



City of Cedar Rapids City Council Meeting

June 25, 2024

American Rescue Plan Act

Funding Update

American Rescue Plan Act

Enable local governments to lay the foundation for a strong and equitable economic recovery

Areas of Focus

- Serving low-income and socially vulnerable communities that experienced the impact of the pandemic more severely.
- Increasing community resiliency in a new reality with issues such as climate change.



Aligning with Local Needs

- LAP-AID and coordinated intake – Waypoint Services
- Community Impact Survey (City, Linn County, & United Way)
- Over 1,000 door-to-door surveys in low to moderate income neighborhoods



American Rescue Plan Act

- City awarded \$28,190,765
- Funding Categories
 - Affordable Housing
 - Social Services
 - Business / Non-Profit
 - West Side Flood Control
- Joint Competitive Awards
 - \$6 million in competitive awards
 - Two funding rounds



Project Updates

- All available funding has been allocated
- Subrecipient Agreement
 - Activities funded
 - Beneficiaries
 - Quarterly reports
- Funding must be expended by December 31, 2026



Affordable Housing

- Total funding allocated: \$5,476,007
- Total funding disbursed to date: \$4,640,589



Affordable Housing – Housing Rehabilitation

- PATCH Program - \$1 million
 - Assisted 224 households
 - Leveraged \$3.4M in private/public funding
- NFC Energy Efficiency Program - \$391,445
 - 8 households served to date
 - Leveraged an additional \$230,000 in funding
- Matthew 25 Strategic Green Rehabs - \$359,562
 - Projected to serve 10 households



Affordable Housing – New Units

Total allocation of \$1,225,000

Total new units: 49

- Discovery Living
- HACAP
- Hope CDA
- Cedar Rapids Brickstone
- Watts Group
- Genwealth Holdings LLC
- Willis Dady Chandler Pump and Washington Ave SE



Affordable Housing – New Units

- The Heights - \$2.5 million
 - 1500 2nd Ave SE
 - 25 total rental units
 - 6 fully ADA accessible units
 - 60% AMI – 15-year term
 - HACAP selected as owner/manager
 - Leveraged approximately \$4.5M in federal funding



Social Services

- Total funding allocated: \$10,953,371
- Total funding disbursed to date: \$2,584,195



Social Services

- Non-profit facility improvements - \$1,629,826
 - Boys & Girls Club
 - The Arc of East Central Iowa
 - Central Furniture Rescue
 - Eastern Iowa Health Center
 - Foundation 2
 - His Hands Free Clinic
 - Salvation Army



Social Services

- Increased Food Access - \$456,742
 - Feed Iowa First
 - Green Square Meals, Inc.
 - HACAP – food reservoir
 - Heritage Area Agency on Aging – Encore Express
 - Together We Achieve – Food Boxes



Social Services

- Mental Health - \$174,000
 - Tanager Place – Mental Health Tool Kits
 - Iowa Healthiest State Initiative (Make it OK)
- Homelessness \$582,453
 - Willis Dady – Employment Hub
 - National Alliance to End Homelessness Design Clinic



Social Services

- Immigrant Services - \$557,722
 - Intercultural Center of Iowa
 - Young Parents Network (YPN) Afghan Immigrant Pilot
 - Kirkwood Community College – English Language Classes
 - Catherine McAuley Center – New Iowans Collaborative
 - Horizons A Family Service Alliance – New Iowan Collaborative Transportation
 - United We March Forward



Social Services

- Youth - \$275,000
 - Tanager Place – LGBTQ Youth Center
 - Families Helping Families – Foster Care support
 - Zach Johnson Foundation – Kids on Course



Social Services

- Community and Neighborhood Amenities - \$7,277,628
 - Life Enrichment Center – Older Adult Social Engagement
 - Theatre Cedar Rapids – ADA Improvements
 - The Bridge – ADA Improvements
 - Core Neighborhood Dog Park
 - West Side Library and Opportunity Center Park Concept
 - Neighborhood Art Initiatives
 - Waypoint Services - KidsPoint Child Care



Business / Non-Profit

- Hotel/Motel Grants & Operational Gaps - \$600,000
 - \$515,014 disbursed – 8 organizations
- Workforce Initiatives - \$1,161,387
 - Cedar Rapids College Career Connection – Kirkwood Community College
 - 318 students assisted
 - \$587,053 disbursed to date



Business / Non-Profit

- Workforce Initiatives (continued)
 - Target Industry/Workforce Study
 - Completed in January of 2023
 - 581 target industry jobs retained
 - 78 target industry jobs created
 - Skill-Up CR
 - New program - under design
 - Partnership with Kirkwood Community College
 - Address barriers to employment



West Side Flood Control

- \$10 million allocated
 - \$2.97 million expended to date
- Q Ave NW to Ellis Park Flood Control
- Ellis Blvd NW Reconfiguration Project



ARPA Update

- All funding allocated
- Quarterly reporting - U.S. Department of the Treasury
- Monitor - all funds to be expended by December 31, 2026
- Regular updates to City Council

Presented by:

Jennifer Pratt

Community Development Director

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319-286-5047

Sara Buck

Housing Services Manager

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319-286-5192



Agenda Items #1 & #2

CDBG & HOME Annual Action Plans Federal FY23 & FY24

Public Hearing
June 25, 2024

Federal FY23 Annual Action Plan Amendment

Hope CDA Change of Use Request

- Original Award - 2 Housing Rehabilitation Projects
- Proposed change - 1 Housing Rehabilitation Project & 1 New Construction Project



Federal FY23 Amendment Timeline

March 14, 2024 - Grants and Programs Committee
recommendation

May 25, 2024 – 30-day Public comment began



Federal FY24 - Annual Action Plan Funding

HUD FY24 (July 1, 2024-June 30, 2025)

- CDBG - \$1,131,610
- CDBG - \$54,521 (reallocation from FY23)
- HOME – \$353,845



Proposed HOME Budget

Agency	Activity	Proposed Budget
Affordable Housing Network, Inc.	Building Community: One Rehabilitated House at a Time	\$50,000
Cedar Valley Habitat for Humanity	Hope Build	\$70,000
City of Cedar Rapids Housing Services	First Time Home Buyer Program	\$108,461
Hope Community Development Association	Refurbishing Blighted Houses	\$90,000
City of Cedar Rapids Housing Services	HOME Administration	\$35,384
		\$353,845



Proposed CDBG Public Service Budget

Agency	Activity	Proposed Budget
Boys & Girls Club	Inspiring Great Futures	\$7,000
Catherine McAuley Center	Services for Women Facing Housing Barriers	\$25,000
Central Furniture Rescue	Program Manager	\$10,000
Community Health Free Clinic	Wages for Specialized Staff	\$15,000
Hawkeye Area Community Action Program	HACAP Homeless Housing	\$21,000
Horizons, A Family Service Alliance	Late-Shift Transportation Service NTS	\$5,694
Iowa Legal Aid	Cedar Rapids Housing Stability Project	\$23,000
Waypoint Services	Case Management	\$22,000
Willis Dady Homeless Services	Empowering Case Management	\$21,047
Willis Dady Homeless Services	Overflow Shelter Support	\$20,000
		\$169,741



Proposed CDBG Non-Public Service Budget

Agency	Activity	Proposed Budget
Aging Services	Home Repairs for Low-Income Seniors	\$5,000
Area Substance Abuse Council	Adult Recovery Updates	\$48,151
City of Cedar Rapids Housing Services	Owner-Occupied Rehabilitation Program	\$255,239
Matthew 25	Affordable Rental Housing	\$130,000
St. John of the Cross Catholic Worker House	CWH- Flooring, Windows and Foundation	\$78,000
City of Cedar Rapids Housing Services	Administrative Overhead	\$100,000
City of Cedar Rapids Housing Services	Administrative Staff Costs	\$80,000
City of Cedar Rapids Housing Services	Service Delivery Costs	\$320,000
		\$1,016,390



Federal FY24 Annual Action Timeline

- February 13, 2024 – First required Public Hearing
- March 7-March 28, 2024 – Grants and Programs Committee
- May 7, 2024 – Final allocations released
- May 16, 2024 – Grants and Program Committee
- May 25, 2024 – 30-day public comment began
- June 25, 2024 – Public Hearing & City Council Resolution
- July 6, 2024 – Annual Action Plan due to HUD



Recommendation

Staff recommends approval of the Annual Action Plan amendment for Federal FY23 and adoption of the Annual Action Plan for Federal FY24.

Presented by:

Sara Buck

Housing Services Manager

s.buck@cedar-rapids.org

319-286-5192



3. Harlan Eddy Drive SW

Rezoning

RZNE-000440-2024

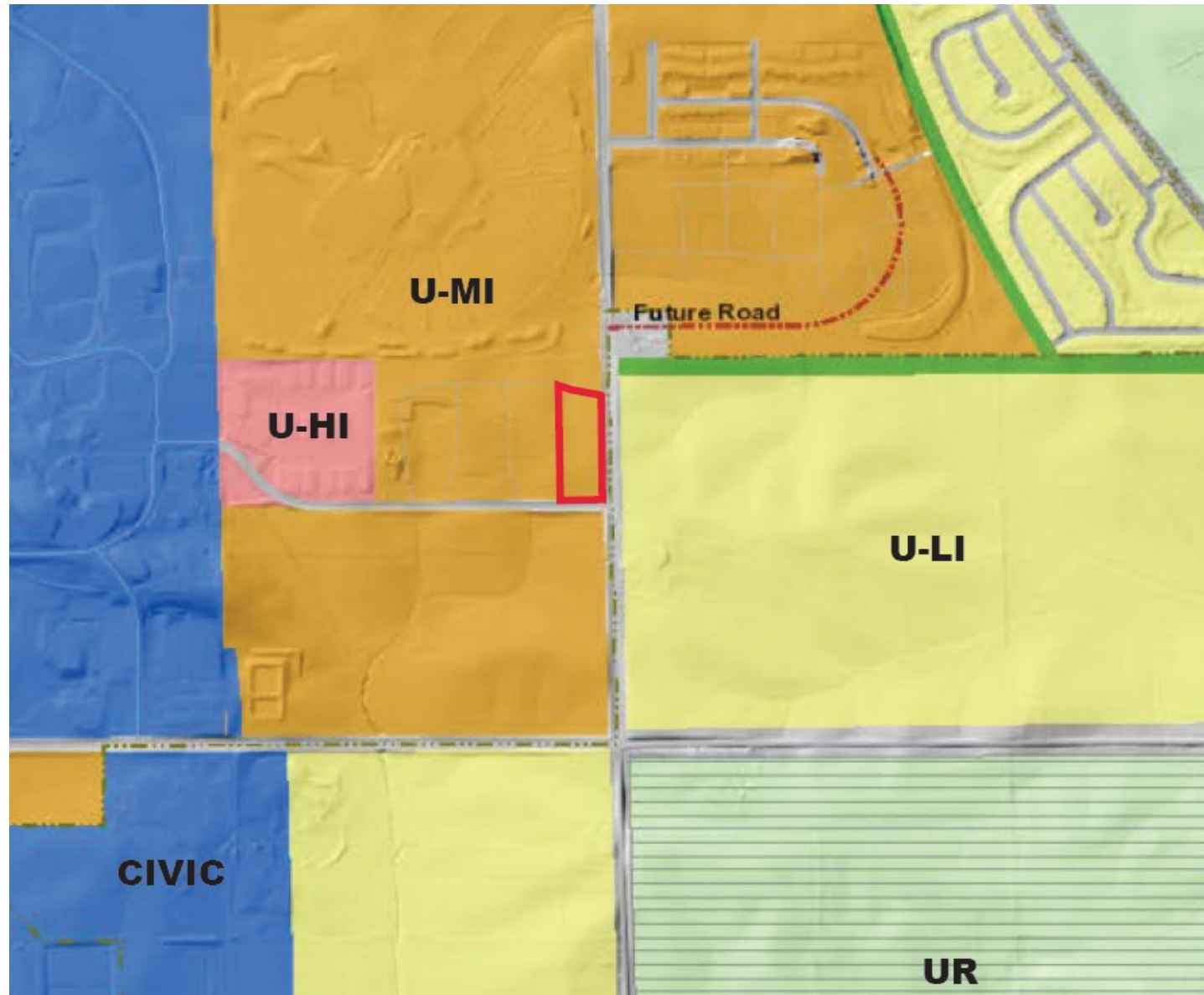
Harlan Eddy Drive SW

GENERAL INFORMATION:

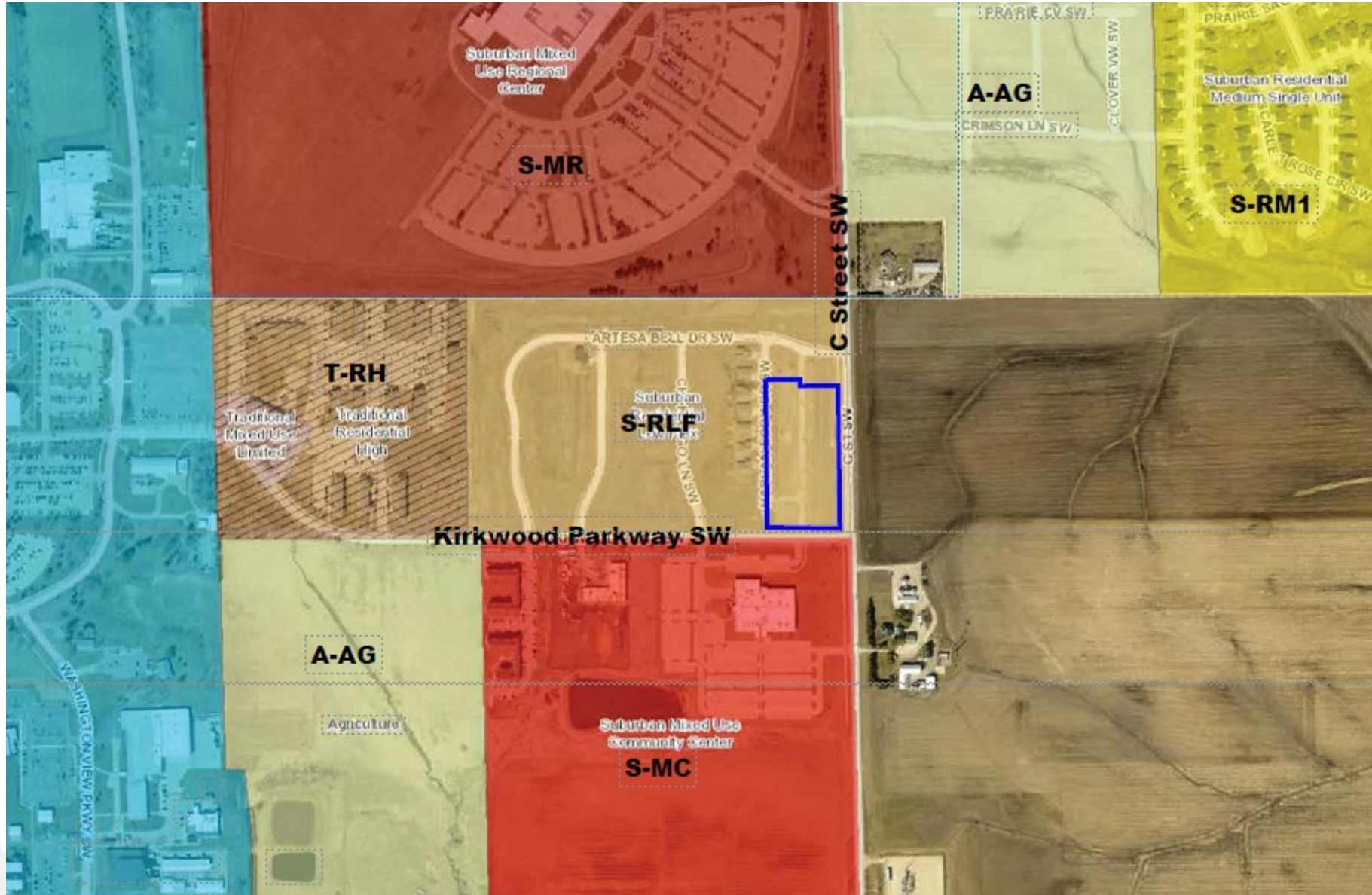
- Request is change of zone from S-RLF to S-RMF
- The proposal includes the following:
 - Total lot area: 3.78 acres
 - Dwelling units: 11 4-unit and 1 3-unit townhomes
 - Subdivision of Lot 75 to provide individual lots for each townhome



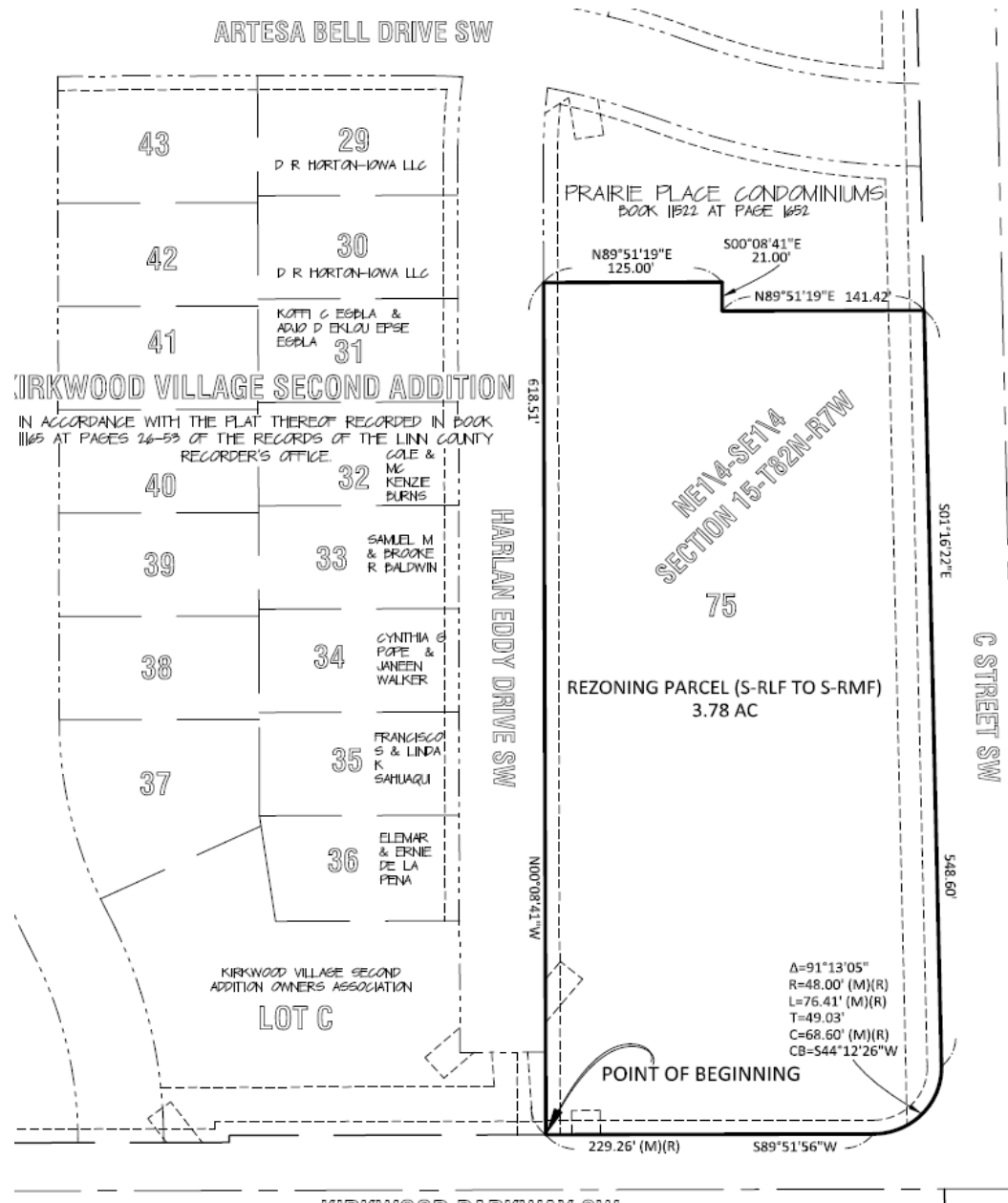
Future Land Use Map



Zoning Map



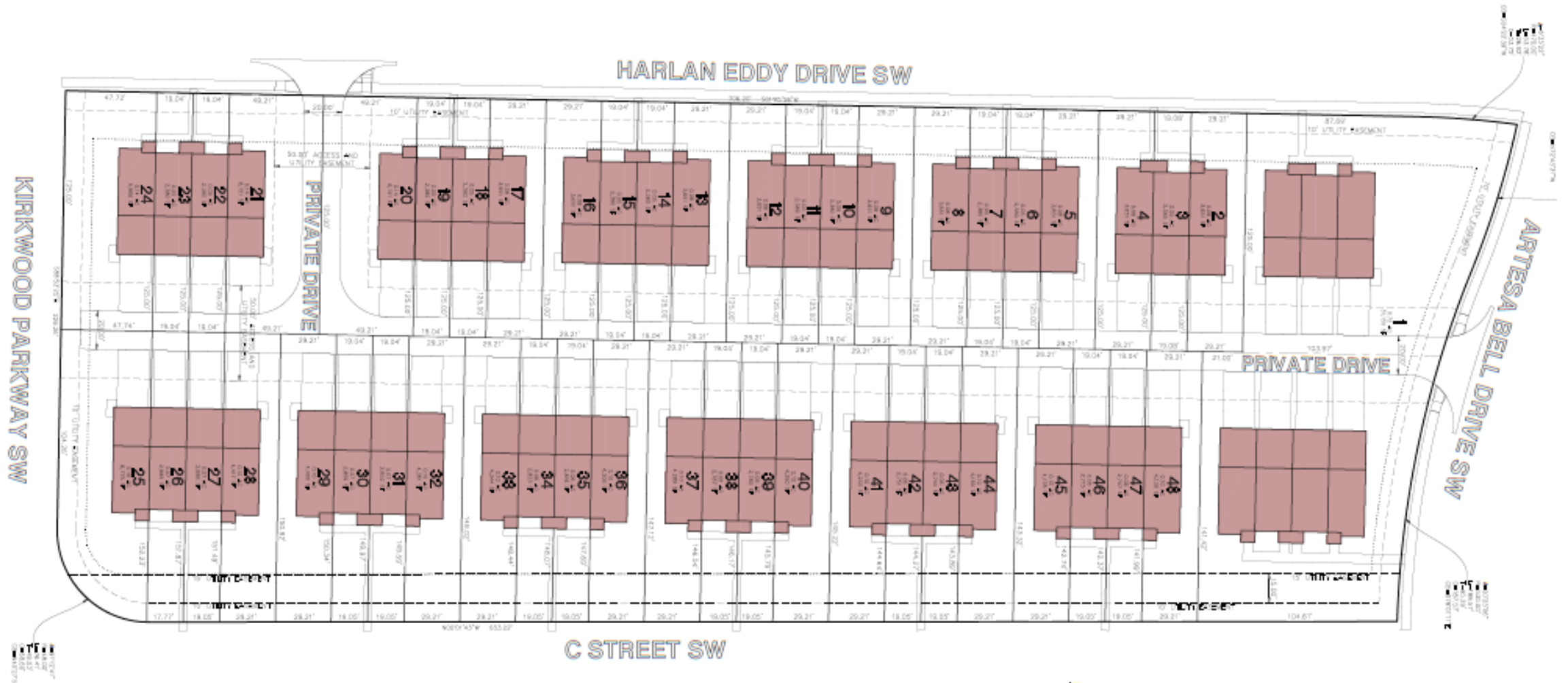
Location



Aerial View



Site Plan

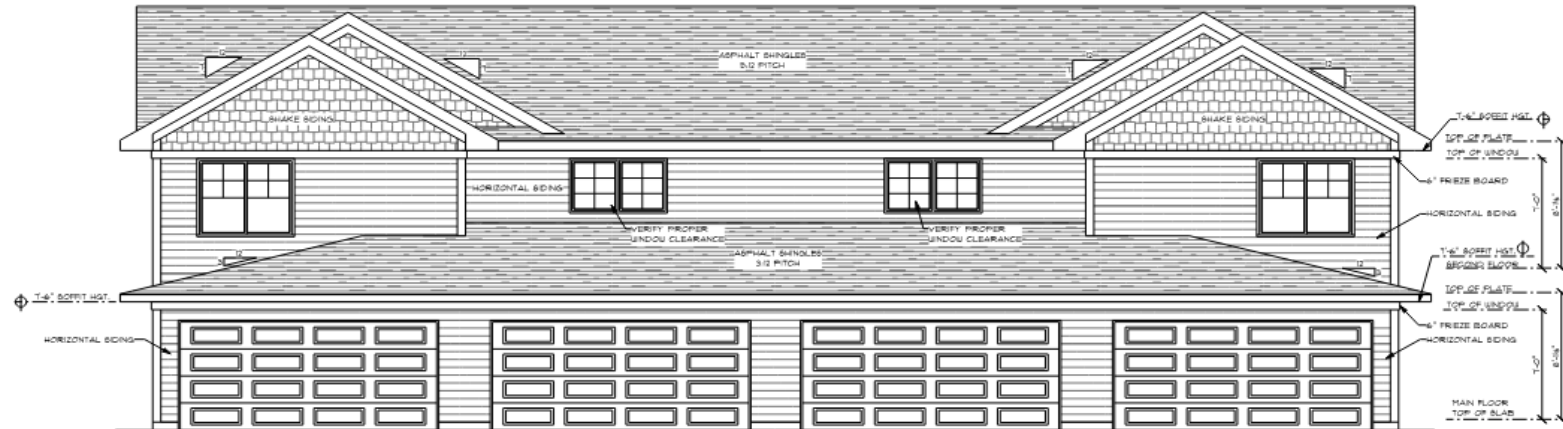


Townhomes



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



Rezoning Criteria

- Consistency with Comprehensive Plan and other studies

The S-RMF Zone District is in accord with the Comprehensive Plan's stated goals of a diversity of housing types and support of Missing Middle housing.

- Public facilities, Services and Suitability

The parcel requested for rezoning will be served by all City services.

- Character

The requested S-RMF zone district provides a suburban residential character and complements the existing uses in the area.



Staff Recommendation

Staff recommends Approval of the request

- The requested zone change and uses allowed meet the intent of the Comprehensive Plan.
- No recommended conditions



Review

- City Planning Commission Recommendation – June 6
- **City Council Public Hearing – June 25**
- 2nd and Potential 3rd Readings – July 9

Presented by:

Seth Gunnerson

Zoning Administrator

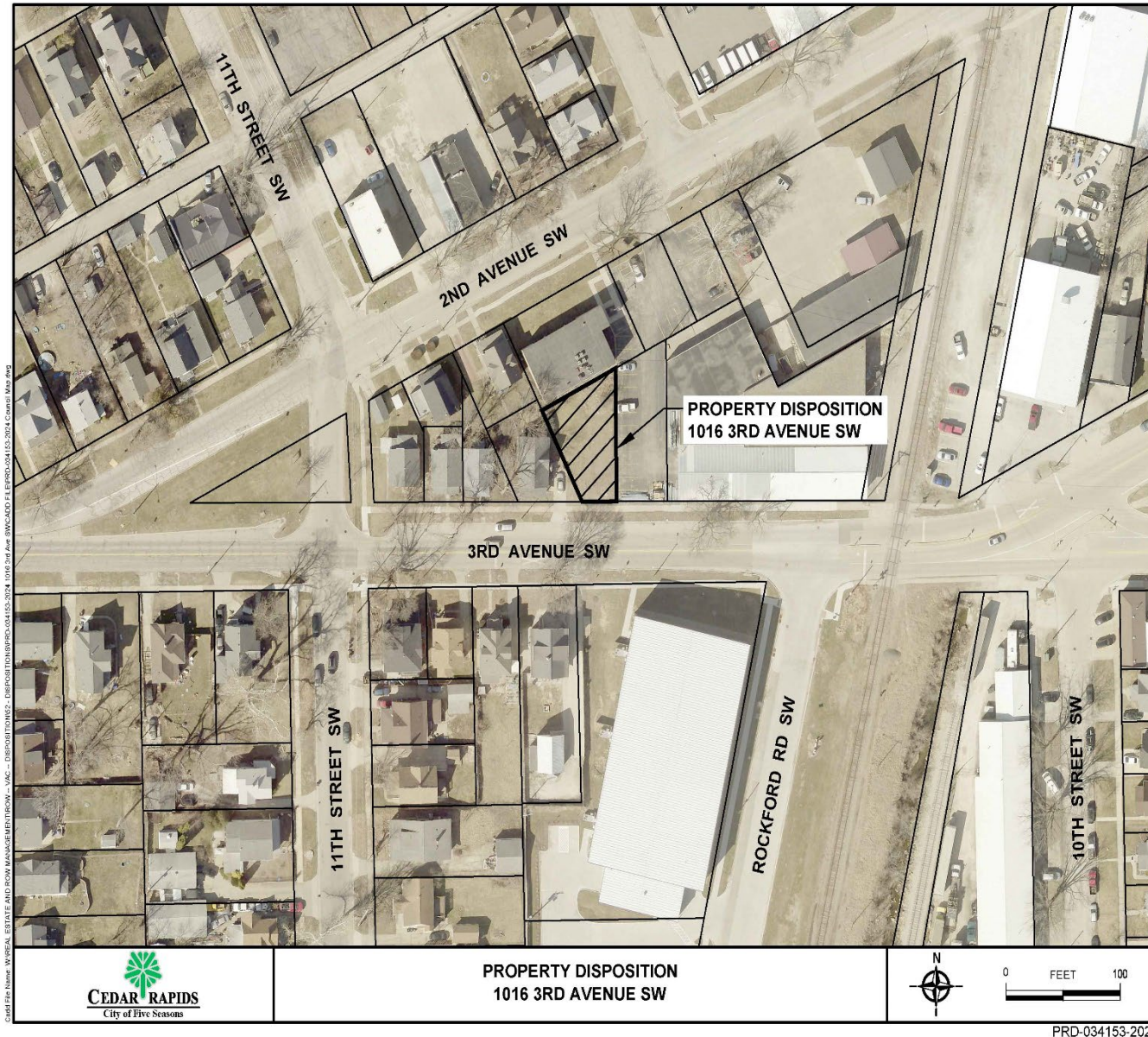
s.gunnerson@cedar-rapids.org

319 286-5129



Agenda Item #4

Public Hearing for the disposition of City-owned property located at 1016 3rd Ave SW



- Acquired in 2011 through the Voluntary Property Acquisition Program
- House on property was demolished
- In working with the City Assessor, Zoning Administrator, and Community Development Department, it was determined this is no longer a viable single-family lot
- Adjacent parcel owner bid on parcel
- Parcel to be combined with 1011 2nd Avenue SW



Public Works Recommendation

Approve the resolution to accept the bid of \$3,000 from Second Avenue Commercial Group LLC, for the property at 1016 3rd Avenue SW.

Presented by:

Robert Davis, PE, ENVSP

Real Estate Services Manager

Flood Control System Manager

r.davis@cedar-rapids.org

319-286-5808



Agenda Item #5

Property Disposition

Generally located at 1001 2nd Street
SE (southeast of 10th Avenue SE)

City Council

June 25, 2024



Site Characteristics



View west from 2nd Street SE

- ~ 3 acres in area
- Parking lot
- U-NG – allows for mixed-use up to 6 stories
- Access to City infrastructure
- Setbacks maintained from Flood Control System
- Located in 100-year floodplain



Proposal

- City has received a proposal from Conlon Construction for the construction of a 150-room hotel
- Aligns with Czech Village New Bohemia Area Action plan to incorporate hotel into the study area



Proposal



Next Steps

- May 15, 2024 – City Council Development Committee Recommendation
- June 25, 2024 - Public Hearing
- July 26, 2024 - Proposals Due
- August 13, 2024 - City Council Consideration & Selection
- Fall 2024 – Negotiation of Development Agreement



Recommendation

- Initiate the RFP process.

Presented by:

Jeff Wozencraft

Planner – Community Development & Planning Department

j.wozencraft@cedar-rapids.org

319-286-5772



Agenda Item 6 Pinnacle Urban Renewal Area and Plan

City Council
June 25, 2024

Background

- April 23 City Council approved Resolution of Support for standard incentives – Airport Commercial Park Project
- May 14 Resolution initiating establishment of Urban Renewal Area/TIF District
- May 24 Consultation with affected taxing entities
- June 6 City Planning Commission
- Today **Public Hearing/Resolution & 1st Ordinance Reading**





Agenda Item 7

Wilson Urban Renewal Area and Plan

City Council

June 25, 2024

Background

- April 23 City Council approved Resolution of Support for standard incentives – Corridor Network Construction Project
- May 14 Resolution initiating establishment of Urban Renewal Area/TIF District
- May 24 Consultation with affected taxing entities
- June 6 City Planning Commission
- Today **Public Hearing/Resolution & 1st Ordinance Reading**





Agenda Item 8/9

Central Consolidated URA and Development Agreement

City Council

June 25, 2024

Background

- May 14-Council authorized term sheet with Aspect LC for a mixed-use redevelopment project at 329 2nd Avenue SE
- Urban Renewal Area Plans
 - Required to update plans reflecting specific activities including new economic development projects and infrastructure improvements
- June 10 - Consultation with taxing agencies; no comments or objections
- Today-Approve Urban Renewal Amendment and Development Agreement



Development Agreement

- \$5.6M capital investment
- Mixed-Use Redevelopment of existing commercial space
 - Main floor commercial space
 - 2nd and 3rd floor-13 apartments (mix of studio, 1 and 2 bedroom)
 - Exterior will maintain historical features and architecture as required by State Historical Preservation Office (SHPO)
- Construction commencement July 1, 2024; completion July 1, 2025
- Financial Incentives:
 - City to provide a reimbursement of 100% of the tax increments up to (i) a net present value (NPV) of \$350,000 at 6% discount rate and discounting payments to completion date or (ii) 20 consecutive annual payments





REMOVE METAL PANEL CLADDING
COVERING WINDOW
-INSTALL NEW WOOD SASHES IN EXISTING
FRAME -SEE DETAILS 3 & 4/A500
-GLAZING WITH MIN. 72 LVT

REMOVE METAL PANEL CLADDING
COVERING ARCHED WINDOW AND
ALUMINUM REPLACEMENT WINDOW
-REFURBISH ARCH WINDOW IN PLACE
-INSTALL NEW DOUBLE HUNG
REPLACEMENT WINDOW
-PAINT

REFURBISH ENTRANCE
DOOR & TRANSOM -PAINT





REMOVE METAL PANEL CLADDING
COVERING WINDOW
-INSTALL NEW WOOD SASHES IN EXISTING
FRAME -SEE DETAILS 3 & 4/A500
-GLAZING WITH MIN. 72 LVT

REMOVE WOOD CLADDING AND
MODERN WALL
-REPLACE WITH NEW INFILL

REMOVE WOOD INFILL
-INSTALL NEW WOOD WINDOW

REFURBISH OR REPLACE
PANELING

PRELIMINARY
FOR





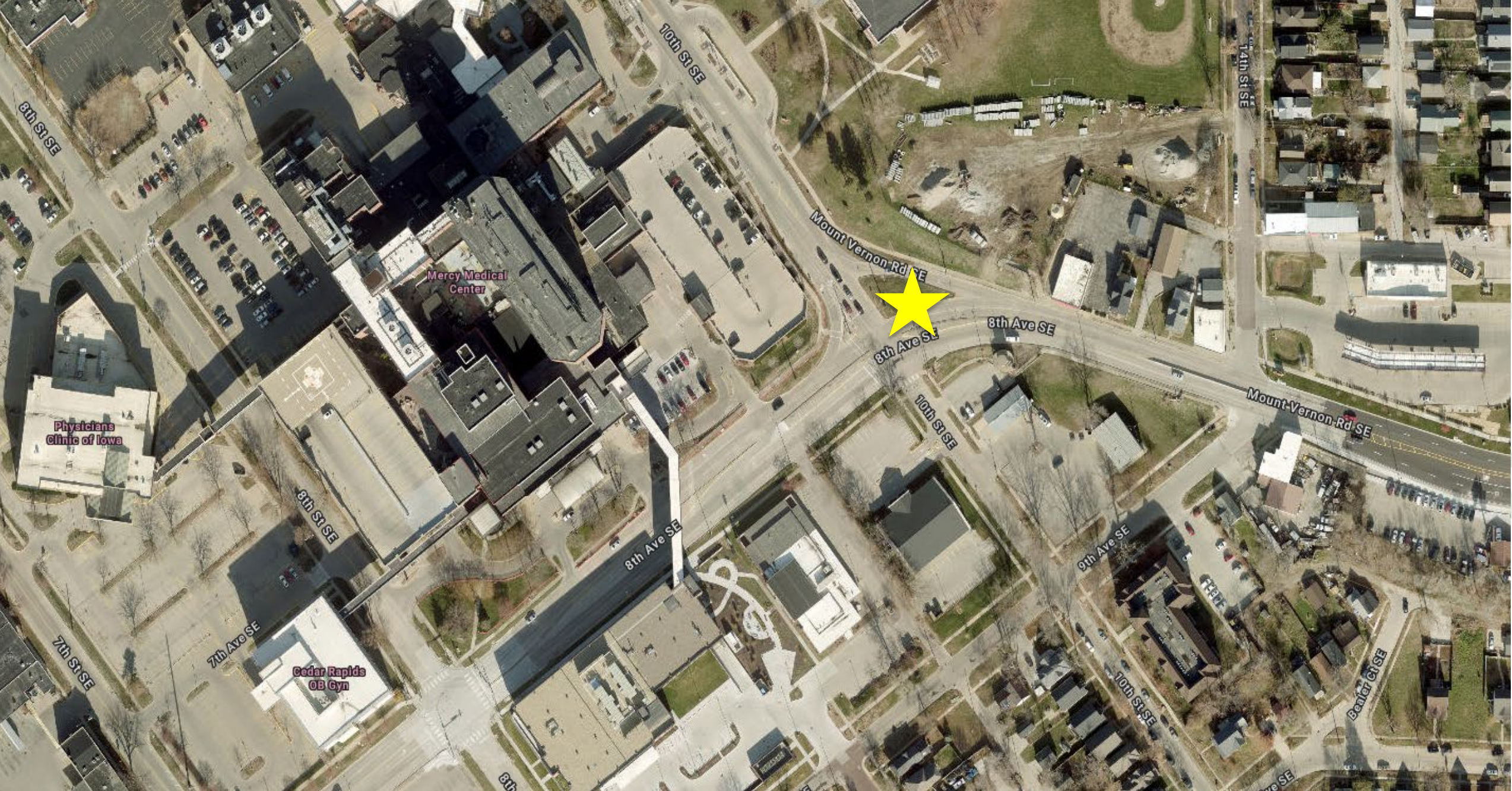
INSTALL NEW WOOD SASHES IN
EXISTING FRAME - PAINT WOOD
- GLAZING W/ MIN. 72 LVT

INSTALL NEW DOUBLE HUNG
WINDOW - GLAZING W/ MIN. 72 LVT

DEMO & REMOVE MODERN BRICK WALL
- ORIGINAL BRICK WALL TO REMAIN
- EXTEND EIFS DOWN TO GRADE

PRELIMINARY
FOR





Recommendations

- Approve Amendment #2 to the Central Consolidated Urban Renewal Area
- Approve resolution to authorize the development agreement

Presented by:

Scott Mather

Economic Development Coordinator

s.mather@cedar-rapids.org

319-286-5683



Agenda Item 10/11

Consolidated I380 URA and Development Agreement

City Council

June 25, 2024

Background

- May 14-Council authorized standard city incentives with Williams Synergy Group LLC for a redevelopment project along 6th Street SW
- Urban Renewal Area Plans
 - Required to update plans reflecting specific activities including new economic development projects
- June 10 - Consultation with taxing agencies; no comments or objections
- Today-Approve Urban Renewal Amendment and Development Agreement



Development Agreement

- \$8.5 million capital investment
- Minimum Improvements
 - Construction of two (2) commercial buildings
 - (1) 60,000 square foot warehouse
 - (1) 20,000 square foot warehouse
- Timeline:
 - Construction Commencement July 2024; Completion July 2025
- Incentives:
 - 10-year, 50% rebate of increased taxes
 - An estimated \$3 million new taxes generated; \$1 million rebated back









MIDWEST COMMERCE VI



05.03.2024



Recommendations

- Approve Amendment #7 to the Consolidated I-380 Urban Renewal Area
- Approve resolution to authorize the development agreement

Presented by:

Scott Mather

Economic Development Coordinator

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319-286-5683



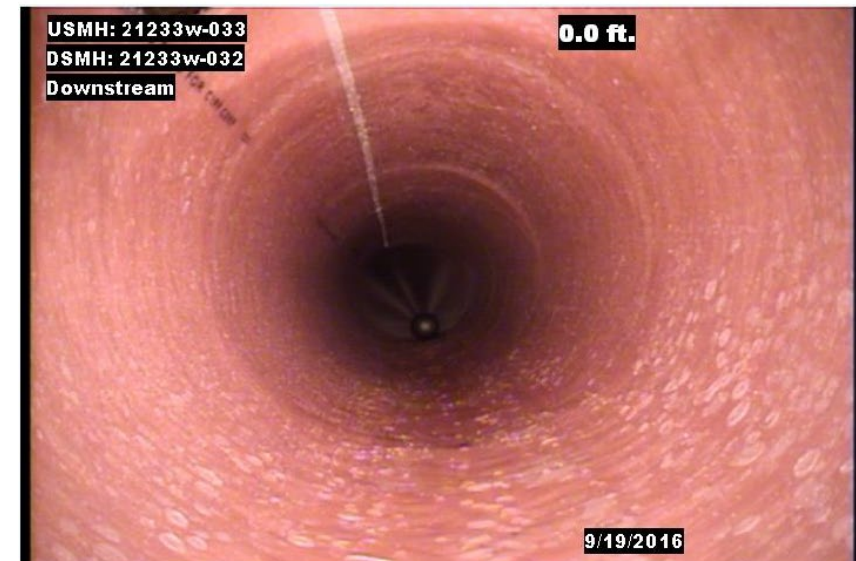
Agenda Item # 28

FY24 Sanitary Sewer Lining Project Report on Bids

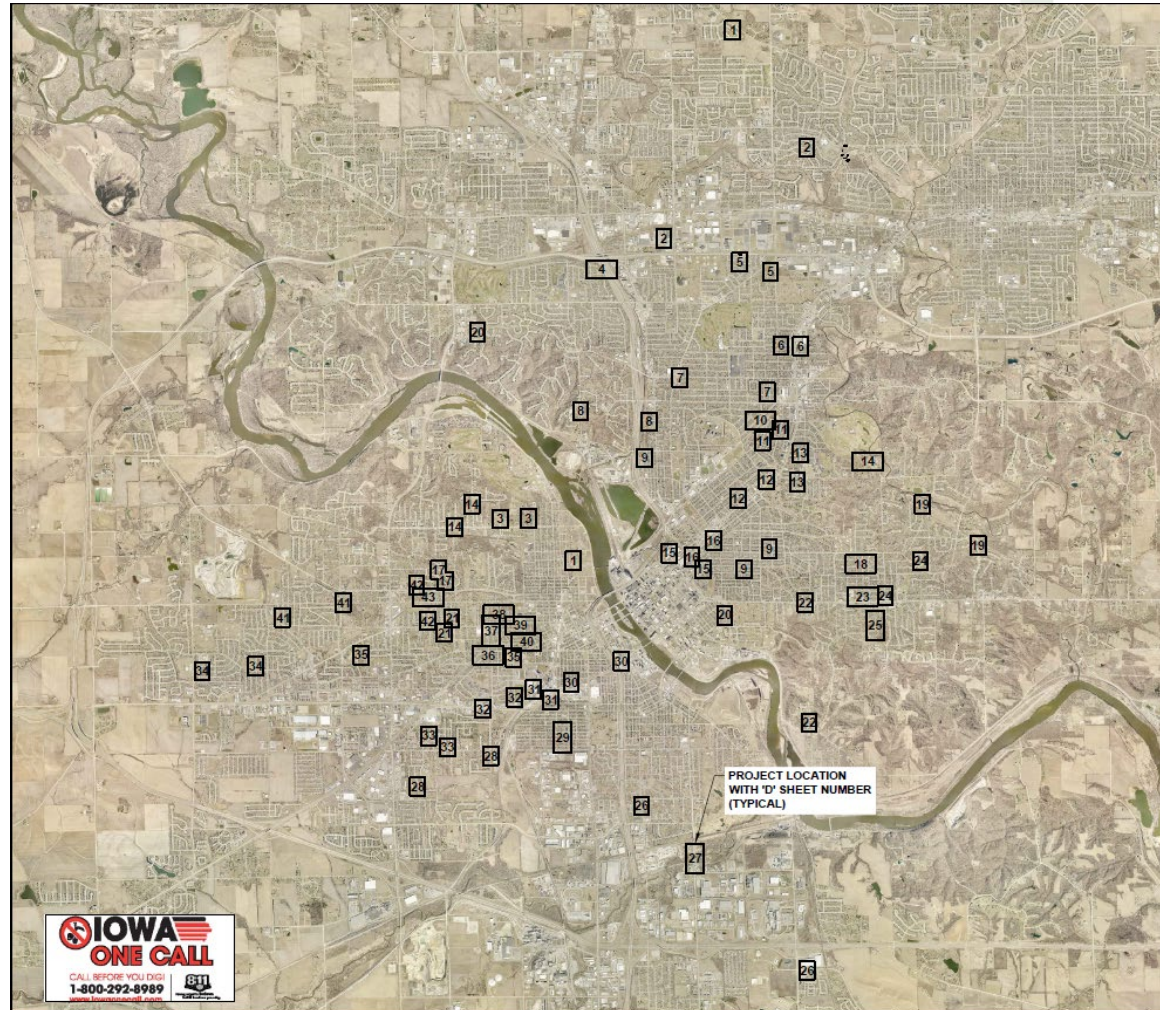
June 25, 2024

Project Summary

- Annual program to rehabilitate sanitary sewer with cured-in-place liner
- Approximately 1/3 cost of reconstruction
- Lining over 29,000 feet of 6 inch to 30 inch pipe



Project Locations



Bid Results

- Bid Date: June 19, 2024 (5 bids received)

Visu-Sewer, Inc., Pewaukee, WI	\$1,673,289.25
Municipal Pipe Tool Company, LLC, Hudson, IA	\$1,694,127.30
Insituform Technologies USA, LLC, Chesterfield, MO	\$1,723,812.72
SAK Construction, LLC, O'Fallon, MO	\$1,947,770.00
National Power Rodding Corp., Chicago, IL	\$2,104,302.00



The Public Works Department recommends approval of the resolution to award the construction contract to Visu-Sewer, Inc., in the amount of \$1,673,289.25.

Presented by:

Ben Worrell, PE

Sewer Utilities Program Manager

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319-286-5745



Agenda Item # 29

Kennedy High School Curb Ramp Repairs Project Report on Bids

June 25, 2024

Project Summary

- Replacement of deteriorated and/or non-compliant curb ramps near Kennedy High School
- Ramps will be upgraded to current ADA standards
- Construction will occur in two phases with the first phase complete before start of school year





Bid Results

- Bid Date: June 12, 2024 (7 bids received)

Midwest Concrete Inc., Peosta, IA	\$319,207.56
Shekar Engineering, P.L.C., Des Moines, IA	\$320,731.00
Bowker Pinnacle Mechanical, LL, Cedar Rapids, IA	\$329,875.64
Pirc-Tobin Construction Inc., Alburnett, IA	\$354,152.50
Eastern Iowa Excavating & Concrete LLC	\$369,675.90
Rathje Construction Co., Marion, IA	\$379,517.00
Boomerang Corp., Anamosa, IA	\$486,772.00



The Public Works Department recommends approval of the resolution to award the construction contract to Midwest Concrete, Inc., in the amount of \$319,207.56.

Presented by:

Ben Worrell, PE

Sewer Utilities Program Manager

b.worrell@cedar-rapids.org

319-286-5745



Agenda Item 30

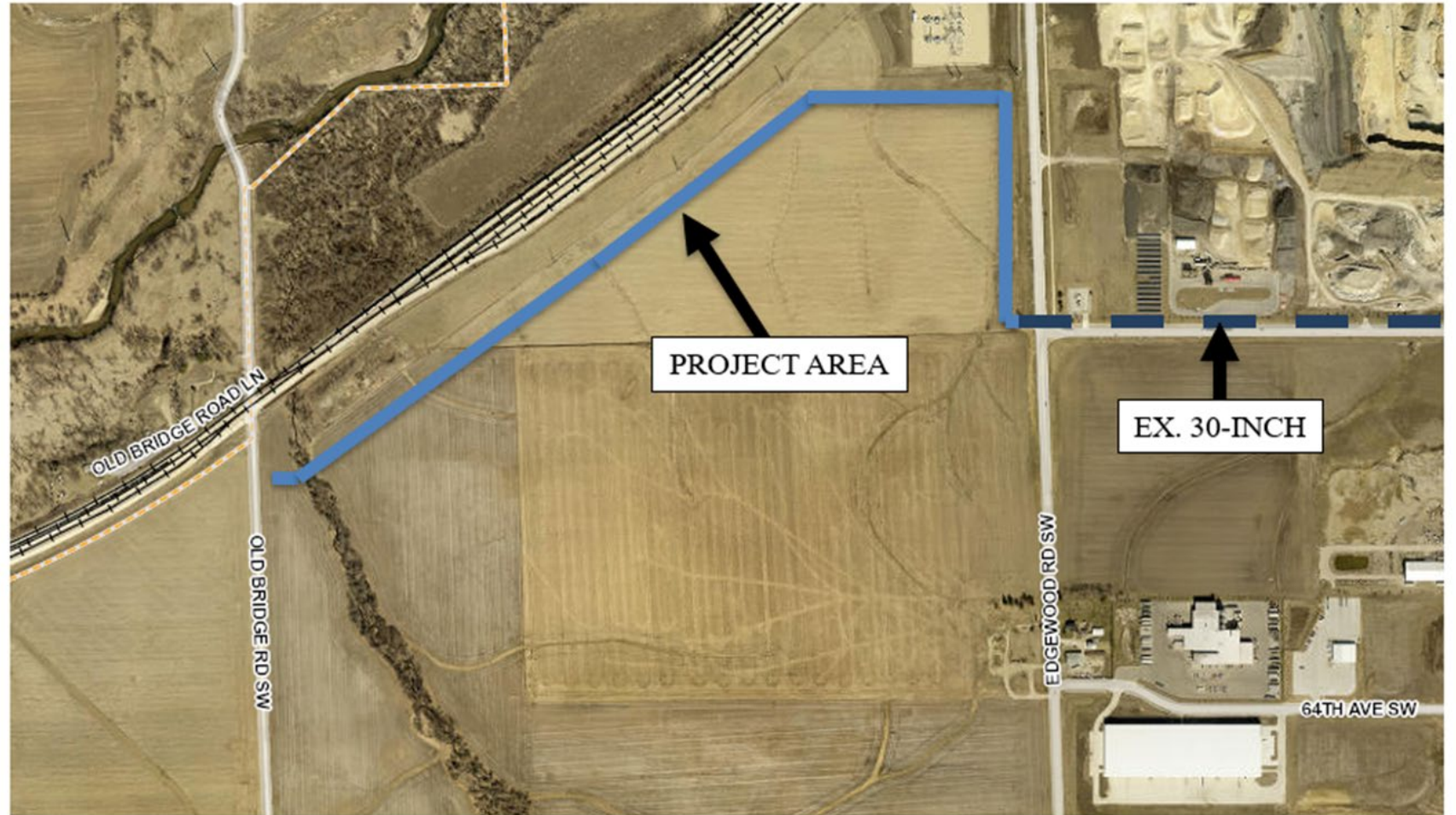
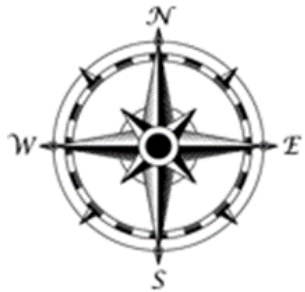
Big Cedar Industrial Center Water Main Extension (Phase 1)

Edgewood Road SW to Old Bridge Road
SW

Contract No. 6250122

Report on Bids and Award

Location



Report on Bids

Bid Opening: June 12, 2024

Bidder	Office Location	Bid
Boomerang Corp	Anamosa, IA	\$3,036,382.00
S. M. HENTGES & SONS INC.	Jordan, MN	\$3,045,540.30
Pirc-Tobin Construction Inc.	Alburnett, IA	\$3,054,957.50
Rathje Construction Co.	Marion, IA	\$3,207,799.36
Tschiggfrie Excavating Co	Dubuque, IA	\$3,389,120.10
Midwest Concrete Inc.	Peosta, IA	\$3,499,179.05
Dave Schmitt Construction	Cedar Rapids, IA	\$3,566,898.36
Eastern Iowa Excavating & Concrete, LLC	Cascade, IA	\$3,681,924.90
Maxwell Construction	Iowa City, IA	\$3,958,620.86
Needham Excavating, Inc	Walcott, IA	\$4,183,505.40

Engineer's Estimate: \$5,000,000



Recommendation

The Utilities Department recommends approval of the resolution to award and approve the contract with Boomerang Corp.

Presented by:

Cheyenne Wiegenstein, PE

Utilities Engineer

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319-286-5352



PUBLIC INPUT

