that there is **equal opportunity** for owners of **small business, minority business and younger contractors** in our City. A **fair market** will create the strongest economic development for our City and State and provide the most efficient use of taxpayer's dollars.

Let's end **conflict of interest** and the controlled status quo of stifling economic power and influence.

It could actually be good that **former MAHP Board member, Larry McGuire** is on the Cedar Rapids Housing Replacement Task Force, *if he makes sure that the Affordable Housing Network is not a MAHP in the Making*. Conflict of interest/inflated budgets will lead us right smack into **MAHP déjà vu**.

Ben Henderson provides expertise in housing development tax credits, but we need to be alert to a *potential conflict of interest* if his employer AEGON bids on tax credit packages with Cedar Rapids Housing replacement initiatives. Task Force member Karen Nofnagle is also employed by AEGON that could very likely bid on local housing tax credits.

The City Government stated in advance and in writing that members of the seven member Replacement Housing Task force cannot be **actively involved in real estate development in Cedar Rapids.**

This means that *anyone who owns a company, manages a not for profit, or is on the board of a company, or that has business or financial relationships with a company or not for profit that is engaged in real estate development cannot be on this Task Force.* By ignoring the City's own stated policy and publicly recorded criteria, the City Council has set up a Task Force with serious conflict of interest.

I only present a problem if I can also present an intelligent and workable solution;

I therefore Petition the City to issue a formal vote on four specific actions;

- 1.** Anyone who owns a company or manages a not for profit that is involved with real estate development, or on the board of a company or not for profit, or that has business or financial relationships with a company or not for profit engaged in real estate development cannot serve on the Replacement Housing Task Force. I petition the city to honor and apply its own stated policy and publicly recorded criteria and end the present conflict of interest on this City appointed board before we lose public funding because of this conflict of interest. Authorize a Replacement Housing Task Force that is free of any hint of conflict of interest.
- 2.** Authorize the elected Neighborhood ASSN. Presidents as a **Citizen's Review Board** to review the use and allocation of all State and Federal disaster recovery funds to prevent such conflict of interest in the future. This Council of Neighborhood Presidents will be an active citizen's voice.
- 3.** Appoint a **City staff person** to serve as the administrator of this **Citizen's Council.** In this post disaster status, the **Neighborhood Boards of City Government** have a crucial role. This **Volunteer Citizen's Council** will help insure that every dollar is spent wisely .
- 4.** To formally adapt the "**buy local**" policy presented by Council member Monica Vernon to pay flood recovery funds to local businesses that include **minority business and small businesses** as they provide housing rehab and other flood recovery services.

For many years, the City of Cedar Rapids has had a very well organized structure of neighborhood associations that *only represent the fair interests all of the people of our City.* A fair and honest review of public funds can thus be provided by a **Council of the Presidents of the Neighborhood Associations.** The neighborhood associations are the **official citizen's branch of City Government** and operate within the **Office of City Manager.** The core neighborhoods around the center of the city were directly impacted by this major natural disaster. **Citizens deserve representation.** The neighborhood associations are in the very best position to represent the interests of all of the citizens of Cedar Rapids and steward taxpayer's funds. They represent *only the citizen's interest.*

Cedar Rapids Neighborhood Presidents have already put in place **housing and community development expertise** through close working relationships with our great Iowa Universities. *We know how to get the most bang for the public buck. By working right in our neighborhoods, each dollar is spent wisely.*

The Presidents of Neighborhood Associations have no conflict of interest. Association Presidents volunteer their time *with no compensation*. They are motivated only by the desire to represent the best interests of all of the citizens of Cedar Rapids. Asst. to City Manager, Sandi Fowler has stated to me on "the Neighborhood Associations make the most frugal use of funds of any public structure in our city." We need to call on this publicly demonstrated frugality and freedom of conflict of interest to manage public housing funds and all other public recovery funds that need to be spent as effectively as possible for our neighbors and small business owners that suffered in the flood.

I petition the City of Cedar Rapids to present all applications for the use of public City, State and Federal Funds for review at a weekly Council of Neighborhood Presidents as we rise above the effects of this Natural Disaster. This process will insure the prudent and cost effective management of public funds.

Neighborhood Presidents are not unduly influenced by special interests of any individual, any for profit or not for profit private entity.

Also, a full budget and cost/benefit analysis of each disaster recovery project proposal must be submitted to the press in advance, before it is voted on by the City Council for final approval. This open communications method and public disclosure process will provide full transparency so that the interests of all citizens are our highest priority. **This will insure that every public dollar is well spent.**

In the status quo, special interests have undue influence at the local, state and federal level. We can begin to change this unfair structure by putting in place a **healthy structure at the local level.**

We cannot afford anything less than such transparency, fairness and freedom from conflict of interest as all citizens of Cedar Rapids work to recover from this major disaster. **Every dollar must be effective.**

As a citizen of Cedar Rapids, a local, county, state and federal taxpayer I legally request that the City Council vote yes or no to approve or disapprove the action steps included in the formal petition stated above.

I request that this formal vote of council take place within 7 days and that your response set back to me in writing as the President of the Oakhill Neighborhood ASSN. This formal vote is a very urgent matter, since we are in a post-disaster emergency status in this City. Thousands of homes and hundreds of businesses need to know that every dollar possible is available to go directly to their recovery in the most efficient manner possible. A weekly review by the Council of Neighborhood Presidents would have that result *as their only goal.*

We must insure that all public funds are spent prudently, with full disclosure and without conflict of interest. The families and small business owners that suffered from this flood *deserve nothing less.*

I invite all citizens of Cedar Rapids to make their views known on this important and urgent issue. I can be contacted by e mail at; floodsurvivor@aol.com or by cell phone at 319-213-2051.

---Michael Richards, President/Oakhill --Jackson Neighborhood Association

Public Petition Notice; Since this Petition is for the fair, prudent and honest use of public local, state and federal funds, this PETITION for action has also been delivered directly to the Governor of Iowa, to the Legislature of the State of Iowa, to our Iowa Attorney General, and to the U.S. Congress. We are ready for a healthy and open *"new normal"* in Cedar Rapids.