

# 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)  
Agenda Item
- 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 2<sup>nd</sup> 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*

[j.pratt@cedar-rapids.org](mailto:j.pratt@cedar-rapids.org)

319-286-5047

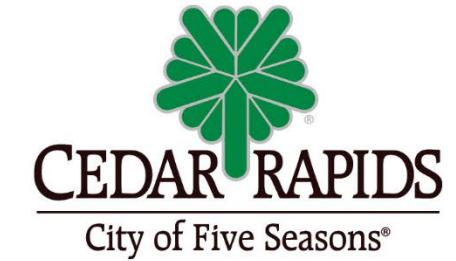
**Sara Buck**

*Housing Services Manager*

[s.buck@cedar-rapids.org](mailto:s.buck@cedar-rapids.org)

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](mailto:s.buck@cedar-rapids.org)  
319-286-5192





# 3. Harlan Eddy Drive SW

Rezoning

RZNE-000440-2024

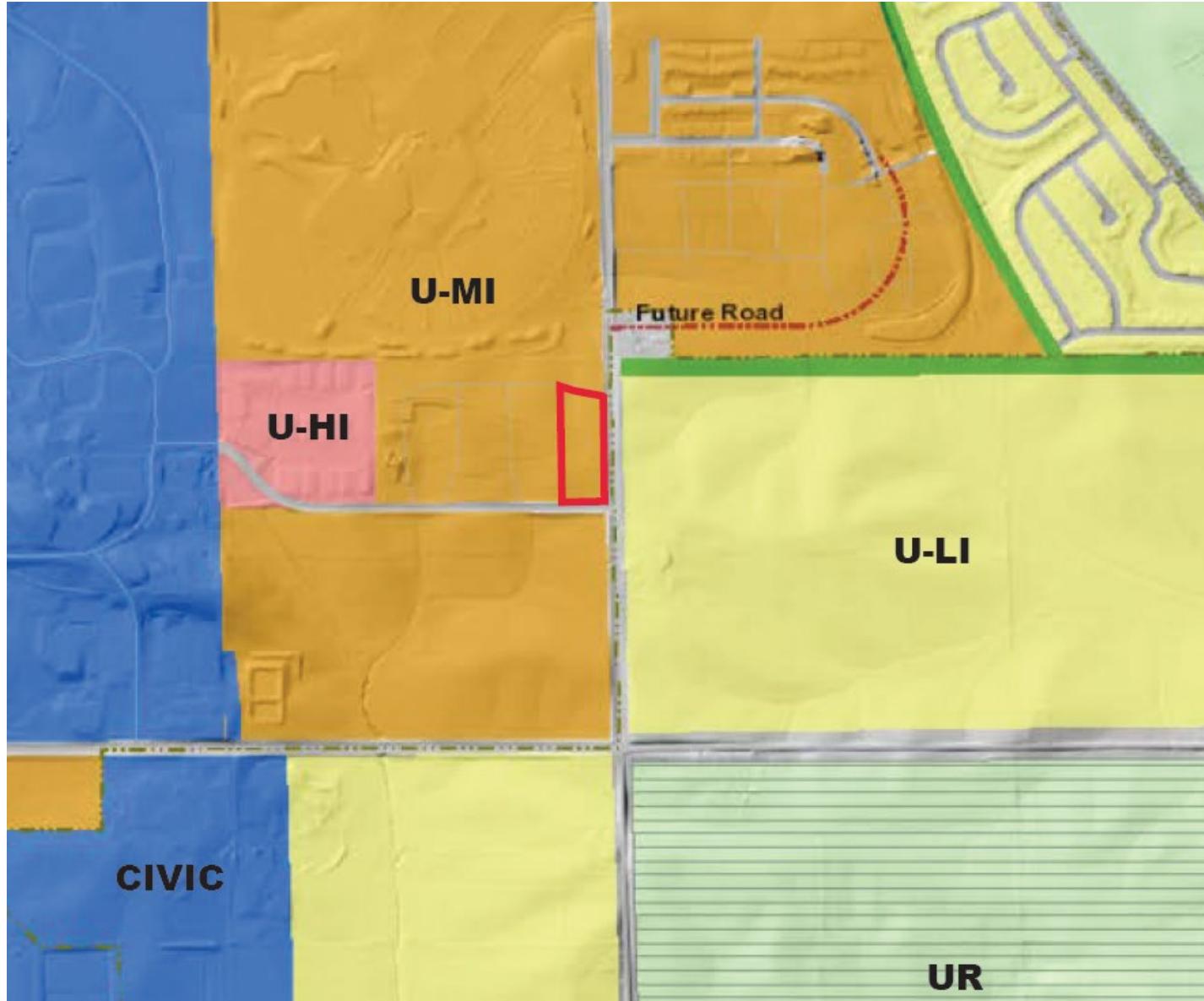
# Harlan Eddy Drive SW

## GENERAL INFORMATION:

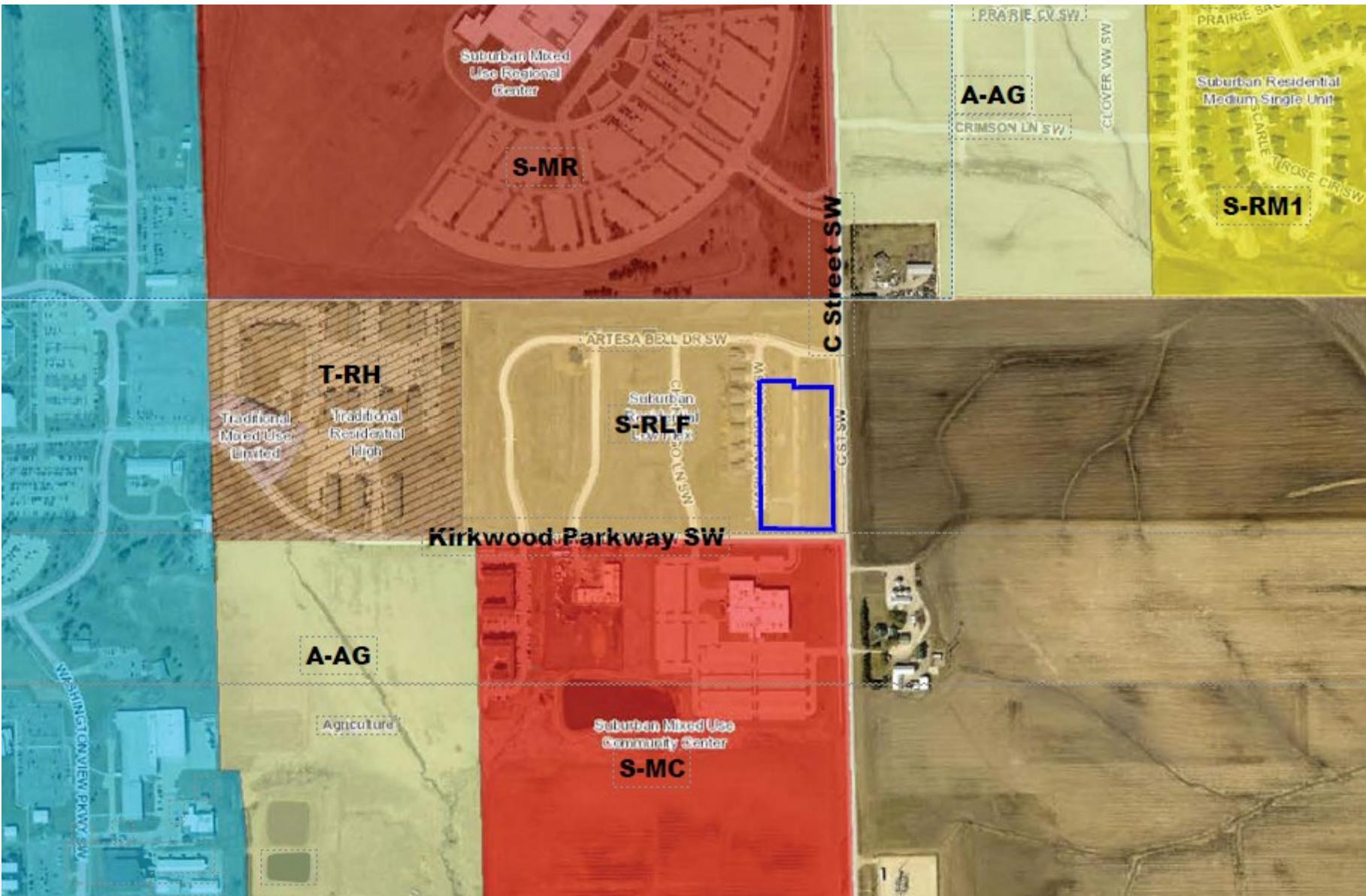
- Request is change of zone from S-RLF to S-RMF
- The proposal includes the following:
  - Total lot area: 3.78 acres
  - Dwelling units: 11 4-unit and 1 3-unit townhomes
  - Subdivision of Lot 75 to provide individual lots for each townhome



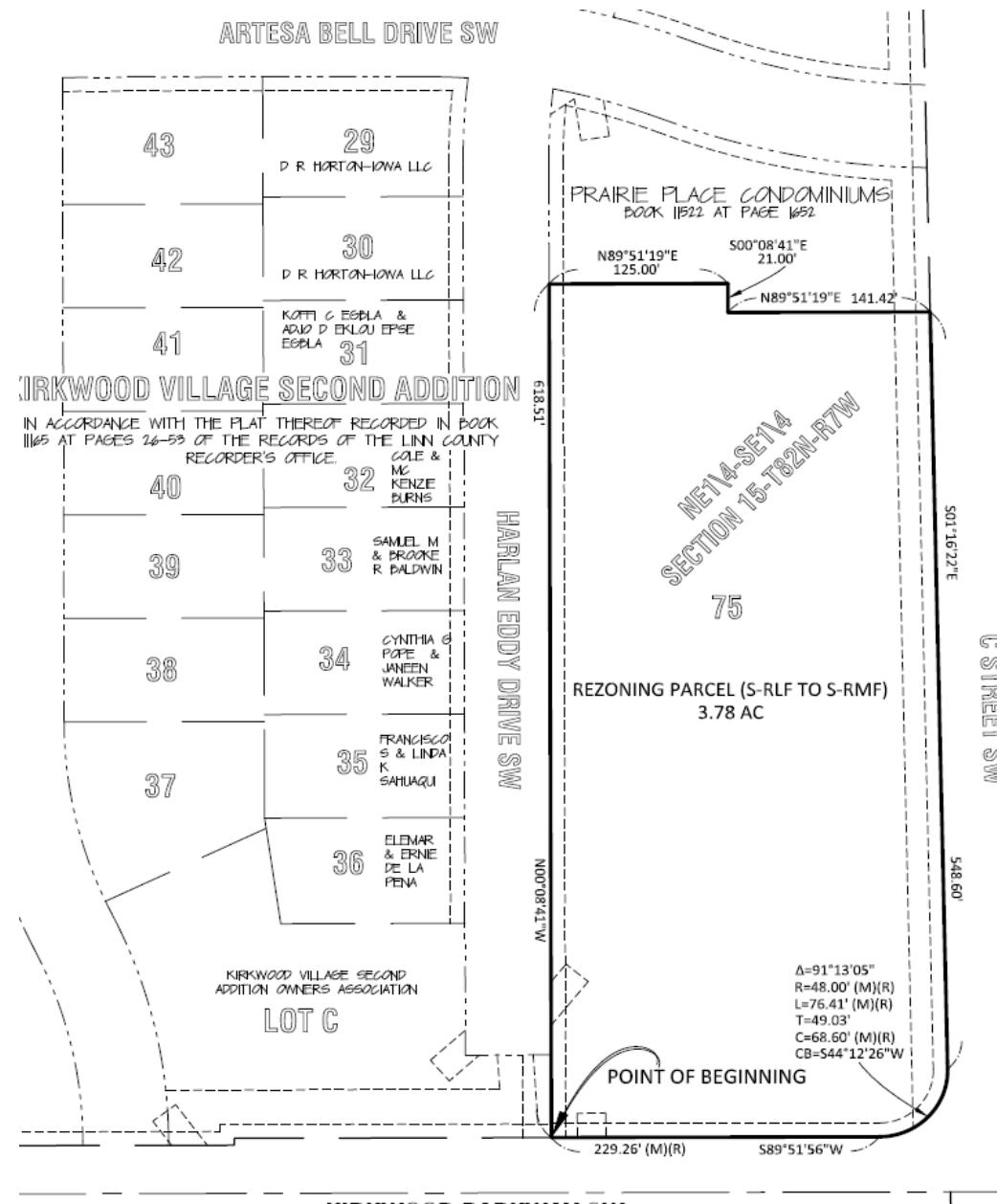
# Future Land Use Map



# Zoning Map



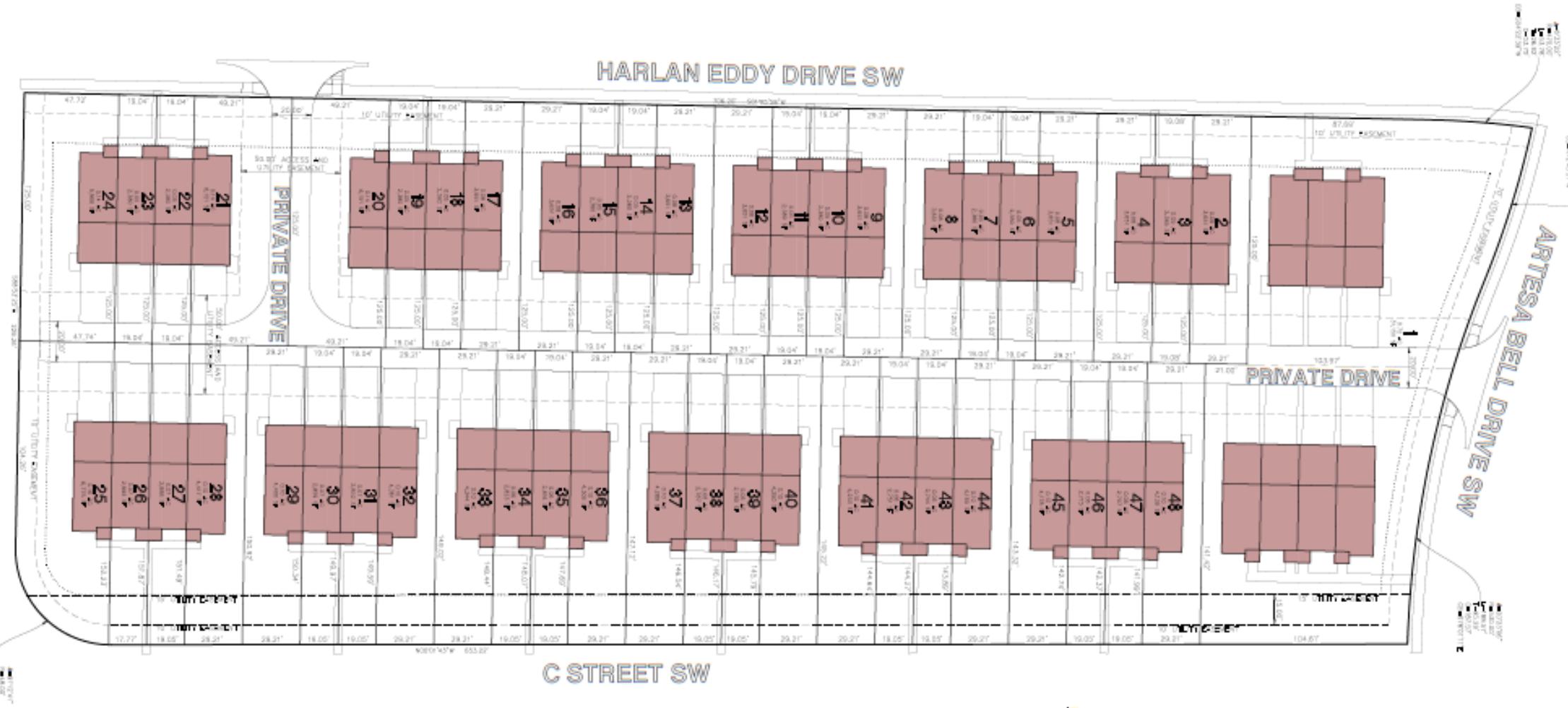
# Location



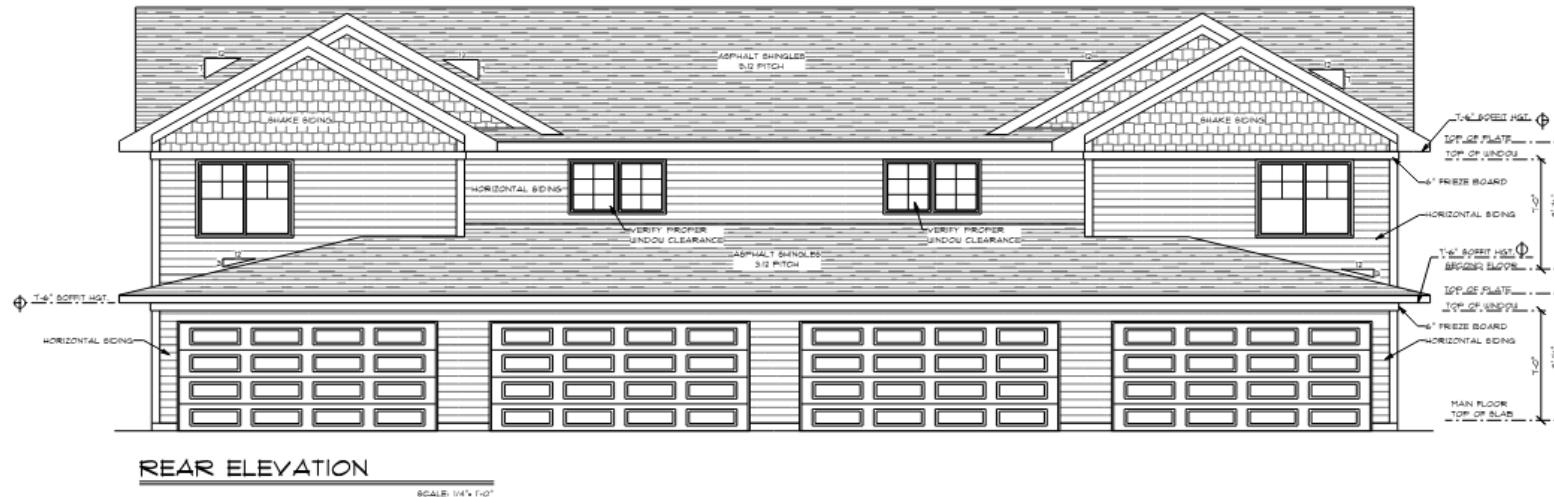
# Aerial View



# Site Plan



# Townhomes



# 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](mailto:s.gunnerson@cedar-rapids.org)

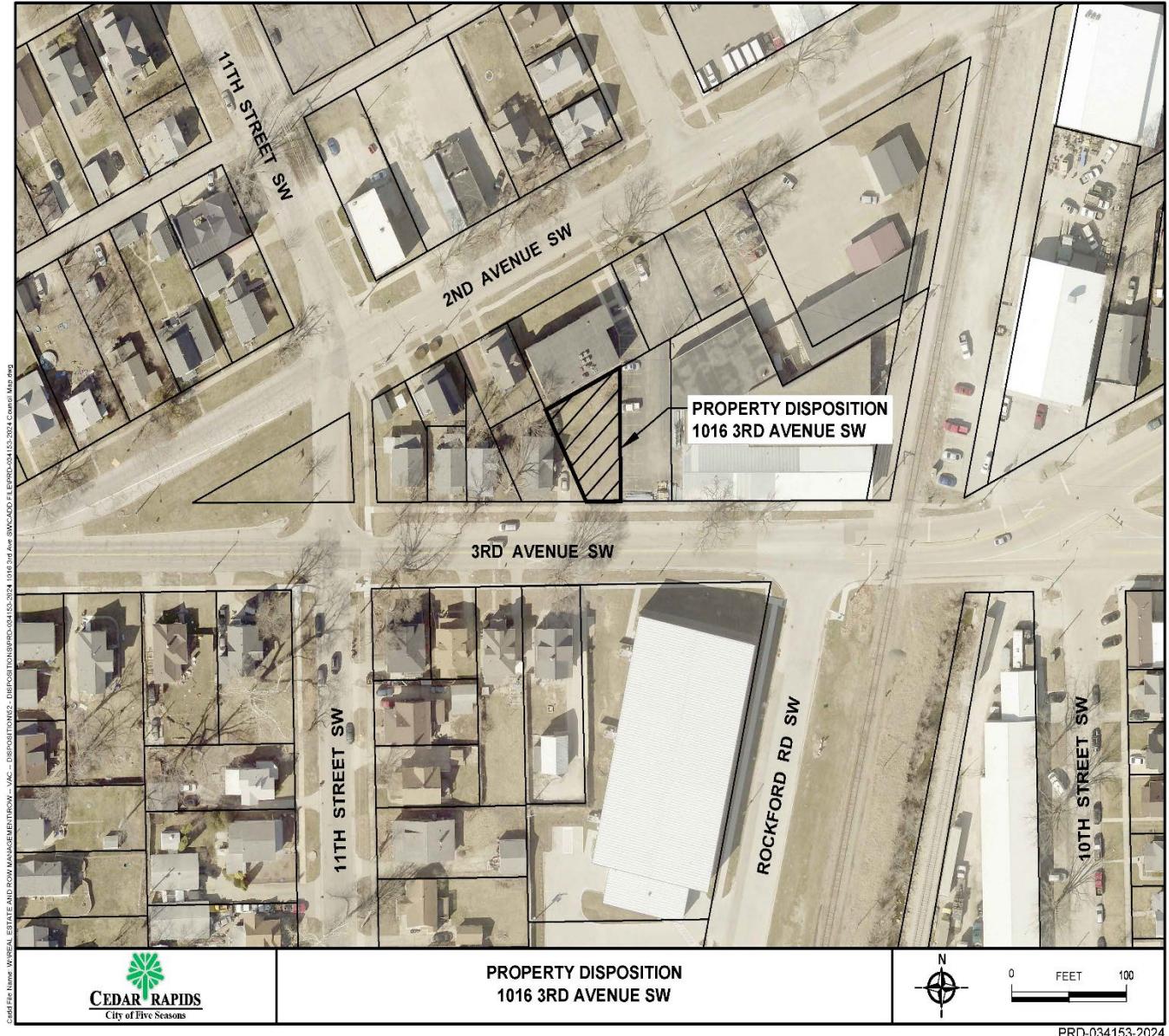
319 286-5129



Agenda Item #4



Public Hearing for the  
disposition of City-owned  
property located at 1016 3<sup>rd</sup> 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 2<sup>nd</sup> Avenue SW



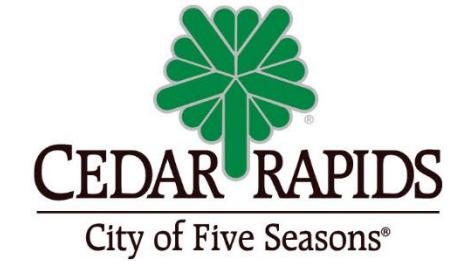
# Public Works Recommendation

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

Presented by:

**Robert Davis, PE, ENVSP**  
*Real Estate Services Manager*  
*Flood Control System Manager*  
[r.davis@cedar-rapids.org](mailto:r.davis@cedar-rapids.org)  
319-286-5808





Agenda Item #5

# Property Disposition

Generally located at 1001 2<sup>nd</sup> Street  
SE (southeast of 10<sup>th</sup> Avenue SE)

City Council

June 25, 2024



# Site Characteristics



View west from 2<sup>nd</sup> 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:

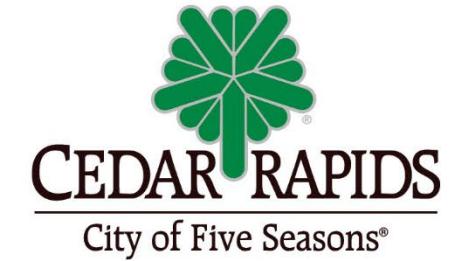
**Jeff Wozencraft**

*Planner – Community Development & Planning Department*

[j.wozencraft@cedar-rapids.org](mailto:j.wozencraft@cedar-rapids.org)

319-286-5772





# Agenda Item 6

## Pinnacle Urban Renewal Area and Plan

City Council

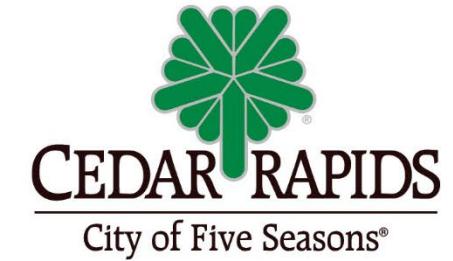
June 25, 2024

# 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 & 1<sup>st</sup> 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 & 1<sup>st</sup> 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 2<sup>nd</sup> 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

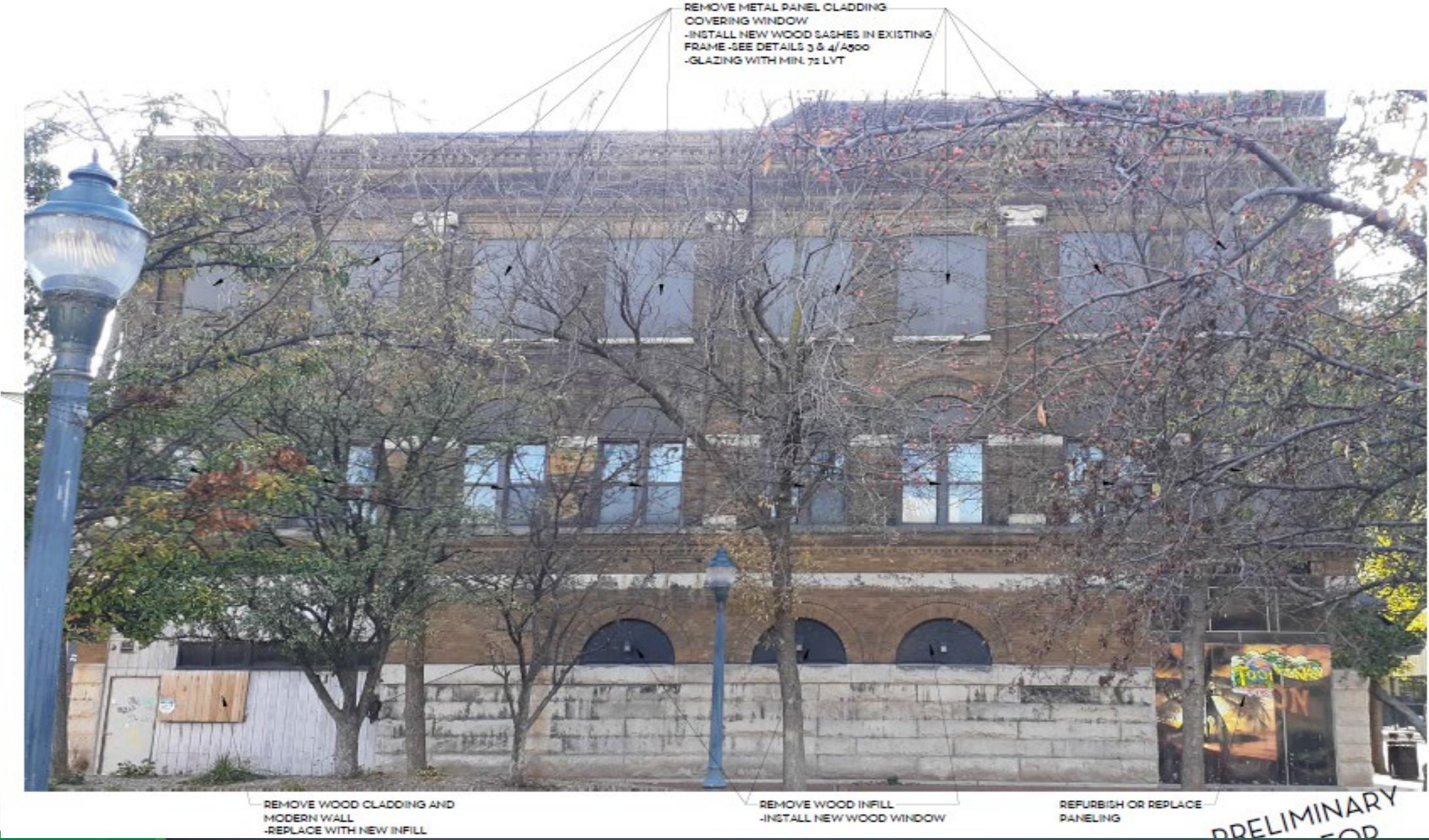


# Development Agreement

- \$5.6M capital investment
- Mixed-Use Redevelopment of existing commercial space
  - Main floor commercial space
  - 2<sup>nd</sup> and 3<sup>rd</sup> 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



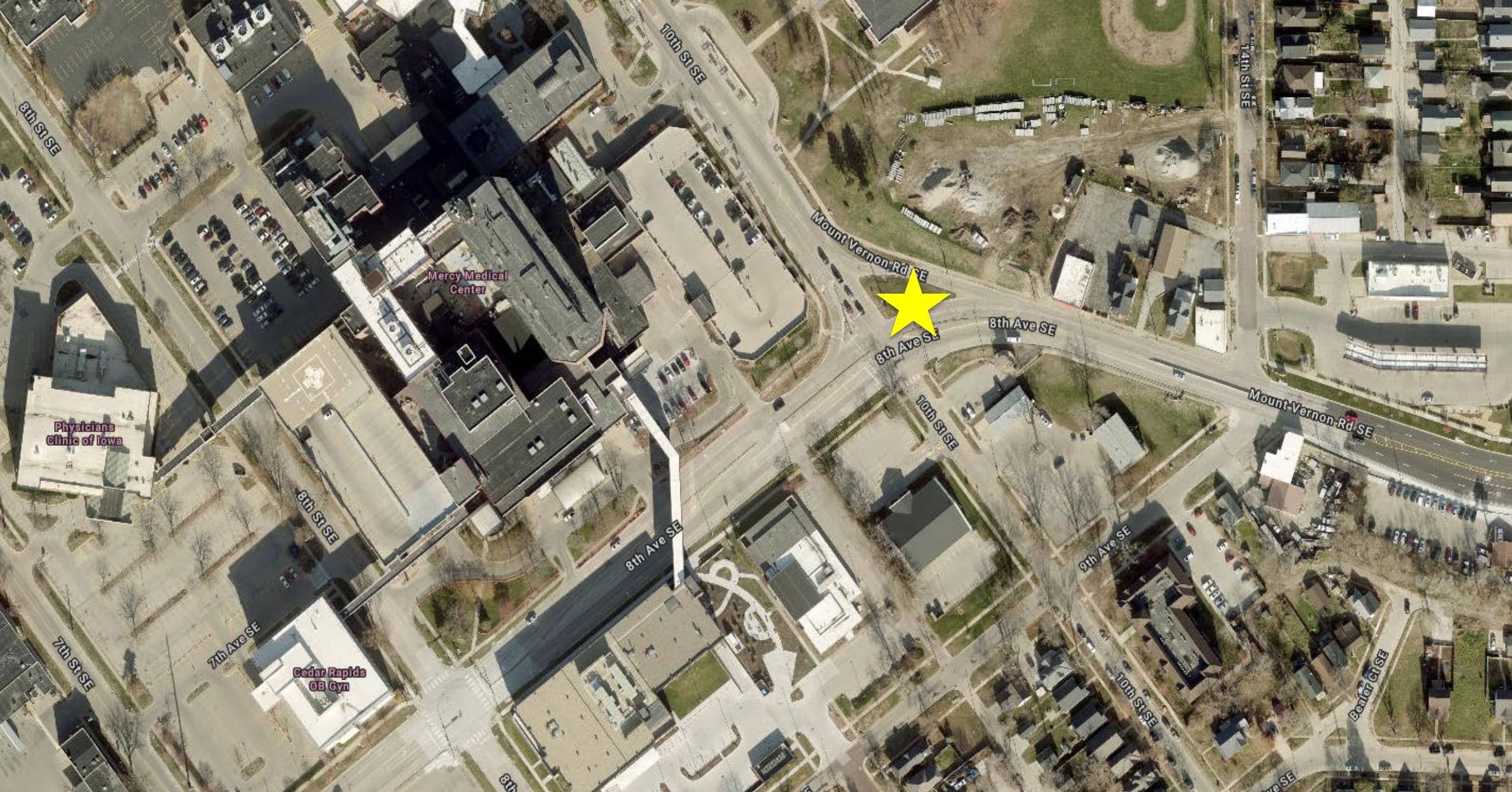






PRELIMINARY  
FOR





# 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](mailto: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 6<sup>th</sup> 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







Agenda Item #10/11

City of Cedar Rapids





# MIDWEST COMMERCE VI

**SOLUM LANG**  
architects, llc

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*  
[s.mather@cedar-rapids.org](mailto:s.mather@cedar-rapids.org)  
319-286-5683





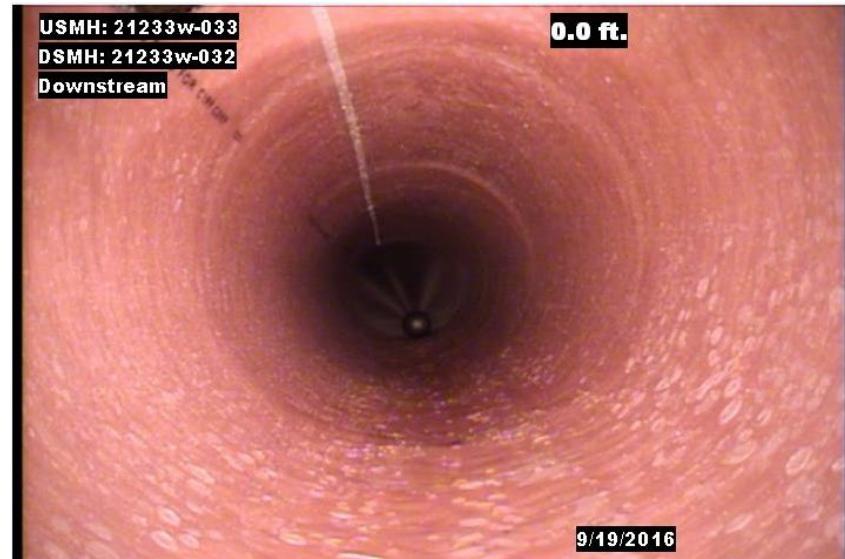
Agenda Item # 28

# FY24 Sanitary Sewer Lining Project Report on Bids

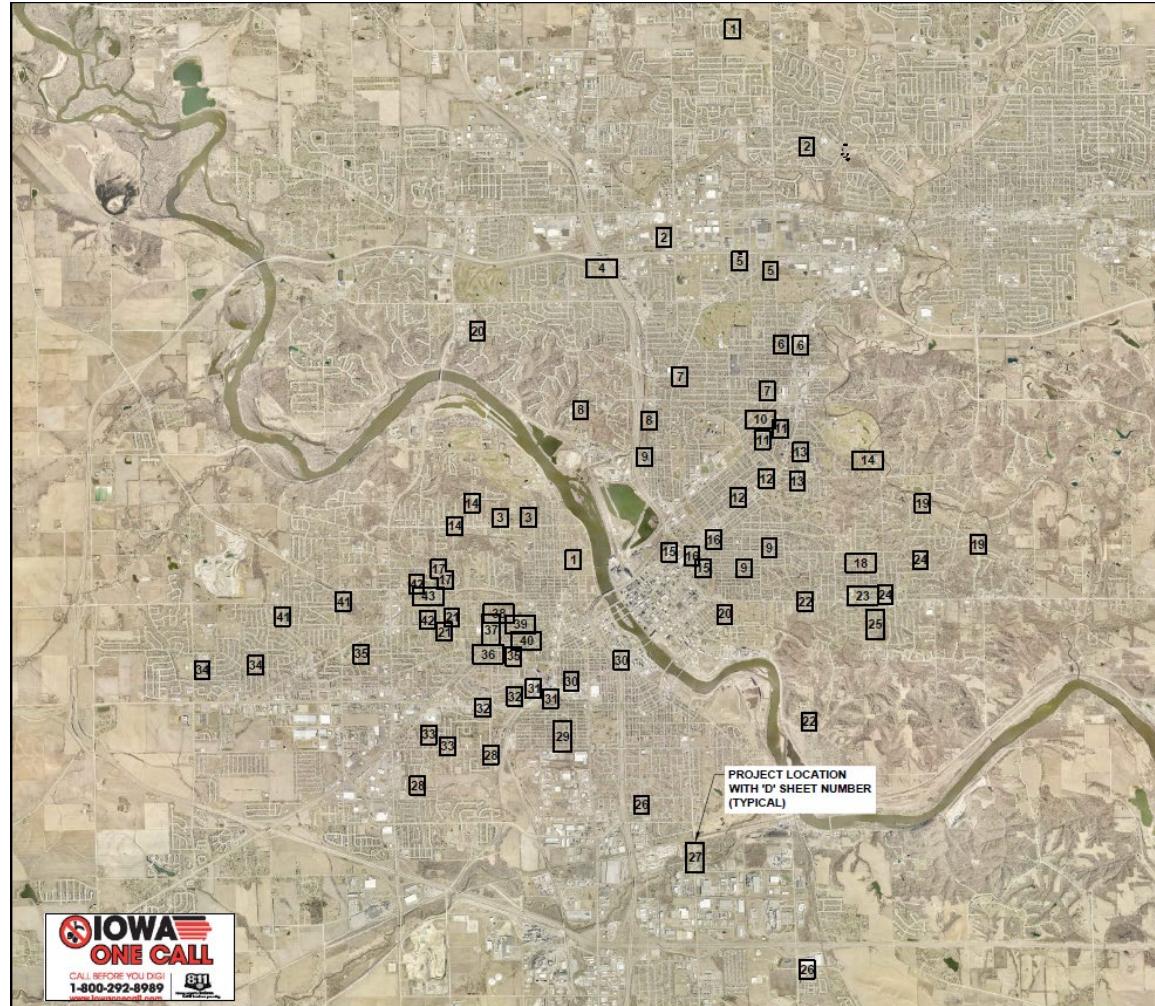
June 25, 2024

# 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



Agenda Item # 28

City of Cedar Rapids



# 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

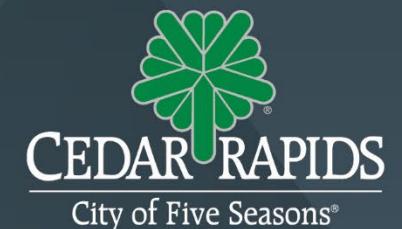


The Public Works Department recommends approval of the resolution to award the construction contract to Visu-Sewer, Inc., in the amount of \$1,673,289.25.

Presented by:

**Ben Worrell, PE**

*Sewer Utilities Program Manager*  
[b.worrell@cedar-rapids.org](mailto:b.worrell@cedar-rapids.org)  
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





Agenda Item # 29

City of Cedar Rapids



# 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:

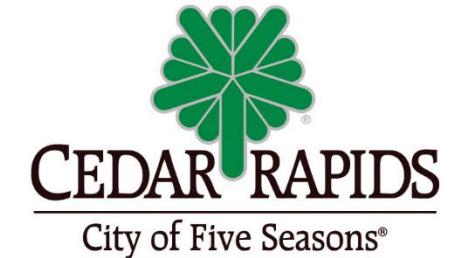
**Ben Worrell, PE**

*Sewer Utilities Program Manager*

[b.worrell@cedar-rapids.org](mailto:b.worrell@cedar-rapids.org)

319-286-5745





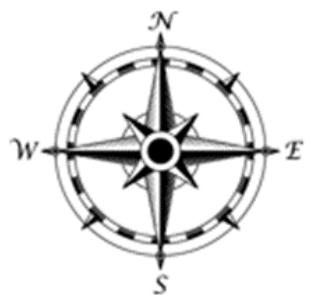
Agenda Item 30

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:

**Cheyanne Wiegenstein, PE**  
*Utilities Engineer*  
[c.wiegenstein@cedar-rapids.org](mailto:c.wiegenstein@cedar-rapids.org)  
319-286-5352



# PUBLIC INPUT

