

*"Cedar Rapids is a vibrant urban hometown – a beacon for people and businesses invested in building a greater community now and for the next generation."*

## NOTICE OF CITY COUNCIL MEETING

The Cedar Rapids City Council will meet in Regular Session on Tuesday, November 19, 2024 at 4:00 PM in the Council Chambers, 3rd Floor, City Hall, 101 First Street SE, Cedar Rapids, Iowa, to discuss and possibly act upon the matters as set forth below in this tentative agenda. *(Please silence mobile devices.)*

## A G E N D A

- Invocation
- Pledge of Allegiance
- Proclamations/Presentations
  - ❖ Proclamation – Hunger and Homelessness Awareness Week
  - ❖ Proclamation – National Apprenticeship Week

## PUBLIC HEARINGS

1. A public hearing will be held to consider the proposed Big Cedar West Urban Renewal Area for property along 76th Avenue SW and an Ordinance pertaining to the collection of tax increments therein (Scott Mather). **(Council Priority)** CIP/DID #TIF-0003-2024
  - a. Resolution approving the Big Cedar West Urban Renewal Plan for property along 76th Avenue SW.
  - b. First Reading: Ordinance relating to the collection of tax increments within the Big Cedar West Urban Renewal Area along 76th Avenue SW.
2. A public hearing will be held to consider the proposed Big Cedar East Urban Renewal Area for property along 76th Avenue SW and an Ordinance pertaining to the collection of tax increments therein (Scott Mather). **(Council Priority)** CIP/DID #TIF-0003-2024
  - a. Resolution approving the Big Cedar East Urban Renewal Plan for property along 76th Avenue SW.
  - b. First Reading: Ordinance relating to the collection of tax increments within the Big Cedar East Urban Renewal Area along 76th Avenue SW.

3. A public hearing will be held to consider the proposed Rex Concrete Urban Revitalization Area for property at 551 50th Avenue Drive SW as requested by Rex Real Estate LLC (Scott Mather). **(Council Priority)** CIP/DID #URTE-0058-2024
  - a. Resolution approving the Rex Concrete Urban Revitalization Plan for property at 551 50th Avenue Drive SW.
  - b. First Reading: Ordinance establishing the Rex Concrete Urban Revitalization Area for property at 551 50th Avenue Drive SW.
4. A public hearing will be held to consider the vacation of a 0.17-acre portion of 6th Avenue SE right-of-way southwest of 1st Street SE between 535 and 625 1st Street SE (Rob Davis). **(Council Priority)** CIP/DID #ROWV-000453-2024
  - a. First Reading: Ordinance vacating public ways and grounds of a 0.17-acre portion of 6th Avenue SE right-of-way southwest of 1st Street SE between 535 and 625 1st Street SE.
5. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Alliant Energy LightLine Bridge project (estimated cost is \$11,300,000) (Ben Worrell). **(Council Priority)** CIP/DID #327002-02
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Alliant Energy LightLine Bridge project.
6. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the 2025 Sidewalk Infill project (estimated cost is \$270,000) (Ben Worrell). **(Council Priority)** CIP/DID #3012074-06
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the 2025 Sidewalk Infill project.
7. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Stickle Drive NE at 4th Street East Central Quiet Zone Improvements project (estimated cost is \$680,000) (Ken DeKeyser). **(Council Priority)** CIP/DID #306285-02
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Stickle Drive NE at 4th Street East Central Quiet Zone Improvements project.
8. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Glass Road Tank Reconditioning project (estimated cost is \$538,000) (Brandon Jennings). **(Council Priority)** CIP/DID #6250132-02
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Glass Road Tank Reconditioning project.

## **PUBLIC COMMENT**

*This is an opportunity for the public to address the City Council on any subject pertaining to Council action scheduled for today. If you wish to speak, place your name on the sign-up sheet on the table outside the Council Chambers and approach the microphone when called upon.*

## **MOTION TO APPROVE AGENDA**

## **CONSENT AGENDA**

*These are routine items, some of which are old business and some of which are new business. They will be approved by one motion without individual discussion unless Council requests that an item be removed for separate consideration.*

9. Motion to approve the minutes.
10. Resolution authorizing the establishment of two-way stop control at the intersection of 39th Street and B Avenue NE, stopping all traffic on 39th Street for traffic on B Avenue. CIP/DID #60-25-031
11. Resolution accepting work and fixing amount to be assessed for the Daniels Street (1500) NE project. CIP/DID #3018003-00
12. Resolution authorizing City financial support for KCG Development, LLC under the Local Match Economic Development Program for an affordable housing project at 1220 Jacolyn Drive SW. **(Council Priority)** CIP/DID #URTE-0052-2022
13. Resolution rescinding Resolution No. 1387-10-24, which approved an Annual Economic Development Grant payment to Altorfer, Inc. for fiscal year 2026. CIP/DID #TIF-FY2026
14. Resolution approving an Annual Economic Development Grant payment to Altorfer, Inc. in the amount of \$399,121 for fiscal year 2027, and rescinding Resolution No. 1511-10-24. CIP/DID #TIF-FY2027
15. Resolution setting a public hearing for December 17, 2024, and consultation with affected taxing entities on the proposed Amendment No. 5 to the Urban Renewal Plan for the Central Consolidated Urban Renewal Area. CIP/DID #TIF-0089-2023
16. Motion setting a public hearing date for:
  - a. December 3, 2024 – to consider a Development Agreement with Cedar Rapids Development Group, LLC for the construction of a casino between F and I Avenues and 1st and 5th Streets NW. **(Council Priority)** CIP/DID #TIF-0080-2023

17. Motions setting public hearing dates and directing publication thereof, filing plans and/or specifications, form of contract and estimated cost, advertising for bids by posting notice to bidders as required by law, and authorizing City officials or designees to receive and open bids and publicly announce the results for:
  - a. December 3, 2024 – 42nd Street NE from Edgewood Road to Pine View Drive Pavement Improvements project (estimated cost is \$5,100,000). **(Paving for Progress)** CIP/DID #3012188-03
  - b. December 3, 2024 – FY25 Sanitary Sewer Point Repairs project (estimated cost is \$220,000). CIP/DID #655996-23
  - c. December 3, 2024 – Replace Ribbon Board at Vets Stadium project (estimated cost is \$600,000). CIP/DID #PUR1124-149
18. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
  - a. African Family Market, 4346, 4350 and 4354 16th Avenue SW (new).
  - b. Groundswell, 201 3rd Avenue SW.
  - c. Lion Bridge Brewing Company, 59 16th Avenue SW.
  - d. Napoli's Italian Restaurant, 2360 Edgewood Road SW.
  - e. Quick Stop, 380 Blairs Ferry Road NE.
  - f. Ringer Golf, 1701 C Street SW.
  - g. Tienda Mexicana La Guanajuato, 3915 Center Point Road NE.
  - h. Williams Boulevard Service, Inc., 2601 Williams Boulevard SW.
19. Resolutions approving:
  - a. Payment of bills. CIP/DID #FIN2024-01
  - b. Payroll. CIP/DID #FIN2024-02
  - c. Transfer of funds. CIP/DID #FIN2024-03
20. Resolution appointing the following individual:
  - a. Appointing Ray Coleman (effective through June 30, 2027) to the Cedar Rapids Citizen Review Board. CIP/DID #CM005-20
21. Resolutions approving assessment actions:
  - a. Intent to assess – Water Division – delinquent municipal utility bills – 35 properties. CIP/DID #WTR111924-01
  - b. Levy assessment – Water Division – delinquent municipal utility bills – 15 properties. CIP/DID #WTR100824-01
22. Resolution accepting subdivision improvements and approving a Maintenance Bond:
  - a. Water system improvements in Green Acres Grove 1st Addition and 4-year Maintenance Bond submitted by Rathje Construction Co. in the amount of \$158,492. CIP/DID #2024047-01
23. Resolutions accepting projects, approving Performance Bonds and authorizing final payments:
  - a. 9th Avenue SE Improvements from 3rd Street to Railroad project, final payment in the amount of \$14,671.69 and 4-year Performance Bond submitted by Pirc-Tobin Construction Inc. (original contract amount was \$320,907.10; final contract amount is \$293,433.73). CIP/DID #301989-02
  - b. 10th Street NE from A Avenue to 1st Avenue – MedQuarter Parkway Improvements project, final payment in the amount of \$42,829.32 and 4-year Performance Bond submitted by Rathje Construction Co. (original contract amount was \$819,171.49; final contract amount is \$856,586.30). CIP/DID #321554-04

24. Resolution approving a final plat:
- a. Gateway Square First Addition for land north of O Avenue NW and east of 8th Street NW. **(Council Priority)** CIP/DID #FLPT-000769-2024
25. Resolutions approving actions regarding purchases, contracts and agreements:
- a. Application to the Iowa Economic Development Authority for a Community Attraction and Tourism Grant on behalf of the National Czech & Slovak Museum & Library. **(Council Priority)** CIP/DID #CD-0100-2024
  - b. 28E Agreement with Linn Mar School Community School District for an amount not to exceed \$2,192.67 for the adult crossing guard program for fiscal year 2025. CIP/DID #60-25-011
  - c. Memorandum of Agreement with Linn County, the Housing Fund for Linn County, Waypoint Services and Willis Dady Emergency Shelter, Inc. for the operation of the Linn County Winter Weather Shelter. **(Council Priority)** CIP/DID #CD-0075-2021
  - d. Amendments to the Development Agreement and related documents with Grey Hawk LC for a Multi-Family New Construction Program project at 8520 Prairie View Lane SW. **(Council Priority)** CIP/DID #CDBG-DR-FY22
  - e. Reimbursement Agreement with Cargill, Inc. for an estimated amount of \$13,985,000 for reconstruction of a non-contact cooling well in connection with the Flood Control System. **(Council Priority)** CIP/DID #3317510-00
  - f. Payment in the amount of \$358,038.68 to Union Pacific Railroad Company for crossing improvements in connection with the 4th Street SE from 1st Avenue East to 5th Avenue East Central Quiet Zone Improvements project. **(Council Priority)** CIP/DID #306299-00
  - g. Purchase of property insurance coverage, including \$100 million in excess flood insurance, through TrueNorth Companies, LC in the amount of \$5,329,285. **(Council Priority)** CIP/DID #FIN2024-20
  - h. Purchase of cyber liability insurance coverage through TrueNorth Companies, LC from Travelers Casualty and Surety Company of America and Travelers Excess and Surplus Lines Company in the amount of \$113,259.69. CIP/DID #FIN2024-19
  - i. Amendment No. 2 to the contract with TEAM Services, Inc. for materials testing services to add work for the Facilities Maintenance Services Division for an amount not to exceed \$10,200 (original contract amount was \$130,000; contract amount with this amendment is \$189,961.34). CIP/DID #PUR1023-100TEAM
  - j. Professional Services Agreement with Snyder & Associates, Inc. for an amount not to exceed \$238,000 for design services in connection with the D Avenue NW from West Post Road to Mayberry Drive project. **(Paving for Progress)** CIP/DID #3012495-02
  - k. Change Order No. 3 in the amount of \$84,550 with Maxwell Construction for the Prairie Valley Feeder Main Relocation project (original contract amount was \$3,347,810.45; total contract amount with this amendment is \$4,397,642.65). **(Council Priority)** CIP/DID #2023087-02
  - l. Right of Entry and Temporary Construction Easement Agreements with the owners of nine properties for a total amount of \$16,000 in connection with the Cedar River Clean Water Partnership project. CIP/DID #6150069-00

## **REGULAR AGENDA**

26. Report on bids for the River Wall Repair and Balustrade Replacement & City Hall Storm Sewer project (estimated cost is \$1,020,000) (Rob Davis). **(Council Priority)** CIP/DID #3315555-01
27. Report on bids for the FY 2025 Tree and Vegetation Removal project (estimated cost is \$310,000) (Ben Worrell). CIP/DID #301990-32
  - a. Resolution awarding and approving contract in the amount of \$197,918, bond and insurance of S2 Construction, LLC for the FY 2025 Tree and Vegetation Removal project.
28. Report on bids for the Repair and Refurbish Cherry Hill Pool Slides project (estimated cost is \$215,000) (Steve Krug and Rusty Fuller). CIP/DID #PUR1024-115
  - a. Resolution awarding and approving contract in the amount of \$215,000, bond and insurance of Fischer Bros, LLC for the Repair and Refurbish Cherry Hill Pool Slides project.
29. Presentation and resolution authorizing City financial incentives for 860 17th St, LLC under the Targeted District Reinvestment Economic Development Program for the redevelopment of the former Higley Mansion at 860 17th Street SE (Scott Mather). **(Council Priority)** CIP/DID #TIF-0005-2024

## **PUBLIC INPUT**

*This is an opportunity for Cedar Rapids residents, property owners, and business owners to address the City Council on any subject pertaining to Council business. If you wish to speak, place your name on the sign-up sheet on the table outside the Council Chambers and approach the microphone when called upon.*

## **CITY MANAGER COMMUNICATIONS AND DISCUSSIONS**

*Anyone who requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a City Council public meeting or event should contact the City Clerk's Office at 319-286-5060 or [cityclerk@cedar-rapids.org](mailto:cityclerk@cedar-rapids.org) as soon as possible but no later than 48 hours before the event.*

*Agendas and minutes for Cedar Rapids City Council meetings can be viewed at [www.cedar-rapids.org](http://www.cedar-rapids.org).*



## Council Agenda Item Cover Sheet

**Submitting Department:** City Manager

**Presenter at Meeting:** Scott Mather

**Contact Person:** Bill Micheel

**E-mail Address:** [w.micheel@cedar-rapids.org](mailto:w.micheel@cedar-rapids.org)

**Phone Number/Ext.:** (319) 432-4579

**Description of Agenda Item:** PUBLIC HEARINGS

A public hearing will be held on the proposed Urban Renewal Plan for the proposed Big Cedar West Urban Renewal Area and an Ordinance pertaining to the collection of tax increments therein (Scott Mather). CIP/DID# TIF-0003-2024

- a. Resolution approving the proposed Urban Renewal Plan for the proposed Big Cedar West Urban Renewal Area. CIP/DID #TIF-0003-2024
- b. First Reading: Ordinance relating to the collection of tax increments within the Big Cedar West Urban Renewal Area. CIP/DID #TIF-0003-2024

**EnvisionCR Element/Goal:** InvestCR Goal 1: Expand economic development efforts to support business and workforce growth, market Cedar Rapids, and engage regional partners.

**Background:** The public hearing and Resolution establish the Big Cedar West Urban Renewal Area. The Plan incorporates a development project and activities anticipated to be undertaken in accordance within the proposed Urban Renewal Area. As part of the process, the City must consult with taxing agencies on the activities and associated tax increments that may be used in conjunction with the projects. In addition, the City Planning Commission will need to review the URA Plan and make recommendations as to its conformity with the City's comprehensive plan. The establishment of a new URA/TIF District provides a mechanism provide the financial incentives to the project.

The following includes the process and timeline for the establishment of the URA Plan:

- Oct 22 Resolution Setting a Public Hearing
- Nov 4 Consultation with affected taxing agencies
- Nov 7 City Planning Commission
- Nov 19 Public Hearing, Resolution Approving UR Plan, & 1<sup>st</sup> TIF Ordinance Reading
- Dec 3 2<sup>nd</sup> and possible 3<sup>rd</sup> TIF Ordinance Reading

**Action/Recommendation:** City staff recommends approval of the resolution.

**Alternative Recommendation:** City Council may table and request additional information

**Time Sensitivity:** NA

**Resolution Date:** November 19, 2024

**Budget Information:** NA

**Local Preference Policy:** NA

**Recommended by Council Committee:** NA



Prepared By: City of Cedar Rapids 319-286-5060  
Return To: City Clerk, 101 First Street SE, Cedar Rapids, IA 52401

RESOLUTION NO. LEG\_NUM\_TAG

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AN URBAN RENEWAL PLAN FOR THE BIG CEDAR WEST URBAN RENEWAL AREA

WHEREAS, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the City of Cedar Rapids and rehabilitation, conservation, redevelopment, development, or combination thereof, of these areas are necessary in the interest of public health, safety, and welfare of the residents of the City; and

WHEREAS, this Council has reasonable cause to believe that the area described below satisfies the eligibility criteria for designation as an Urban Renewal Area under Iowa Law and has caused there to be prepared a proposed Urban Renewal Plan (the "Plan") for the Big Cedar West Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein which proposed Plan is attached hereto as Exhibit 1; and

WHEREAS, this proposed Urban Renewal Area includes and consists of an area of approximately 331 acres, more or less, located along 76<sup>th</sup> Avenue SW as illustrated in Exhibit A to the Plan, and described as:

*A part of the SE ¼ NE ¼, NE ¼ SE ¼, and SE ¼ SE ¼ of Section 15, a part of the SW ¼, SW ¼ NE ¼, SE ¼ NW ¼, SW ¼ NW ¼, and SE ¼ NE ¼ of Section 14, Outlot A, Stoney Meadow Farms First Addition to Linn County, Iowa and Parcel A of Plat of Survey No. 2829 in the SW ¼ NW ¼ and NW ¼ NW ¼ of Section 13, all in Township 82 North, Range 8 West of the 5th P.M., Linn County, Iowa, described as follows:*

*Beginning at the SW corner of the SE ¼ of said SW ¼ of Section 14;*

*thence S88°13'03"W along the south line of the SW ¼ of said SW ¼ of Section 14, 1325.61 feet to the SW corner of said Section 14;*

*thence S89°29'38"W along the south line of said SE ¼ SE ¼ of Section 15, 1328.86 feet to the SW corner of said SE ¼ SE ¼ of Section 15;*

thence N02°23'11"W along the west line of said SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  and along the west line of said NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ , both of Section 15, 2653.17 feet to the SW corner of said SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of said Section 15;

thence N02°37'35"W along the west line of said SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of said Section 15, 292.83 feet to the south right of way line of the Cedar Rapids & Iowa City Railway;

thence N88°35'58"E along said south right of way line, 1325.47 feet;

thence N88°35'45"E along said south right of way line, 1327.45 feet;

thence N88°36'27"E along said south right of way line, 260.66 feet;

thence NE-ly along said south right of way line on an arc of 1587.72 feet of a 3989.72-foot radius curve to the left, having a chord length of 1577.26 feet bearing N77°11'21"E;

thence N65°48'56"E along said south right of way line, 912.59 feet;

thence N65°47'43"E along said south right of way line, 1446.85 feet;

thence N65°45'43"E along said south right of way line, 192.76 feet;

thence NE-ly along said south right of way line on an arc of 1260.38 feet of a 5899.65-foot radius curve to the left, having a chord length of 1257.98 feet bearing N59°40'53"E to the east line of said Parcel A;

thence S02°25'49"E along said east line of Parcel A, 169.20 feet;

thence SW-ly along said east line of Parcel A on an arc of 714.87 feet of a 6040.65-foot radius curve to the right, having a chord length of 714.46 feet bearing S57°51'09"W;

thence SW-ly along said east line of Parcel A on an arc of 331.44 feet of a 300.00-foot radius curve to the left, having a chord length of 314.84 feet bearing S29°35'11"W;

thence S02°03'38"E along said east line of Parcel A, 1397.39 feet to the SE corner of said Parcel A;

thence S88°29'25"W along the south line of said Parcel A, 507.57 feet to the W  $\frac{1}{4}$  corner of said Section 13;

thence S88°28'29"W along the south line of said SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 14, 1331.25 feet to the SW corner of said SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 14;

thence S88°28'27"W along the south line of said SW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 14, 1331.15 feet to the Center of said Section 14;

thence S02°22'19"E along the east line of the NE  $\frac{1}{4}$  of said SW  $\frac{1}{4}$  of Section 14, 1325.01 feet to the NE corner of said Stoney Meadow Farms First Addition;

thence S88°16'02"W along the north line of said Addition, 267.68 feet to the NE corner of said Outlot A;

thence S02°23'14"E along the east line of said Outlot A, 768.16 feet;

thence S88°13'10"W along the east line of said Outlot A, 1018.07 feet;

thence S02°23'39"E along the east line of said Outlot A, 487.02 feet;

*thence S28°48'53"E along the east line of said Outlot A, 22.47 feet to the SE corner of said Outlot A;*

*thence S88°11'07"W along the south line of said Outlot A, 50.08 feet to the SW corner of said Outlot A;*

*thence S02°23'41"E, 50.00 feet to the Point of Beginning, containing 331.22 acres which includes 5.06 acres of road right of way*

AND

*The entire 76<sup>th</sup> Avenue SW right-of-way beginning at the southeast corner of Section 13, Township 82 North, Range 8 West of the 5<sup>th</sup> P.M., and terminating at the southwest corner of the southeast ¼ of the southeast ¼ of Section 15, Township 82 North, Range 8 West of the 5<sup>th</sup> P.M.*

WHEREAS, it is necessary that the Area be developed as an economic development project and be part of the overall development covered by the Plan; and

WHEREAS, the urban renewal law requires the City Council to submit a proposed urban renewal plan to the City Planning Commission for review and recommendation as to its conformity with the general plan for the development of the community as a whole, prior to the City Council approval of such urban renewal plan; and

WHEREAS, the Plan was reviewed by the City Planning Commission on November 7, 2024, with the finding that the Plan is in conformity with the general plan for the development of the City as a whole; and

WHEREAS, by Resolution No. 1438-10-24, the Cedar Rapids City Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Plan be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held on Monday, November 4, 2024 at 9:30 a.m., and all responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Economic Development Analyst filed herewith and attached as Exhibit 2 and by this reference incorporated herein, which report is in all respects approved; and

WHEREAS, by Resolution No. 1438-10-24, the Cedar Rapids City Council also set a public hearing on the adoption of the proposed Plan for the meeting on November 19, 2024 commencing at 4:00 p.m., and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Cedar Rapids Gazette and by mail to the affected taxing entities, which notice set forth the time and place for this hearing that nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Cedar Rapids, Iowa as follows:

Section 1. The recitals contained hereinabove are found to be true and correct and incorporated herein.

Section 2. The findings and conclusions set forth or contained in the Plan concerning the area of the City of Cedar Rapids, State of Iowa, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 3. The City Council further finds:

- A. Although relocation is not expected, a feasible method exists for the relocation of any families who may be displaced from the Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;
- B. The Plan conforms to the general plan for the development of the City as a whole; and
- C. The City does not immediately expect to acquire land within the Area.
- D. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards, local community objectives, and in accordance with the City's comprehensive plan, EnvisionCR.

Section 4. The Big Cedar West Urban Renewal Area is an economic development area within the meaning of the urban renewal law; that the Area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of the urban renewal law; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 5. The Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Big Cedar West Urban Renewal Plan for the City of Cedar Rapids, State of Iowa"; The Plan, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of the Plan and the proceedings of this meeting.

Section 6. The Plan shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Linn County, Iowa, to be filed and recorded in the manner provided by law.

Section 7. Notwithstanding any resolution, ordinance, plan, amendment or any other document, the Plan shall be in full force and effect from the date of this Resolution until the City Council amends or repeals the Plan.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

STATE OF IOWA     )  
                              ) ss.  
COUNTY OF LINN    )

I, Alissa Van Sloten, City Clerk of the City of Cedar Rapids, Iowa, do hereby certify that the above and foregoing Resolution and attached documents are true and authentic documents of the City of Cedar Rapids, as full and complete as the same of record and on file in my office, on this 19th day of November, 2024.

ClerkSignature

Exhibit 1



**Big Cedar West  
Urban Renewal Plan**

Public Hearing: November 19, 2024  
Adopted by City Council  
Resolution No. LEG\_NUM\_TAG

**Prepared by:**  
City Manager's Office  
City of Cedar Rapids, Iowa  
City Hall  
101 First Street SE  
Cedar Rapids, Iowa 52401

## I. INTRODUCTION

This Urban Renewal Plan (the "Urban Renewal Plan") has been prepared by the City of Cedar Rapids, Iowa (the "City") to provide for the development of the Big Cedar West Urban Renewal Area (the "Urban Renewal Area") of the City, and to stimulate, through public actions, financings and commitments, private investment in the Urban Renewal Area. In order to achieve these objectives, the City shall undertake the urban renewal actions specified in this Urban Renewal Plan, pursuant to the powers granted to it under Chapters 403 and 15A of the Code of Iowa, 2023, as amended (the "Code").

## II. URBAN RENEWAL PLAN OBJECTIVES

The City hereby designates the Urban Renewal Area as an "economic development area" as defined under Chapter 403. The primary objectives of this Urban Renewal Plan for the Urban Renewal Area are as follows:

1. To stimulate through public action and commitment, private investment in redevelopment and new development;
2. To plan and provide sufficient land for new and expanding private development;
3. To attract new businesses to the City and to encourage the expansion of existing City businesses;
4. To provide for the creation of new jobs and the retention of existing jobs;
5. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives;
6. To ensure that the Urban Renewal Area is adequately served with public facilities, roadways, trails, parks and open space, utilities and services; and
7. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities for City residents and strengthening the property tax base of the City.

## III. DESCRIPTION OF URBAN RENEWAL AREA

The Urban Renewal Area is an "urban renewal area" as defined in the Code and is located within the City of Cedar Rapids, Linn County, Iowa. The boundaries of the Urban Renewal Area are illustrated on the Urban Renewal Area Map attached hereto as Attachment A.

The Urban Renewal Area consists of approximately 331 acres, more or less, in the City of Cedar Rapids, Iowa and being described as follows:

*A part of the SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ , and SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 15, a part of the SW  $\frac{1}{4}$ , SW  $\frac{1}{4}$  NE  $\frac{1}{4}$ , SE  $\frac{1}{4}$  NW  $\frac{1}{4}$ , SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ , and SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 14, Outlot A, Stoney Meadow Farms First Addition to Linn County, Iowa and Parcel A of Plat of Survey No. 2829 in the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  and NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 13, all in Township 82 North, Range 8 West of the 5th P.M., Linn County, Iowa, described as follows:*

*Beginning at the SW corner of the SE  $\frac{1}{4}$  of said SW  $\frac{1}{4}$  of Section 14;  
thence S88°13'03"W along the south line of the SW  $\frac{1}{4}$  of said SW  $\frac{1}{4}$  of Section 14, 1325.61 feet to the SW corner of said Section 14;  
thence S89°29'38"W along the south line of said SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 15, 1328.86 feet to the SW corner of said SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 15;  
thence N02°23'11"W along the west line of said SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  and along the west line of said NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ , both of Section 15, 2653.17 feet to the SW corner of said SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of said Section 15;  
thence N02°37'35"W along the west line of said SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of said Section 15, 292.83 feet to the south right of way line of the Cedar Rapids & Iowa City Railway;*

*thence N88°35'58"E along said south right of way line, 1325.47 feet;*  
*thence N88°35'45"E along said south right of way line, 1327.45 feet;*  
*thence N88°36'27"E along said south right of way line, 260.66 feet;*  
*thence NE-ly along said south right of way line on an arc of 1587.72 feet of a 3989.72-foot radius curve to the left, having a chord length of 1577.26 feet bearing N77°11'21"E;*  
*thence N65°48'56"E along said south right of way line, 912.59 feet;*  
*thence N65°47'43"E along said south right of way line, 1446.85 feet;*  
*thence N65°45'43"E along said south right of way line, 192.76 feet;*  
*thence NE-ly along said south right of way line on an arc of 1260.38 feet of a 5899.65-foot radius curve to the left, having a chord length of 1257.98 feet bearing N59°40'53"E to the east line of said Parcel A;*  
*thence S02°25'49"E along said east line of Parcel A, 169.20 feet;*  
*thence SW-ly along said east line of Parcel A on an arc of 714.87 feet of a 6040.65-foot radius curve to the right, having a chord length of 714.46 feet bearing S57°51'09"W;*  
*thence SW-ly along said east line of Parcel A on an arc of 331.44 feet of a 300.00-foot radius curve to the left, having a chord length of 314.84 feet bearing S29°35'11"W;*  
*thence S02°03'38"E along said east line of Parcel A, 1397.39 feet to the SE corner of said Parcel A;*  
*thence S88°29'25"W along the south line of said Parcel A, 507.57 feet to the W ¼ corner of said Section 13;*  
*thence S88°28'29"W along the south line of said SE ¼ NE ¼ of Section 14, 1331.25 feet to the SW corner of said SE ¼ NE ¼ of Section 14;*  
*thence S88°28'27"W along the south line of said SW ¼ NE ¼ of Section 14, 1331.15 feet to the Center of said Section 14;*  
*thence S02°22'19"E along the east line of the NE ¼ of said SW ¼ of Section 14, 1325.01 feet to the NE corner of said Stoney Meadow Farms First Addition;*  
*thence S88°16'02"W along the north line of said Addition, 267.68 feet to the NE corner of said Outlot A;*  
*thence S02°23'14"E along the east line of said Outlot A, 768.16 feet;*  
*thence S88°13'10"W along the east line of said Outlot A, 1018.07 feet;*  
*thence S02°23'39"E along the east line of said Outlot A, 487.02 feet;*  
*thence S28°48'53"E along the east line of said Outlot A, 22.47 feet to the SE corner of said Outlot A;*  
*thence S88°11'07"W along the south line of said Outlot A, 50.08 feet to the SW corner of said Outlot A;*  
*thence S02°23'41"E, 50.00 feet to the Point of Beginning, containing 331.22 acres which includes 5.06 acres of road right of way*

*And*

*The entire 76<sup>th</sup> Avenue SW right-of-way beginning at the southeast corner of Section 13, Township 82 North, Range 8 West of the 5<sup>th</sup> P.M., and terminating at the southwest corner of the southeast ¼ of the southeast ¼ of Section 15, Township 82 North, Range 8 West of the 5<sup>th</sup> P.M.*

#### **IV. URBAN RENEWAL AREA ACTIVITIES**

As a means of assisting in the development of the Urban Renewal Area and fulfilling the objectives of this Urban Renewal Plan, the City may determine:

1. To undertake and carry out urban renewal project activities through the execution of contracts and other instruments;
2. To arrange for or cause to be provided the construction or repair of public infrastructure improvements, including street, water, sanitary sewer and storm sewer systems, traffic signals, and public utilities or other facilities in connection with urban renewal projects;



3. To acquire property through a variety of means (purchase, lease, exchange, condemnation, donation or otherwise) and to hold, clear or prepare the property for redevelopment;
4. To dispose of property so acquired (by sale, lease, exchange or otherwise) for purposes of private redevelopment;
5. To provide financing to pay a portion of the cost of construction of new facilities and developments;
6. To undertake or cause to be undertaken the construction of specific site improvements, such as grading and site preparation activities, access roads and parking, fencing, utility connections and related activities, in connection with the disposition of property;
7. To make loans or grants to private persons or businesses for economic development purposes on such terms as may be determined by the City Council;
8. To borrow money and provide security therefor;
9. To provide for relocation benefits as required by law;
10. To establish and enforce controls, standards and restrictions on land use and buildings;
11. To make or have made surveys and plans necessary for the implementation of the urban renewal program and specific urban renewal project activities;
12. To use tax increment financing to provide for necessary physical improvements and infrastructure, and to fund other urban renewal project costs; or
13. To use any and all other powers, without limitation, granted by the Iowa Code to develop and provide for improved economic conditions in the City of Cedar Rapids, Iowa.

## **V. SPECIAL FINANCING ACTIVITIES**

To meet the objectives of this Urban Renewal Plan and to encourage private investment in and the development of the Urban Renewal Area, the City may determine to provide financial assistance to qualified private businesses through the making of loans or grants under Chapter 15A of the Code and through the use of tax increment financing under Chapter 403 of the Code.

1. Chapter 15A Loans or Grants. The making of loans or grants of public funds to private businesses within the Urban Renewal Area may be deemed necessary or appropriate for economic development purposes (as defined in Chapter 15A of the Code) and to aid in the planning, undertaking and carrying out of urban renewal project activities authorized under this Urban Renewal Plan and the Code. Accordingly, in furtherance of the objectives of this Urban Renewal Plan, the City may determine to issue general obligation bonds, tax increment revenue bonds or other such obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Urban Renewal Area. Alternatively, the City may determine to use available funds, including tax increment revenues from the Urban Renewal Area, for making such loans or grants. In determining qualifications of recipients and whether to make any such individual loan or grant, the City shall consider, among other things, one or more of the factors set forth in Section 15A.1 of the Code on a case-by-case basis.
2. Tax Increment Financing. Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment financing (TIF) mechanism to finance costs of public improvements, economic development incentives associated with identified Projects, or for any other lawful purposes in furtherance of this Plan generally. The City intends to establish an ordinance to utilize tax increment financing as a means to help pay for the costs associated with the development of the Urban Renewal Area in accordance with the Plan objectives and projects undertaken in accordance with this Plan. In addition, the City may utilize tax increment (special) revenue bonds or other such obligations or loan

agreements may be issued by the City, and tax increment reimbursement may be sought for, among other things, the following costs (if and to the extent incurred by the City):

- a. The construction of public improvements, such as streets, sanitary sewers, storm sewers, water mains, trails or sidewalks;
  - b. The acquisition of property or providing relocation benefits;
  - c. Provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with urban renewal projects identified herein;
  - d. The making of loans or grants to private businesses under Chapter 15A and 403 of the Code, including debt service payments on any bonds or notes issued to finance such loans or grants;
  - e. Any other purposes as identified for herein.
3. General Obligation Bonds. Under Division III of Chapter 384 and Chapter 403 of the Iowa Code, the City has the authority to issue and sell General Obligation Bonds ("GO Bonds") for specified essential and general corporate purposes, include the acquisition and construction of certain public improvements within the Area or incenting development consist with this Plan. Such GO Bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Cedar Rapids. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15A, Chapter 15, Chapter 403, Chapter 427B, or any other provision of the Code in furtherance of the objectives of this Urban Renewal Plan.

## **VI. PROPERTY ACQUISITION**

The property, besides existing public right-of-way or planned right-of-way, located within the Urban Renewal Area is privately owned and the City does not presently intend to acquire any land in the Urban Renewal Area for purposes of private development, other than property that will be dedicated and platted to the City for right-of-way. Areas may be identified for acquisition in the future for the following purposes:

1. To provide sites for needed private and public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with accepted criteria for the development of such facilities;
2. To assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this Urban Renewal Plan; or
3. To acquire any and all interests in any property within the Urban Renewal Area which in any way dominates or controls usage of other real property proposed to be acquired.

## **VII. CLEARANCE AND DISPOSITION OF PROPERTY**

The property located within the Urban Renewal Area is privately owned and the City does not presently intend to clear or dispose of property in the Urban Renewal Area. If the City makes improvements in preparation for redevelopment or transfer of land to private developers, all improvements will be accomplished in accordance with the goals and objectives of this Urban Renewal Plan and in concert with other actions to ensure timely improvement of the land.

The City may advertise and solicit development proposals, may negotiate directly with prospective developers, and may dispose of all or a portion of any property acquired by it for the purpose of redevelopment in accordance with the goals and objectives of this Urban Renewal Plan. The

property so disposed of may include vacated right-of-way and other lands under public ownership which are not needed for public purposes.

The City may subdivide, vacate or otherwise change the recorded arrangement of property under its control to accomplish the goals and objectives of this Urban Renewal Plan.

## **VIII. LAND USE DEVELOPMENT & ZONING**

The planning criteria to be used to guide the physical development of the Urban Renewal Area are those standards and guidelines contained within the City's Comprehensive Plan – EnvisionCR approved on January 27, 2015, as amended from time to time. Included in EnvisionCR is an adopted Future Land Use Map, attached hereto as Attachment B, which outlines the future land uses in the Urban Renewal Area. The Urban Renewal Area is designated Employment Reserve to accommodate industrial and commercial growth. This Plan is in conformity with the City's Comprehensive Plan, which is the general plan for the development of the City as a whole.

## **IX. PROJECT AND CITY INDEBTEDNESS**

The City may agree to make economic development grants to any developer purchasing land for development in the Urban Renewal Area in consideration for certain employment commitments and other covenants expected to be made by the developer. As such, the eventual level of City participation in both private and public improvements for the economic development of the Urban Renewal Area cannot be fully determined at this time. However, the City has identified several projects, as identified in Section XIV herein, which propose the use of tax increments.

At the present time, it is anticipated that future City tax increment collections for project-related activities within the Urban Renewal Area will not exceed \$1,034,550,000 in aggregate amount during the term of this Urban Renewal Plan. Proceeds of such tax increment collections are currently expected to be used to make economic development grants to the developer, and to fund public improvements for the project and administrative-related costs incurred in connection with the identified projects in the Urban Renewal Area. This figure includes total projects costs for all phases of the data center campus project such that tax increment collection from the Big Cedar West Urban Renewal Area will be some portion of this figure.

Currently, the City of Cedar Rapids' outstanding general obligation indebtedness is \$396,830,000 (as of Fiscal Year 2025 beginning July 1, 2024). The Constitution of the State of Iowa limits the amount of City debt outstanding at any time to no more than five (5) percent of the value (as shown by the last certified state and county tax list) of all taxable property within the City. The City's constitutional debt limit is \$767,556,916 as of July 1, 2024 (for FY2025 and based on assessed property valuations as of January 1, 2023).

## **X. STATE AND LOCAL REQUIREMENTS**

All provisions necessary to conform to state and local law will be complied with by the City in implementing this Urban Renewal Plan and its supporting documents.

## **XI. SEVERABILITY**

In the event one or more provisions contained in this Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized or unenforceable in any respect, such invalidity, illegality, or lack of authorization or enforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

## **XII. AMENDMENT OF URBAN RENEWAL PLAN**

This Urban Renewal Plan may be amended from time to time to respond to development opportunities. Any such amendment shall conform to the requirements of Chapter 403 of the Code. Any change affecting any property or contractual right will be effectuated only in accordance with applicable state and local law.

### XIII. EFFECTIVE DATE

This Urban Renewal Plan shall be effective upon adoption by the City Council of the City of Cedar Rapids, Iowa, and shall remain in full force and effect until amended or rescinded by the City Council. However, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the Code) by the City for activities carried out under this Urban Renewal Plan shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law, including Iowa Code Section 403.17(10).

### XIV. PROPOSED URBAN RENEWAL PROJECT ACTIVITIES

#### Development Agreements

The following are private redevelopment projects in the Urban Renewal Area which are being induced by grants and/or loans provided through the use of tax increments:

| Project  | Description & Rationale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Additional details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SNA, LLC | The City anticipates entering into a Development Agreement with SNA, LLC or its permitted assignee and Affiliates (collectively the "Company") pursuant to which the Company will complete construction of 1 or more data center buildings as part of each phase of a multi-phase data center campus project, at least one phase of which will be located within the Big Cedar West Urban Renewal Area. Developer is committed to creating a minimum of 15 jobs per project phase. This private development will add jobs and assessed value to the community. | In exchange for the obligations of the Company, the City anticipates providing, in addition to other incentives, twenty (20) annual "Economic Development Grants" per Project Phase, beginning in the fiscal year the City first receives incremental taxes from each Project Phase. Each Grant shall be equal to 70% of the "Tax Increment" divided and made available to the City by the County under Iowa Code Section 403.19 and created from the value added by the data center building(s) constructed as part of the applicable Project Phase. Payment of any Tax Increment will be subject to the detailed terms of the Development Agreement. The maximum aggregate amount of all Economic Development Grants for all phases of the data center campus project in all urban renewal areas shall not exceed \$1,000,000,000.00.<br>In addition, in accordance with the power conveyed by Section 403.6(18), the City hereby excludes from taxation the value added to the data center campus real estate during the process of construction of the data center buildings. The value added during construction for each data center building shall not be eligible for exclusion from taxation for more than two years and the exclusion shall not be applied to a facility which has been more than eighty percent completed as of the most recent date of assessment. Section 403.6(18) permits the elimination only of those taxes which are levied against assessments made during the construction of the data center building. |

#### Public Improvements

Use of tax increments within the Urban Renewal Area for improvements to streets, highways, avenues, public ways, and public grounds; installation of street lighting fixtures, connections and facilities; installation and repair of traffic signals and control devices; construction, reconstruction, and repair of sidewalks and pedestrian underpasses and overpasses; improvement and repair of bridges, culverts, retaining walls, viaducts, underpasses, grade crossing separations, and approaches; construction, reconstruction, repair, and relocation of sanitary sewer, storm sewer, water, and fiber optic infrastructure; including, but not limited to, the following:

| Project                                                      | Description & Rationale                                                                                                                                                                                                                                                                                                                                                                       | Estimated Indebtedness for the Project* |
|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| Utility Extension to Data Center Campus Development Property | The City anticipates extending the sanitary sewer infrastructure to the data center campus Development Property by January 15, 2025. The City anticipates extending the water main infrastructure to the data center campus Development Property by May 15, 2025. This extension of infrastructure will allow for private development which will add taxable value and jobs to the community. | \$250,000                               |

|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Utility Extension through Data Center Campus | The City anticipates the extension of water main and sanitary sewer infrastructure through the data center campus Development Property south to 76 <sup>th</sup> Avenue SW by the date of completion for the initial phase of the data center campus project. This extension of infrastructure will allow for private development which will add taxable value and jobs to the community.                                                                   | \$9.5 million  |
| 76 <sup>th</sup> Ave Road Improvement        | The City anticipates improving 76 <sup>th</sup> Avenue from Edgewood Road west to the City limits by the date of completion for the initial phase of the data center campus project. This extension of infrastructure will allow for private development which will add taxable value and jobs to the community.                                                                                                                                            | \$23 million   |
| Utility Extension along 76 <sup>th</sup> Ave | The City anticipates the extension of water main improvements along 76th Avenue from Edgewood Road to Tissel Hollow Road. This project involves 8,000 feet of 16-inch water main with valves and hydrants and is anticipated to be completed by the date of completion for the initial phase of the data center campus project. This extension of infrastructure will allow for private development which will add taxable value and jobs to the community. | \$1.75 million |

#### Administration

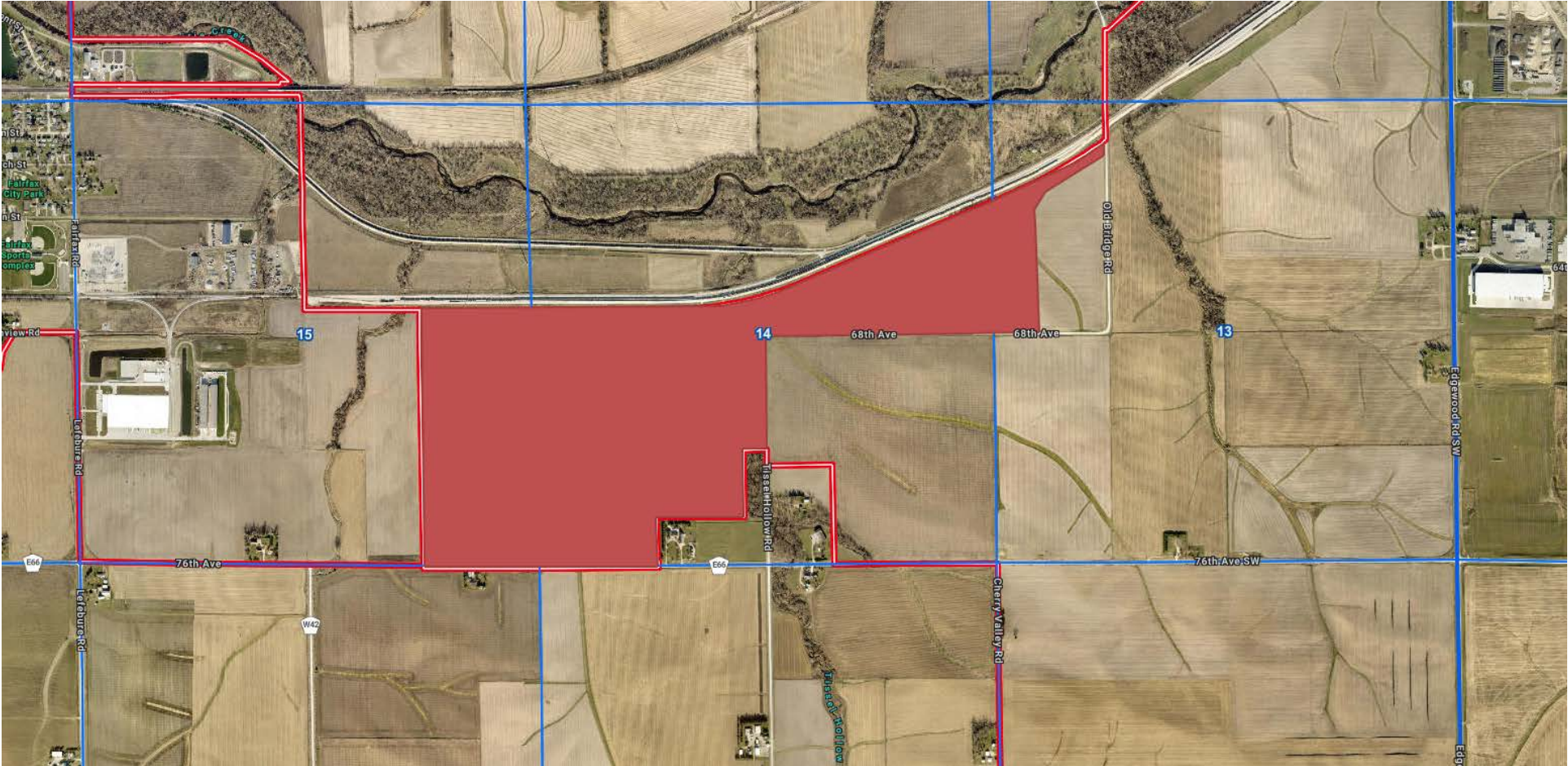
The City expects to use tax increments for ongoing legal, consulting, recording, publication, administration and oversight of eligible projects, project financial gap analysis reports, real estate appraisals, and other miscellaneous fees associated with projects occurring within the Urban Renewal Area. Current administrative expenses are estimated to be \$50,000.

#### **XV. Agricultural Land Consents**

Because the Urban Renewal Area contains land that is defined as “agricultural land” by Iowa Code Section 403.17(3), the City must acquire consent from the owner(s) of the agricultural land prior to including such land in the Urban Renewal Area. The City has requested consent from the owner(s) of agricultural land proposed to be included in the Urban Renewal Area. A copy of the agricultural landowner agreement(s) are, or will be, attached hereto as Attachment “D”. The original signed agreement(s) will be placed on file in the City Clerk’s office.

**ATTACHMENT A**

**BIG CEDAR WEST**  
**URBAN RENEWAL AREA BOUNDARY**





## LEGAL DESCRIPTION

*A part of the SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ , and SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 15, a part of the SW  $\frac{1}{4}$ , SW  $\frac{1}{4}$  NE  $\frac{1}{4}$ , SE  $\frac{1}{4}$  NW  $\frac{1}{4}$ , SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ , and SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 14, Outlot A, Stoney Meadow Farms First Addition to Linn County, Iowa and Parcel A of Plat of Survey No. 2829 in the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  and NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 13, all in Township 82 North, Range 8 West of the 5th P.M., Linn County, Iowa, described as follows:*

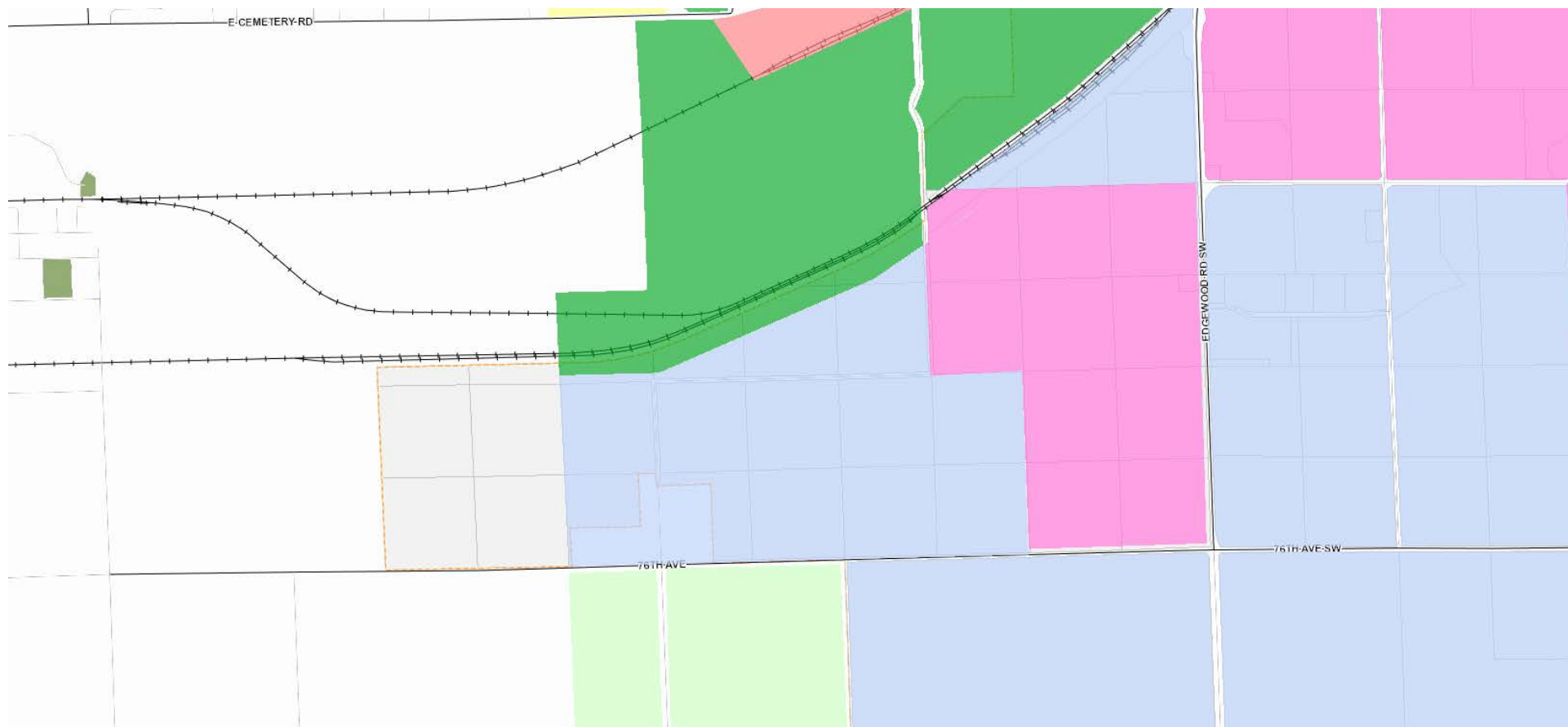
*Beginning at the SW corner of the SE  $\frac{1}{4}$  of said SW  $\frac{1}{4}$  of Section 14;  
thence S88°13'03"W along the south line of the SW  $\frac{1}{4}$  of said SW  $\frac{1}{4}$  of Section 14, 1325.61 feet to the SW corner of said Section 14;  
thence S89°29'38"W along the south line of said SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 15, 1328.86 feet to the SW corner of said SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 15;  
thence N02°23'11"W along the west line of said SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  and along the west line of said NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ , both of Section 15, 2653.17 feet to the SW corner of said SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of said Section 15;  
thence N02°37'35"W along the west line of said SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of said Section 15, 292.83 feet to the south right of way line of the Cedar Rapids & Iowa City Railway;  
thence N88°35'58"E along said south right of way line, 1325.47 feet;  
thence N88°35'45"E along said south right of way line, 1327.45 feet;  
thence N88°36'27"E along said south right of way line, 260.66 feet;  
thence NE-ly along said south right of way line on an arc of 1587.72 feet of a 3989.72-foot radius curve to the left, having a chord length of 1577.26 feet bearing N77°11'21"E;  
thence N65°48'56"E along said south right of way line, 912.59 feet;  
thence N65°47'43"E along said south right of way line, 1446.85 feet;  
thence N65°45'43"E along said south right of way line, 192.76 feet;  
thence NE-ly along said south right of way line on an arc of 1260.38 feet of a 5899.65-foot radius curve to the left, having a chord length of 1257.98 feet bearing N59°40'53"E to the east line of said Parcel A;  
thence S02°25'49"E along said east line of Parcel A, 169.20 feet;  
thence SW-ly along said east line of Parcel A on an arc of 714.87 feet of a 6040.65-foot radius curve to the right, having a chord length of 714.46 feet bearing S57°51'09"W;  
thence SW-ly along said east line of Parcel A on an arc of 331.44 feet of a 300.00-foot radius curve to the left, having a chord length of 314.84 feet bearing S29°35'11"W;  
thence S02°03'38"E along said east line of Parcel A, 1397.39 feet to the SE corner of said Parcel A;  
thence S88°29'25"W along the south line of said Parcel A, 507.57 feet to the W  $\frac{1}{4}$  corner of said Section 13;  
thence S88°28'29"W along the south line of said SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 14, 1331.25 feet to the SW corner of said SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 14;  
thence S88°28'27"W along the south line of said SW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 14, 1331.15 feet to the Center of said Section 14;  
thence S02°22'19"E along the east line of the NE  $\frac{1}{4}$  of said SW  $\frac{1}{4}$  of Section 14, 1325.01 feet to the NE corner of said Stoney Meadow Farms First Addition;  
thence S88°16'02"W along the north line of said Addition, 267.68 feet to the NE corner of said Outlot A;  
thence S02°23'14"E along the east line of said Outlot A, 768.16 feet;  
thence S88°13'10"W along the east line of said Outlot A, 1018.07 feet;  
thence S02°23'39"E along the east line of said Outlot A, 487.02 feet;  
thence S28°48'53"E along the east line of said Outlot A, 22.47 feet to the SE corner of said Outlot A;  
thence S88°11'07"W along the south line of said Outlot A, 50.08 feet to the SW corner of said Outlot A;  
thence S02°23'41"E, 50.00 feet to the Point of Beginning, containing 331.22 acres which includes 5.06 acres of road right of way*

AND

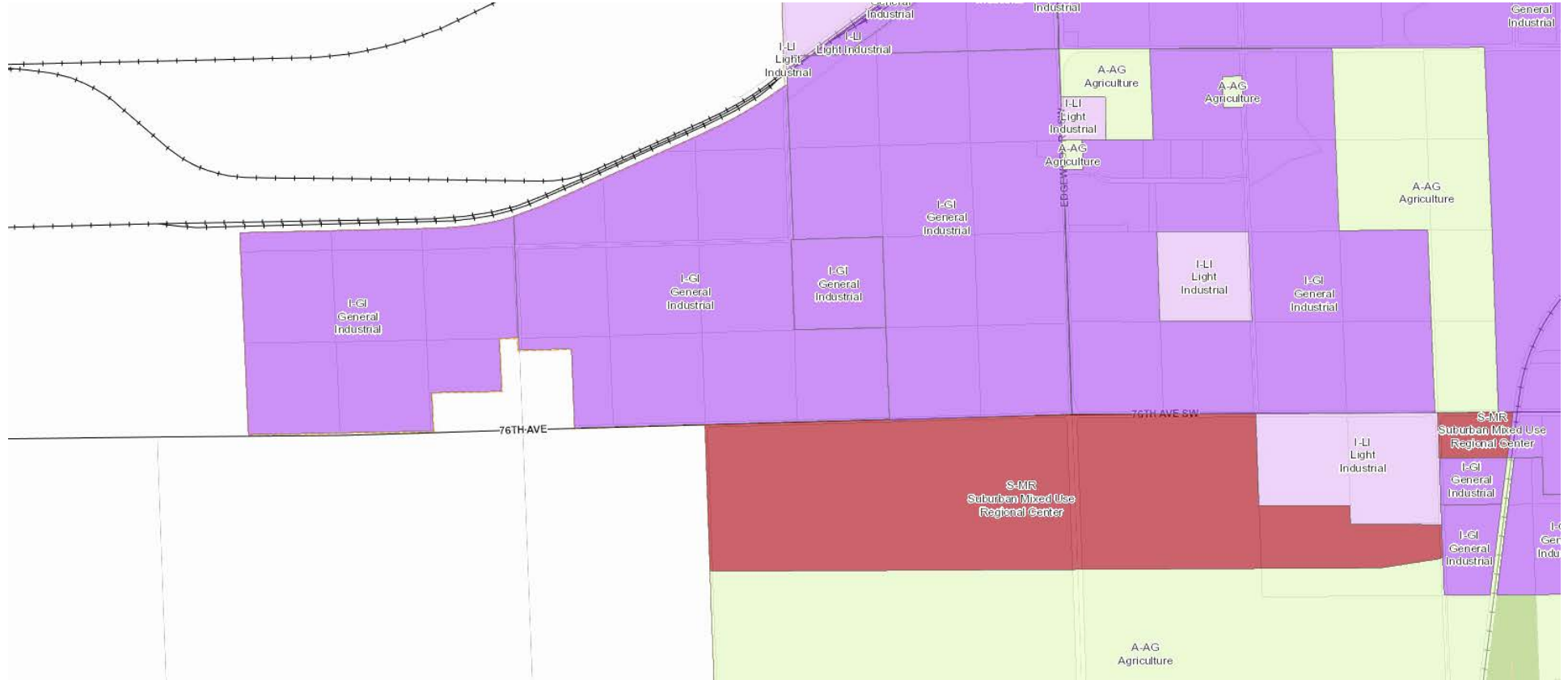
*The entire 76<sup>th</sup> Avenue SW right-of-way beginning at the southeast corner of Section 13, Township 82 North, Range 8 West of the 5<sup>th</sup> P.M., and terminating at the southwest corner of the southeast  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of Section 15, Township 82 North, Range 8 West of the 5<sup>th</sup> P.M.*



**ATTACHMENT B  
FUTURE LAND USE MAP**



## ATTACHMENT C ZONING MAP



**ATTACHMENT D**

**AGREEMENT TO INCLUDE AGRICULTURAL LAND  
IN THE BIG CEDAR WEST URBAN RENEWAL AREA**

WHEREAS, the City of Cedar Rapids, Iowa, (the “City”) has proposed to establish the Big Cedar West Urban Renewal Area (the “Urban Renewal Area”), pursuant to Iowa Code Chapter 403, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the Urban Renewal Area will include certain property which is owned by the Agricultural Landowner listed below; and

WHEREAS, Iowa Code Section 403.17(10) provides that no property which meets the definition of “agricultural land” set forth in Iowa Code Section 403.17(3) may be included in an urban renewal area until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property proposed to be included in the Urban Renewal Area and owned by the Agricultural Landowner meets the definition of “agricultural land” in Section 403.17(3).

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Landowner as follows:

1. The Agricultural Landowner hereby certifies that he/she is the owner of certain property meeting the definition of “agricultural land” that is proposed to be included in the Urban Renewal Area

2. The Agricultural Landowner hereby agrees that the City of Cedar Rapids, Iowa, may include the portion of the property owned by the Agricultural Landowner in the Urban Renewal Area.

3. The Agricultural Landowner further authorizes the governing body of the City of Cedar Rapids, Iowa, to pass any resolution or ordinance necessary to designate said property as part of the proposed Urban Renewal Area, and to proceed with related activities authorized under Iowa Code Chapter 403.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Name of Agricultural Landowner: \_\_\_\_\_

(signed by Agricultural Landowner or person authorized to sign on Agricultural Landowner’s behalf)

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Witness: \_\_\_\_\_

## **Exhibit 2**



City Manager's Office  
City Hall  
101 First Street SE  
Cedar Rapids, IA 52401  
Telephone: (319) 286-5683

**To:** City Council  
**From:** Scott Mather, Economic Development Coordinator  
**Subject:** Consultation with affected taxing agencies – Big Cedar West Urban Renewal Area  
**Date:** November 13, 2024

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### **REPORT ON CONSULTATION WITH AFFECTED TAXING AGENCIES BIG CEDAR WEST URBAN RENEWAL AREA**

Chapter 403 of the Code of Iowa ("Urban Renewal Law") outlines requirements for undertaking urban renewal projects and activities including the timely notice and consultation with affected taxing entities on the urban renewal activities and the division of revenue therein. In connection with the proposed Urban Renewal Plan for the Big Cedar West Urban Renewal Area, after due and proper notice as required by the Urban Renewal Law, a consultation with affected taxing entities was held on Monday, November 4 at 9:30 a.m. No representatives from any taxing entities were present and the consultation was closed at 9:50 a.m. In addition, no written comments have been received by the within seven (7) days of the consultation which require a written response on behalf of the City.

ORDINANCE NO. LEG\_NUM\_TAG

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL TAXABLE PROPERTY LOCATED WITHIN THE BIG CEDAR WEST URBAN RENEWAL AREA OF THE CITY OF CEDAR RAPIDS, COUNTY OF LINN, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF CEDAR RAPIDS, COUNTY OF LINN, COLLEGE COMMUNITY SCHOOL DISTRICT AND OTHER TAXING DISTRICTS, SHALL BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY SAID CITY IN CONNECTION WITH URBAN RENEWAL PROJECT ACTIVITIES UNDERTAKEN IN FURTHERANCE OF THE PLAN FOR THE BIG CEDAR WEST URBAN RENEWAL AREA.

WHEREAS, the City Council, after public notice and hearing and as prescribed by law and pursuant to Resolution No. \_\_\_\_\_ passed and approved on the 19<sup>th</sup> day of November, 2024 adopted the Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the Big Cedar West Urban Renewal Area (the "Urban Renewal Project Area") that includes lots and parcels located within the area described as follows:

*A part of the SE ¼ NE ¼, NE ¼ SE ¼, and SE ¼ SE ¼ of Section 15, a part of the SW ¼, SW ¼ NE ¼, SE ¼ NW ¼, SW ¼ NW ¼, and SE ¼ NE ¼ of Section 14, Outlot A, Stoney Meadow Farms First Addition to Linn County, Iowa and Parcel A of Plat of Survey No. 2829 in the SW ¼ NW ¼ and NW ¼ NW ¼ of Section 13, all in Township 82 North, Range 8 West of the 5th P.M., Linn County, Iowa, described as follows:*

*Beginning at the SW corner of the SE ¼ of said SW ¼ of Section 14;  
thence S88°13'03"W along the south line of the SW ¼ of said SW ¼ of Section 14, 1325.61 feet to the SW corner of said Section 14;  
thence S89°29'38"W along the south line of said SE ¼ SE ¼ of Section 15, 1328.86 feet to the SW corner of said SE ¼ SE ¼ of Section 15;  
thence N02°23'11"W along the west line of said SE ¼ SE ¼ and along the west line of said NE ¼ SE ¼, both of Section 15, 2653.17 feet to the SW corner of said SE ¼ NE ¼ of said Section 15;  
thence N02°37'35"W along the west line of said SE ¼ NE ¼ of said Section 15, 292.83 feet to the south right of way line of the Cedar Rapids & Iowa City Railway;  
thence N88°35'58"E along said south right of way line, 1325.47 feet;*

*thence N88°35'45"E along said south right of way line, 1327.45 feet;*  
*thence N88°36'27"E along said south right of way line, 260.66 feet;*  
*thence NE-ly along said south right of way line on an arc of 1587.72 feet of a 3989.72-foot radius curve to the left, having a chord length of 1577.26 feet bearing N77°11'21"E;*  
*thence N65°48'56"E along said south right of way line, 912.59 feet;*  
*thence N65°47'43"E along said south right of way line, 1446.85 feet;*  
*thence N65°45'43"E along said south right of way line, 192.76 feet;*  
*thence NE-ly along said south right of way line on an arc of 1260.38 feet of a 5899.65-foot radius curve to the left, having a chord length of 1257.98 feet bearing N59°40'53"E to the east line of said Parcel A;*  
*thence S02°25'49"E along said east line of Parcel A, 169.20 feet;*  
*thence SW-ly along said east line of Parcel A on an arc of 714.87 feet of a 6040.65-foot radius curve to the right, having a chord length of 714.46 feet bearing S57°51'09"W;*  
*thence SW-ly along said east line of Parcel A on an arc of 331.44 feet of a 300.00-foot radius curve to the left, having a chord length of 314.84 feet bearing S29°35'11"W;*  
*thence S02°03'38"E along said east line of Parcel A, 1397.39 feet to the SE corner of said Parcel A;*  
*thence S88°29'25"W along the south line of said Parcel A, 507.57 feet to the W ¼ corner of said Section 13;*  
*thence S88°28'29"W along the south line of said SE ¼ NE ¼ of Section 14, 1331.25 feet to the SW corner of said SE ¼ NE ¼ of Section 14;*  
*thence S88°28'27"W along the south line of said SW ¼ NE ¼ of Section 14, 1331.15 feet to the Center of said Section 14;*  
*thence S02°22'19"E along the east line of the NE ¼ of said SW ¼ of Section 14, 1325.01 feet to the NE corner of said Stoney Meadow Farms First Addition;*  
*thence S88°16'02"W along the north line of said Addition, 267.68 feet to the NE corner of said Outlot A;*  
*thence S02°23'14"E along the east line of said Outlot A, 768.16 feet;*  
*thence S88°13'10"W along the east line of said Outlot A, 1018.07 feet;*  
*thence S02°23'39"E along the east line of said Outlot A, 487.02 feet;*  
*thence S28°48'53"E along the east line of said Outlot A, 22.47 feet to the SE corner of said Outlot A;*  
*thence S88°11'07"W along the south line of said Outlot A, 50.08 feet to the SW corner of said Outlot A;*  
*thence S02°23'41"E, 50.00 feet to the Point of Beginning, containing 331.22 acres which includes 5.06 acres of road right of way*

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of Cedar Rapids, Iowa in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of Cedar Rapids, Iowa desires to provide for the division of revenue from taxation in the Urban Renewal Project Area, as above described, in accordance with the provisions of Section 403.19 of the Code of Iowa.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that:

Section 1. The recitals contained hereinabove are found to be true and correct and incorporated herein.

Section 2: The taxes levied on the taxable property in the Big Cedar West Urban Renewal Area, legally described in the preamble hereof, by and for the benefit of the State of

Iowa, City of Cedar Rapids, County of Linn, College Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter provided in this Ordinance.

Section 3: That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Project Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City of Cedar Rapids certifies to the County Auditor of the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid (base year taxes).

Section 4: That portion of the taxes each year in excess of the base year taxes for the Big Cedar West Urban Renewal Area, shall be allocated to and when collected be paid into the special tax increment fund previously established by the City of Cedar Rapids to pay the principal of and interest on loans, monies advanced to, or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under authority of Section 403.9 or Section 403.12 of the Code of Iowa, incurred by the City of Cedar Rapids, Iowa to finance or refinance, in whole or in part, urban renewal projects undertaken within the Big Cedar West Urban Renewal Area pursuant to the Urban Renewal Plan for said Big Cedar West Urban Renewal Area, except that taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the Big Cedar West Urban Renewal Area without any limitation as hereinabove provided.

Section 5: Unless and until the total assessed valuation of the taxable property in the Big Cedar West Urban Renewal Area exceeds the total assessed value of the taxable property in said area as shown by the last equalized assessment roll referred to in Section 3 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Big Cedar West Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 6: At such time as the loans, monies advanced, bonds and interest thereon and indebtedness of the City of Cedar Rapids referred to in Section 4 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Big Cedar West Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 7: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to continue the division of taxes from property within the Big Cedar West Urban Renewal Area under the provisions of Section 403.19 of the Code of Iowa, as amended. In the event that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the Big Cedar West Urban Renewal Area and the territory contained therein.

Section 8: This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Introduced this 19<sup>TH</sup> Day of November, 2024.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

LEG\_TABLED\_TAG





## Council Agenda Item Cover Sheet

**Submitting Department:** City Manager

**Presenter at Meeting:** Scott Mather

**Contact Person:** Bill Micheel

**E-mail Address:** [w.micheel@cedar-rapids.org](mailto:w.micheel@cedar-rapids.org)

**Phone Number/Ext.:** (319) 432-4579

**Description of Agenda Item:** PUBLIC HEARINGS

A public hearing will be held on the proposed Urban Renewal Plan for the proposed Big Cedar East Urban Renewal Area and an Ordinance pertaining to the collection of tax increments therein (Scott Mather). CIP/DID# TIF-0003-2024

- a. Resolution approving the proposed Urban Renewal Plan for the proposed Big Cedar East Urban Renewal Area. CIP/DID #TIF-0003-2024
- b. First Reading: Ordinance relating to the collection of tax increments within the Big Cedar East Urban Renewal Area. CIP/DID #TIF-0003-2024

**EnvisionCR Element/Goal:** InvestCR Goal 1: Expand economic development efforts to support business and workforce growth, market Cedar Rapids, and engage regional partners.

**Background:** The public hearing and Resolution establish the Big Cedar East Urban Renewal Area. The Plan incorporates a development project and activities anticipated to be undertaken in accordance within the proposed Urban Renewal Area. As part of the process, the City must consult with taxing agencies on the activities and associated tax increments that may be used in conjunction with the projects. In addition, the City Planning Commission will need to review the URA Plan and make recommendations as to its conformity with the City's comprehensive plan. The establishment of a new URA/TIF District provides a mechanism provide the financial incentives to the project.

The following includes the process and timeline for the establishment of the URA Plan:

- Oct 22 Resolution Setting a Public Hearing
- Nov 4 Consultation with affected taxing agencies
- Nov 7 City Planning Commission
- Nov 19 Public Hearing, Resolution Approving UR Plan, & 1<sup>st</sup> TIF Ordinance Reading
- Dec 3 2<sup>nd</sup> and possible 3<sup>rd</sup> TIF Ordinance Reading

**Action/Recommendation:** City staff recommends approval of the resolution.

**Alternative Recommendation:** City Council may table and request additional information

**Time Sensitivity:** NA

**Resolution Date:** November 19, 2024

**Budget Information:** NA

**Local Preference Policy:** NA

**Recommended by Council Committee:** NA

RESOLUTION NO. LEG\_NUM\_TAG

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AN URBAN RENEWAL PLAN FOR THE BIG CEDAR EAST URBAN RENEWAL AREA

WHEREAS, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the City of Cedar Rapids and rehabilitation, conservation, redevelopment, development, or combination thereof, of these areas are necessary in the interest of public health, safety, and welfare of the residents of the City; and

WHEREAS, this Council has reasonable cause to believe that the area described below satisfies the eligibility criteria for designation as an Urban Renewal Area under Iowa Law and has caused there to be prepared a proposed Urban Renewal Plan (the "Plan") for the Big Cedar East Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein which proposed Plan is attached hereto as Exhibit 1; and

WHEREAS, this proposed Urban Renewal Area includes and consists of an area of approximately 304 acres, more or less, located along 76<sup>th</sup> Avenue SW as illustrated in Exhibit A to the Plan, and described as:

*A part of the SE ¼ of Section 14 and a part of the SW ¼ of Section 13, all in Township 82 North, Range 8 West of the 5th P.M., Linn County, Iowa, described as follows:*

*Beginning at the S ¼ corner of said Section 13;  
thence S88°28'50"W along the south line of the SE ¼ of said SW ¼ of Section 13, 1334.66 feet to the SE corner of said SW ¼ SW ¼;  
thence S88°28'57"W along the south line of the SW ¼ of said SW ¼ of Section 13, 1334.53 feet to the SE corner of said Section 14;  
thence S88°23'02"W along the south line of the SE ¼ of said SE ¼ of Section 14, 1325.22 feet to the SE corner of the SW ¼ of said SE ¼ of Section 14;  
thence S88°23'34"W along the south line of said SW ¼ SE ¼, 567.93 feet to the SE corner of Van Der Millen's First Addition to said County;  
thence N02°22'46"W along the east line of said Addition, 1147.83 feet to the NE corner of said Addition;  
thence S88°23'15"W along the north line of said Addition, 757.23 feet to the west line of said SW ¼ SE ¼ of Section 14;  
thence N02°25'19"W along said west line, 177.11 feet to the SW corner of the NW ¼ of said SE ¼ of Section 14;  
thence N02°22'19"W along the west line of said NW ¼ SE ¼, 1325.01 feet to the Center of said Section 14;*

*thence N88°28'27"E along the north line of said NW ¼ SE ¼, 1331.15 feet to the NW corner of the NE ¼ of said SE ¼ of Section 14;  
thence N88°28'29"E along said NE ¼ SE ¼, 1331.25 feet to the W ¼ corner of said Section 13;  
thence N88°29'25"E along the north line of the NW ¼ of said SW ¼ of Section 13, 1335.55 feet to the NW corner of the NE ¼ of said SW ¼ of Section 13;  
thence N88°18'44"E along the north line of said NE ¼ SW ¼, 1338.19 feet to the Center of said Section 13;  
thence S02°01'14"E along the east line of said SW ¼ of said Section 13, 2649.45 feet to the Point of Beginning, containing 303.82 acres which includes 7.94 acres of road right of way.*

*The entire 76<sup>th</sup> Avenue SW right-of-way beginning at the southeast corner of Section 13, Township 82 North, Range 8 West of the 5<sup>th</sup> P.M., and terminating at the southwest corner of the southeast ¼ of the southeast ¼ of Section 15, Township 82 North, Range 8 West of the 5<sup>th</sup> P.M.*

WHEREAS, it is necessary that the Area be developed as an economic development project and be part of the overall development covered by the Plan; and

WHEREAS, the urban renewal law requires the City Council to submit a proposed urban renewal plan to the City Planning Commission for review and recommendation as to its conformity with the general plan for the development of the community as a whole, prior to the City Council approval of such urban renewal plan; and

WHEREAS, the Plan was reviewed by the City Planning Commission on November 7, 2024, with the finding that the Plan is in conformity with the general plan for the development of the City as a whole; and

WHEREAS, by Resolution No. 1437-10-24, the Cedar Rapids City Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Plan be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held on Monday, November 4, 2024 at 9:30 a.m., and all responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Economic Development Analyst filed herewith and attached as Exhibit 2 and by this reference incorporated herein, which report is in all respects approved; and

WHEREAS, by Resolution No. 1437-10-24, the Cedar Rapids City Council also set a public hearing on the adoption of the proposed Plan for the meeting on November 19, 2024 commencing at 4:00 p.m., and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Cedar Rapids Gazette and by mail to the affected taxing entities, which notice set forth the time and place for this hearing that nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Cedar Rapids, Iowa as follows:

Section 1. The recitals contained hereinabove are found to be true and correct and incorporated herein.

Section 2. The findings and conclusions set forth or contained in the Plan concerning the area of the City of Cedar Rapids, State of Iowa, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 3. The City Council further finds:

- A. Although relocation is not expected, a feasible method exists for the relocation of any families who may be displaced from the Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;
- B. The Plan conforms to the general plan for the development of the City as a whole; and
- C. The City does not immediately expect to acquire land within the Area.
- D. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards, local community objectives, and in accordance with the City's comprehensive plan, EnvisionCR.

Section 4. The Big Cedar East Urban Renewal Area is an economic development area within the meaning of the urban renewal law; that the Area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of the urban renewal law; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 5. The Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Big Cedar East Urban Renewal Plan for the City of Cedar Rapids, State of Iowa"; The Plan, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of the Plan and the proceedings of this meeting.

Section 6. The Plan shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Linn County, Iowa, to be filed and recorded in the manner provided by law.

Section 7. Notwithstanding any resolution, ordinance, plan, amendment or any other document, the Plan shall be in full force and effect from the date of this Resolution until the City Council amends or repeals the Plan.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## **URBAN RENEWAL PLAN**

for the

### **BIG CEDAR EAST URBAN RENEWAL AREA**

**As Approved by City Council**

**Resolution No. \_\_\_\_\_**

**Prepared by:**  
City Manager's Office  
City of Cedar Rapids, Iowa  
City Hall  
101 First Street SE  
Cedar Rapids, Iowa 52401

## I. INTRODUCTION

This Urban Renewal Plan (the "Urban Renewal Plan") has been prepared by the City of Cedar Rapids, Iowa (the "City") to provide for the development of the Big Cedar East Urban Renewal Area (the "Urban Renewal Area") of the City, and to stimulate, through public actions, financings and commitments, private investment in the Urban Renewal Area. In order to achieve these objectives, the City shall undertake the urban renewal actions specified in this Urban Renewal Plan, pursuant to the powers granted to it under Chapters 403 and 15A of the Code of Iowa, 2023, as amended (the "Code").

## II. URBAN RENEWAL PLAN OBJECTIVES

The City hereby designates the Urban Renewal Area as an "economic development area" as defined under Chapter 403. The primary objectives of this Urban Renewal Plan for the Urban Renewal Area are as follows:

1. To stimulate through public action and commitment, private investment in redevelopment and new development;
2. To plan and provide sufficient land for new and expanding private development;
3. To attract new businesses to the City and to encourage the expansion of existing City businesses;
4. To provide for the creation of new jobs and the retention of existing jobs;
5. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives;
6. To ensure that the Urban Renewal Area is adequately served with public facilities, roadways, trails, parks and open space, utilities and services; and
7. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities for City residents and strengthening the property tax base of the City.

## III. DESCRIPTION OF URBAN RENEWAL AREA

The Urban Renewal Area is an "urban renewal area" as defined in the Code and is located within the City of Cedar Rapids, Linn County, Iowa. The boundaries of the Urban Renewal Area are illustrated on the Urban Renewal Area Map attached hereto as Attachment A.

The Urban Renewal Area consists of approximately 304 acres, more or less, in the City of Cedar Rapids, Iowa and being described as follows:

*A part of the SE ¼ of Section 14 and a part of the SW ¼ of Section 13, all in Township 82 North, Range 8 West of the 5th P.M., Linn County, Iowa, described as follows:*

*Beginning at the S ¼ corner of said Section 13;  
thence S88°28'50"W along the south line of the SE ¼ of said SW ¼ of Section 13, 1334.66 feet to the SE corner of said SW ¼ SW ¼;  
thence S88°28'57"W along the south line of the SW ¼ of said SW ¼ of Section 13, 1334.53 feet to the SE corner of said Section 14;  
thence S88°23'02"W along the south line of the SE ¼ of said SE ¼ of Section 14, 1325.22 feet to the SE corner of the SW ¼ of said SE ¼ of Section 14;  
thence S88°23'34"W along the south line of said SW ¼ SE ¼, 567.93 feet to the SE corner of Van Der Millen's First Addition to said County;  
thence N02°22'46"W along the east line of said Addition, 1147.83 feet to the NE corner of said Addition;*



*thence S88°23'15"W along the north line of said Addition, 757.23 feet to the west line of said SW ¼ SE ¼ of Section 14;*  
*thence N02°25'19"W along said west line, 177.11 feet to the SW corner of the NW ¼ of said SE ¼ of Section 14;*  
*thence N02°22'19"W along the west line of said NW ¼ SE ¼, 1325.01 feet to the Center of said Section 14;*  
*thence N88°28'27"E along the north line of said NW ¼ SE ¼, 1331.15 feet to the NW corner of the NE ¼ of said SE ¼ of Section 14;*  
*thence N88°28'29"E along said NE ¼ SE ¼, 1331.25 feet to the W ¼ corner of said Section 13;*  
*thence N88°29'25"E along the north line of the NW ¼ of said SW ¼ of Section 13, 1335.55 feet to the NW corner of the NE ¼ of said SW ¼ of Section 13;*  
*thence N88°18'44"E along the north line of said NE ¼ SW ¼, 1338.19 feet to the Center of said Section 13;*  
*thence S02°01'14"E along the east line of said SW ¼ of said Section 13, 2649.45 feet to the Point of Beginning, containing 303.82 acres which includes 7.94 acres of road right of way.*

*The entire 76<sup>th</sup> Avenue SW right-of-way beginning at the southeast corner of Section 13, Township 82 North, Range 8 West of the 5<sup>th</sup> P.M., and terminating at the southwest corner of the southeast ¼ of the southeast ¼ of Section 15, Township 82 North, Range 8 West of the 5<sup>th</sup> P.M.*

#### **IV. URBAN RENEWAL AREA ACTIVITIES**

As a means of assisting in the development of the Urban Renewal Area and fulfilling the objectives of this Urban Renewal Plan, the City may determine:

1. To undertake and carry out urban renewal project activities through the execution of contracts and other instruments;
2. To arrange for or cause to be provided the construction or repair of public infrastructure improvements, including street, water, sanitary sewer and storm sewer systems, traffic signals, and public utilities or other facilities in connection with urban renewal projects;
3. To acquire property through a variety of means (purchase, lease, exchange, condemnation, donation or otherwise) and to hold, clear or prepare the property for redevelopment;
4. To dispose of property so acquired (by sale, lease, exchange or otherwise) for purposes of private redevelopment;
5. To provide financing to pay a portion of the cost of construction of new facilities and developments;
6. To undertake or cause to be undertaken the construction of specific site improvements, such as grading and site preparation activities, access roads and parking, fencing, utility connections and related activities, in connection with the disposition of property;
7. To make loans or grants to private persons or businesses for economic development purposes on such terms as may be determined by the City Council;
8. To borrow money and provide security therefor;
9. To provide for relocation benefits as required by law;
10. To establish and enforce controls, standards and restrictions on land use and buildings;
11. To make or have made surveys and plans necessary for the implementation of the urban renewal program and specific urban renewal project activities;
12. To use tax increment financing to provide for necessary physical improvements and infrastructure, and to fund other urban renewal project costs; or

13. To use any and all other powers, without limitation, granted by the Iowa Code to develop and provide for improved economic conditions in the City of Cedar Rapids, Iowa.

## **V. SPECIAL FINANCING ACTIVITIES**

To meet the objectives of this Urban Renewal Plan and to encourage private investment in and the development of the Urban Renewal Area, the City may determine to provide financial assistance to qualified private businesses through the making of loans or grants under Chapter 15A of the Code and through the use of tax increment financing under Chapter 403 of the Code.

1. Chapter 15A Loans or Grants. The making of loans or grants of public funds to private businesses within the Urban Renewal Area may be deemed necessary or appropriate for economic development purposes (as defined in Chapter 15A of the Code) and to aid in the planning, undertaking and carrying out of urban renewal project activities authorized under this Urban Renewal Plan and the Code. Accordingly, in furtherance of the objectives of this Urban Renewal Plan, the City may determine to issue general obligation bonds, tax increment revenue bonds or other such obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Urban Renewal Area. Alternatively, the City may determine to use available funds, including tax increment revenues from the Urban Renewal Area, for making such loans or grants. In determining qualifications of recipients and whether to make any such individual loan or grant, the City shall consider, among other things, one or more of the factors set forth in Section 15A.1 of the Code on a case-by-case basis.
2. Tax Increment Financing. Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment financing (TIF) mechanism to finance costs of public improvements, economic development incentives associated with identified Projects, or for any other lawful purposes in furtherance of this Plan generally. The City intends to establish an ordinance to utilize tax increment financing as a means to help pay for the costs associated with the development of the Urban Renewal Area in accordance with the Plan objectives and projects undertaken in accordance with this Plan. In addition, the City may utilize tax increment (special) revenue bonds or other such obligations or loan agreements may be issued by the City, and tax increment reimbursement may be sought for, among other things, the following costs (if and to the extent incurred by the City):
  - a. The construction of public improvements, such as streets, sanitary sewers, storm sewers, water mains, trails or sidewalks;
  - b. The acquisition of property or providing relocation benefits;
  - c. Provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with urban renewal projects identified herein;
  - d. The making of loans or grants to private businesses under Chapter 15A and 403 of the Code, including debt service payments on any bonds or notes issued to finance such loans or grants;
  - e. Any other purposes as identified for herein.
3. General Obligation Bonds. Under Division III of Chapter 384 and Chapter 403 of the Iowa Code, the City has the authority to issue and sell General Obligation Bonds ("GO Bonds") for specified essential and general corporate purposes, include the acquisition and construction of certain public improvements within the Area or incenting development consist with this Plan. Such GO Bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Cedar Rapids. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15A, Chapter 15, Chapter 403, Chapter 427B, or any other provision of the Code in furtherance of the objectives of this Urban Renewal Plan.

## **VI. PROPERTY ACQUISITION**

The property, besides existing public right-of-way or planned right-of-way, located within the Urban Renewal Area is privately owned and the City does not presently intend to acquire any land in the Urban Renewal Area for purposes of private development, other than property that will be dedicated and platted to the City for right-of-way. Areas may be identified for acquisition in the future for the following purposes:

1. To provide sites for needed private and public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with accepted criteria for the development of such facilities;
2. To assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this Urban Renewal Plan; or
3. To acquire any and all interests in any property within the Urban Renewal Area which in any way dominates or controls usage of other real property proposed to be acquired.

## **VII. CLEARANCE AND DISPOSITION OF PROPERTY**

The property located within the Urban Renewal Area is privately owned and the City does not presently intend to clear or dispose of property in the Urban Renewal Area. If the City makes improvements in preparation for redevelopment or transfer of land to private developers, all improvements will be accomplished in accordance with the goals and objectives of this Urban Renewal Plan and in concert with other actions to ensure timely improvement of the land.

The City may advertise and solicit development proposals, may negotiate directly with prospective developers, and may dispose of all or a portion of any property acquired by it for the purpose of redevelopment in accordance with the goals and objectives of this Urban Renewal Plan. The property so disposed of may include vacated right-of-way and other lands under public ownership which are not needed for public purposes.

The City may subdivide, vacate or otherwise change the recorded arrangement of property under its control to accomplish the goals and objectives of this Urban Renewal Plan.

## **VIII. LAND USE DEVELOPMENT & ZONING**

The planning criteria to be used to guide the physical development of the Urban Renewal Area are those standards and guidelines contained within the City's Comprehensive Plan – EnvisionCR approved on January 27, 2015, as amended from time to time. Included in EnvisionCR is an adopted Future Land Use Map, attached hereto as Attachment B, which outlines the future land uses in the Urban Renewal Area. The Urban Renewal Area is designated Employment Reserve to accommodate industrial and commercial growth. This Plan is in conformity with the City's Comprehensive Plan, which is the general plan for the development of the City as a whole.

## **IX. PROJECT AND CITY INDEBTEDNESS**

The City may agree to make economic development grants to any developer purchasing land for development in the Urban Renewal Area in consideration for certain employment commitments and other covenants expected to be made by the developer. As such, the eventual level of City participation in both private and public improvements for the economic development of the Urban Renewal Area cannot be fully determined at this time. However, the City has identified several projects, as identified in Section XIV herein, which propose the use of tax increments.

At the present time, it is anticipated that future City tax increment collections for project-related activities within the Urban Renewal Area will not exceed \$1,034,550,000 in aggregate amount during the term of this Urban Renewal Plan. Proceeds of such tax increment collections are currently expected to be used to make economic development grants to the developer, and to fund public improvements for the project and administrative-related costs incurred in connection with the identified projects in the Urban Renewal Area. This figure includes total projects costs for all phases of the data center campus project such that tax increment collection from the Big Cedar East Urban Renewal Area will be some portion of this figure.

Currently, the City of Cedar Rapids' outstanding general obligation indebtedness is \$396,830,000 (as of Fiscal Year 2025 beginning July 1, 2024). The Constitution of the State of Iowa limits the amount of City debt outstanding at any time to no more than five (5) percent of the value (as shown by the last certified state and county tax list) of all taxable property within the City. The City's constitutional debt limit is \$767,556,916 as of July 1, 2024 (for FY2025 and based on assessed property valuations as of January 1, 2023).

## **X. STATE AND LOCAL REQUIREMENTS**

All provisions necessary to conform to state and local law will be complied with by the City in implementing this Urban Renewal Plan and its supporting documents.

## **XI. SEVERABILITY**

In the event one or more provisions contained in this Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized or unenforceable in any respect, such invalidity, illegality, or lack of authorization or enforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

## **XII. AMENDMENT OF URBAN RENEWAL PLAN**

This Urban Renewal Plan may be amended from time to time to respond to development opportunities. Any such amendment shall conform to the requirements of Chapter 403 of the Code. Any change affecting any property or contractual right will be effectuated only in accordance with applicable state and local law.

## **XIII. EFFECTIVE DATE**

This Urban Renewal Plan shall be effective upon adoption by the City Council of the City of Cedar Rapids, Iowa, and shall remain in full force and effect until amended or rescinded by the City Council. However, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the Code) by the City for activities carried out under this Urban Renewal Plan shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law, including Iowa Code Section 403.17(10).

## **XIV. PROPOSED URBAN RENEWAL PROJECT ACTIVITIES**

### Development Agreements

The following are private redevelopment projects in the Urban Renewal Area which are being induced by grants and/or loans provided through the use of tax increments:

| Project | Description & Rationale | Estimated tax Increments |
|---------|-------------------------|--------------------------|
|---------|-------------------------|--------------------------|

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SNA, LLC | <p>The City anticipates entering into a Development Agreement with SNA, LLC or its permitted assignee and Affiliates (collectively the "Company") pursuant to which the Company will complete construction of 1 or more data center buildings as part of each phase of a multi-phase data center campus project, at least one phase of which will be located within the Big Cedar East Urban Renewal Area. Developer is committed to creating a minimum of 15 jobs per project phase. This private development will add jobs and assessed value to the community.</p> | <p>In exchange for the obligations of the Company, the City anticipates providing, in addition to other incentives, twenty (20) annual "Economic Development Grants" per Project Phase, beginning in the fiscal year the City first receives incremental taxes from each Project Phase. Each Grant shall be equal to 70% of the "Tax Increment" divided and made available to the City by the County under Iowa Code Section 403.19 and created from the value added by the data center building(s) constructed as part of the applicable Project Phase. Payment of any Tax Increment will be subject to the detailed terms of the Development Agreement. The maximum aggregate amount of all Economic Development Grants for all phases of the data center campus project in all urban renewal areas shall not exceed \$1,000,000,000.00.</p> <p>In addition, in accordance with the power conveyed by Section 403.6(18), the City hereby excludes from taxation the value added to the data center campus real estate during the process of construction of the data center buildings. The value added during construction for each data center building shall not be eligible for exclusion from taxation for more than two years and the exclusion shall not be applied to a facility which has been more than eighty percent completed as of the most recent date of assessment. Section 403.6(18) permits the elimination only of those taxes which are levied against assessments made during the construction of the data center building.</p> |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Public Improvements

Use of tax increments within the Urban Renewal Area for improvements to streets, highways, avenues, public ways, and public grounds; installation of street lighting fixtures, connections and facilities; installation and repair of traffic signals and control devices; construction, reconstruction, and repair of sidewalks and pedestrian underpasses and overpasses; improvement and repair of bridges, culverts, retaining walls, viaducts, underpasses, grade crossing separations, and approaches; construction, reconstruction, repair, and relocation of sanitary sewer, storm sewer, water, and fiber optic infrastructure; including, but not limited to, the following:

| Project                                                      | Description & Rationale                                                                                                                                                                                                                                                                                                                                                                       | Estimated Indebtedness for the Project* |
|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| Utility Extension to Data Center Campus Development Property | The City anticipates extending the sanitary sewer infrastructure to the data center campus Development Property by January 15, 2025. The City anticipates extending the water main infrastructure to the data center campus Development Property by May 15, 2025. This extension of infrastructure will allow for private development which will add taxable value and jobs to the community. | \$250,000                               |
| Utility Extension through Data Center Campus                 | The City anticipates the extension of water main and sanitary sewer infrastructure through the data center campus Development Property south to 76 <sup>th</sup> Avenue SW by the date of completion for the initial phase of the data center campus project. This extension of infrastructure will allow for private development which will add taxable value and jobs to the community.     | \$9.5 million                           |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 76 <sup>th</sup> Ave<br>Road<br>Improvement           | The City anticipates improving 76 <sup>th</sup> Avenue from Edgewood Road west to the City limits by the date of completion for the initial phase of the data center campus project within the Big Cedar East Urban Renewal Area. This extension of infrastructure will allow for private development which will add taxable value and jobs to the community.                                                                                               | \$23 million   |
| Utility<br>Extension<br>along 76 <sup>th</sup><br>Ave | The City anticipates the extension of water main improvements along 76th Avenue from Edgewood Road to Tissel Hollow Road. This project involves 8,000 feet of 16-inch water main with valves and hydrants and is anticipated to be completed by the date of completion for the initial phase of the data center campus project. This extension of infrastructure will allow for private development which will add taxable value and jobs to the community. | \$1.75 million |

#### Administration

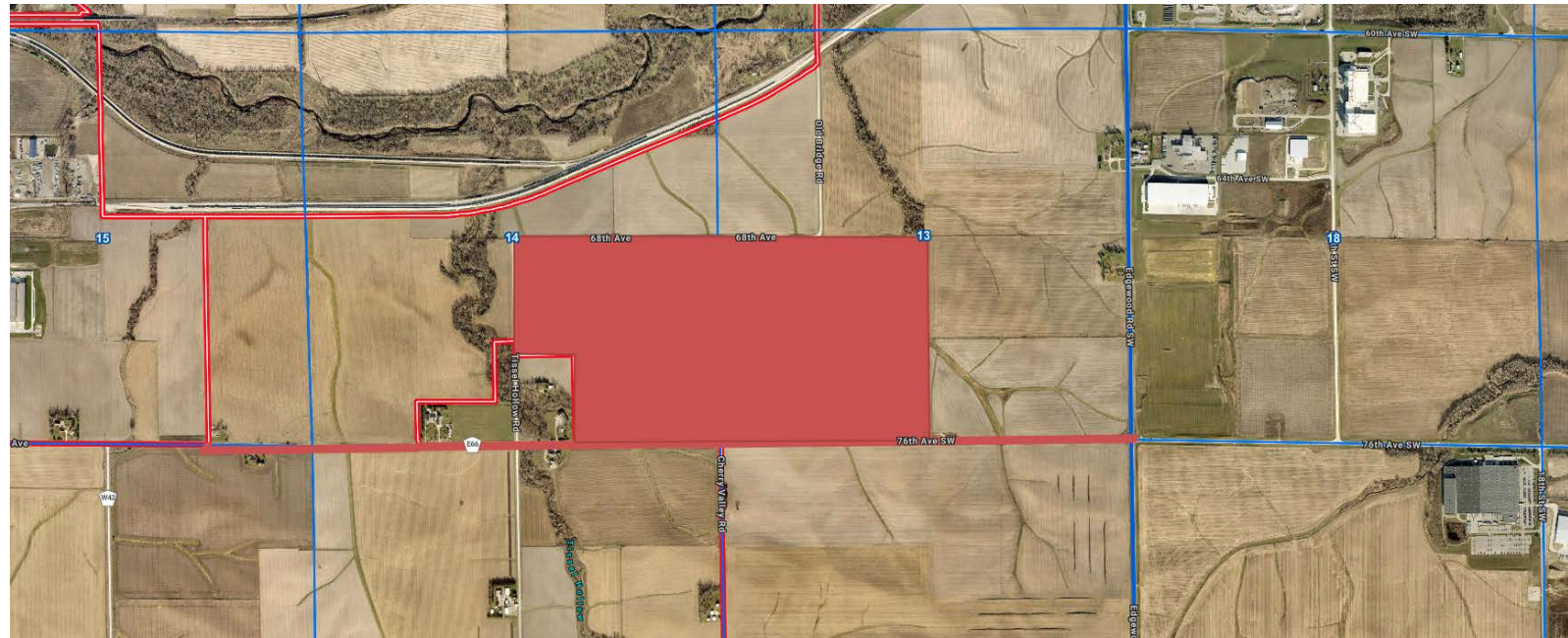
The City expects to use tax increments for ongoing legal, consulting, recording, publication, administration and oversight of eligible projects, project financial gap analysis reports, real estate appraisals, and other miscellaneous fees associated with projects occurring within the Urban Renewal Area. Current administrative expenses are estimated to be \$50,000.

#### **XV, Agricultural Land Consents**

Because the Urban Renewal Area contains land that is defined as “agricultural land” by Iowa Code Section 403.17(3), the City must acquire consent from the owner(s) of the agricultural land prior to including such land in the Urban Renewal Area. The City has requested consent from the owner(s) of agricultural land proposed to be included in the Urban Renewal Area. A copy of the agricultural landowner agreement(s) are, or will be, attached hereto as Attachment “D”. The original signed agreement(s) will be placed on file in the City Clerk’s office.

## ATTACHMENT A

### BIG CEDAR EAST URBAN RENEWAL AREA BOUNDARY



## LEGAL DESCRIPTION

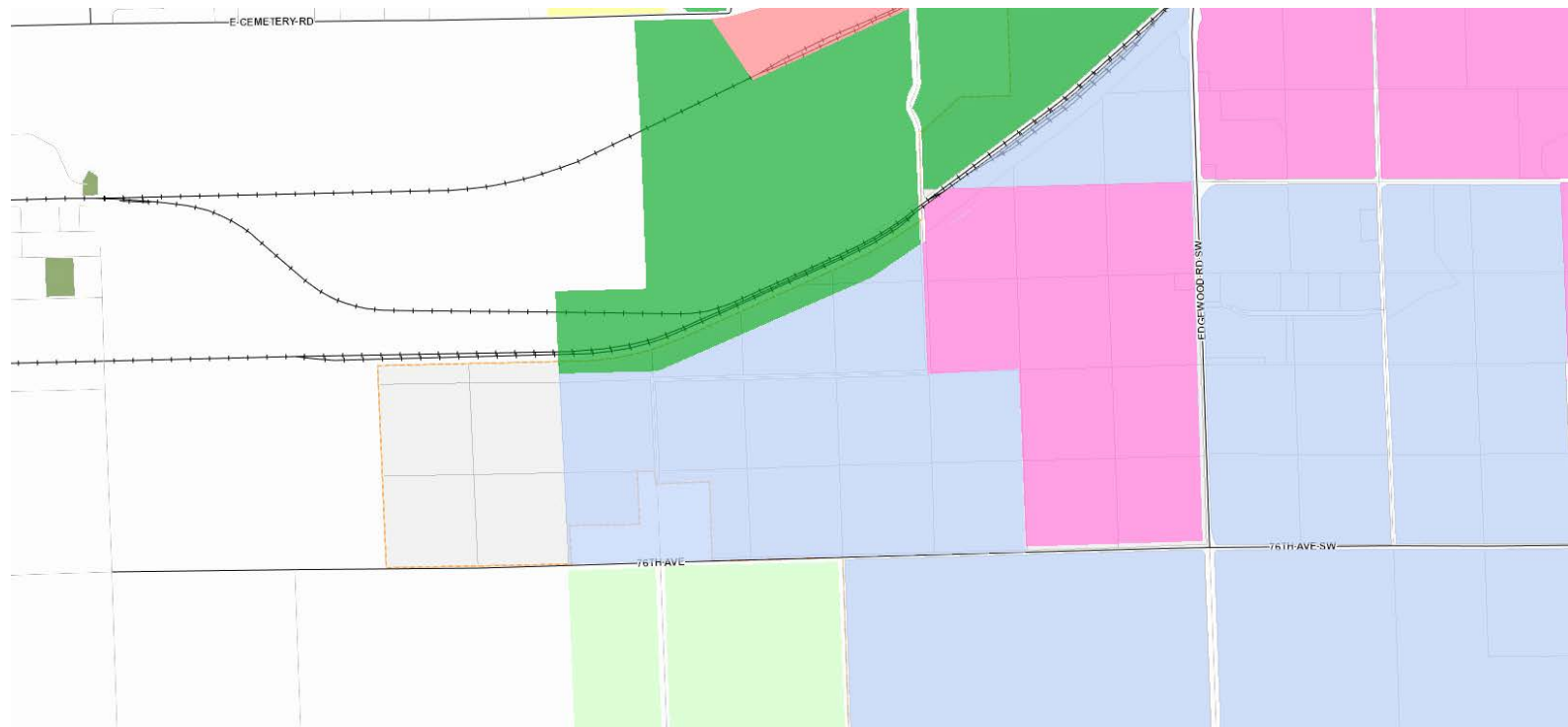
*A part of the SE  $\frac{1}{4}$  of Section 14 and a part of the SW  $\frac{1}{4}$  of Section 13, all in Township 82 North, Range 8 West of the 5th P.M., Linn County, Iowa, described as follows:*

*Beginning at the S  $\frac{1}{4}$  corner of said Section 13;  
thence S88°28'50"W along the south line of the SE  $\frac{1}{4}$  of said SW  $\frac{1}{4}$  of Section 13, 1334.66 feet to the SE corner of said SW  $\frac{1}{4}$  SW  $\frac{1}{4}$ ;  
thence S88°28'57"W along the south line of the SW  $\frac{1}{4}$  of said SW  $\frac{1}{4}$  of Section 13, 1334.53 feet to the SE corner of said Section 14;  
thence S88°23'02"W along the south line of the SE  $\frac{1}{4}$  of said SE  $\frac{1}{4}$  of Section 14, 1325.22 feet to the SE corner of the SW  $\frac{1}{4}$  of said SE  $\frac{1}{4}$  of Section 14;  
thence S88°23'34"W along the south line of said SW  $\frac{1}{4}$  SE  $\frac{1}{4}$ , 567.93 feet to the SE corner of Van Der Millen's First Addition to said County;  
thence N02°22'46"W along the east line of said Addition, 1147.83 feet to the NE corner of said Addition;  
thence S88°23'15"W along the north line of said Addition, 757.23 feet to the west line of said SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 14;  
thence N02°25'19"W along said west line, 177.11 feet to the SW corner of the NW  $\frac{1}{4}$  of said SE  $\frac{1}{4}$  of Section 14;  
thence N02°22'19"W along the west line of said NW  $\frac{1}{4}$  SE  $\frac{1}{4}$ , 1325.01 feet to the Center of said Section 14;  
thence N88°28'27"E along the north line of said NW  $\frac{1}{4}$  SE  $\frac{1}{4}$ , 1331.15 feet to the NW corner of the NE  $\frac{1}{4}$  of said SE  $\frac{1}{4}$  of Section 14;  
thence N88°28'29"E along said NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ , 1331.25 feet to the W  $\frac{1}{4}$  corner of said Section 13;  
thence N88°29'25"E along the north line of the NW  $\frac{1}{4}$  of said SW  $\frac{1}{4}$  of Section 13, 1335.55 feet to the NW corner of the NE  $\frac{1}{4}$  of said SW  $\frac{1}{4}$  of Section 13;  
thence N88°18'44"E along the north line of said NE  $\frac{1}{4}$  SW  $\frac{1}{4}$ , 1338.19 feet to the Center of said Section 13;  
thence S02°01'14"E along the east line of said SW  $\frac{1}{4}$  of said Section 13, 2649.45 feet to the Point of Beginning, containing 303.82 acres which includes 7.94 acres of road right of way.*

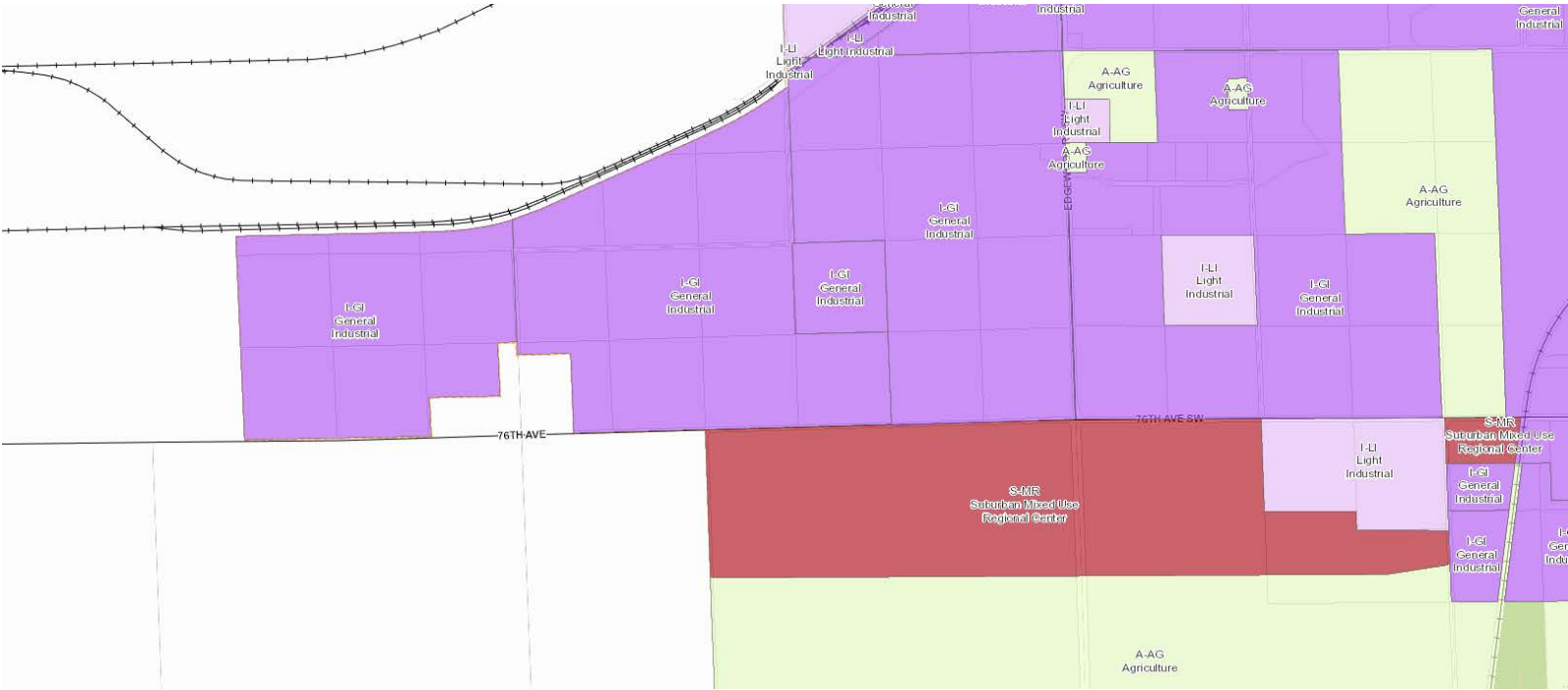
*The entire 76<sup>th</sup> Avenue SW right-of-way beginning at the southeast corner of Section 13, Township 82 North, Range 8 West of the 5<sup>th</sup> P.M., and terminating at the southwest corner of the southeast  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of Section 15, Township 82 North, Range 8 West of the 5<sup>th</sup> P.M.*



**ATTACHMENT B  
FUTURE LAND USE MAP**



ATTACHMENT C  
ZONING MAP



## Attachment D

### **AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE BIG CEDAR EAST URBAN RENEWAL AREA**

WHEREAS, the City of Cedar Rapids, Iowa, (the “City”) has proposed to establish the Big Cedar East Urban Renewal Area (the “Urban Renewal Area”), pursuant to Iowa Code Chapter 403, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the Urban Renewal Area will include certain property which is owned by the Agricultural Landowner listed below; and

WHEREAS, Iowa Code Section 403.17(10) provides that no property which meets the definition of “agricultural land” set forth in Iowa Code Section 403.17(3) may be included in an urban renewal area until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property proposed to be included in the Urban Renewal Area and owned by the Agricultural Landowner meets the definition of “agricultural land” in Section 403.17(3).

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Landowner as follows:

1. The Agricultural Landowner hereby certifies that he/she is the owner of certain property meeting the definition of “agricultural land” that is proposed to be included in the Urban Renewal Area

2. The Agricultural Landowner hereby agrees that the City of Cedar Rapids, Iowa, may include the portion of the property owned by the Agricultural Landowner in the Urban Renewal Area.

3. The Agricultural Landowner further authorizes the governing body of the City of Cedar Rapids, Iowa, to pass any resolution or ordinance necessary to designate said property as part of the proposed Urban Renewal Area, and to proceed with related activities authorized under Iowa Code Chapter 403.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Name of Agricultural Landowner: \_\_\_\_\_

(signed by Agricultural Landowner or person authorized to sign on Agricultural Landowner’s behalf)

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

## **Exhibit 2**



City Manager's Office  
City Hall  
101 First Street SE  
Cedar Rapids, IA 52401  
Telephone: (319) 286-5683

**To:** City Council  
**From:** Scott Mather, Economic Development Coordinator  
**Subject:** Consultation with affected taxing agencies – Big Cedar East Urban Renewal Area  
**Date:** November 13, 2024

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### **REPORT ON CONSULTATION WITH AFFECTED TAXING AGENCIES BIG CEDAR EAST URBAN RENEWAL AREA**

Chapter 403 of the Code of Iowa ("Urban Renewal Law") outlines requirements for undertaking urban renewal projects and activities including the timely notice and consultation with affected taxing entities on the urban renewal activities and the division of revenue therein. In connection with the proposed Urban Renewal Plan for the Big Cedar East Urban Renewal Area, after due and proper notice as required by the Urban Renewal Law, a consultation with affected taxing entities was held on Monday, November 4 at 9:30 a.m. No representatives from any taxing entities were present and the consultation was closed at 9:50 a.m. In addition, no written comments have been received by the within seven (7) days of the consultation which require a written response on behalf of the City.

ORDINANCE NO. LEG\_NUM\_TAG

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL TAXABLE PROPERTY LOCATED WITHIN THE BIG CEDAR EAST URBAN RENEWAL AREA OF THE CITY OF CEDAR RAPIDS, COUNTY OF LINN, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF CEDAR RAPIDS, COUNTY OF LINN, COLLEGE COMMUNITY SCHOOL DISTRICT AND OTHER TAXING DISTRICTS, SHALL BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY SAID CITY IN CONNECTION WITH URBAN RENEWAL PROJECT ACTIVITIES UNDERTAKEN IN FURTHERANCE OF THE PLAN FOR THE BIG CEDAR EAST URBAN RENEWAL AREA.

WHEREAS, the City Council, after public notice and hearing and as prescribed by law and pursuant to Resolution No. \_\_\_\_\_ passed and approved on the 19<sup>th</sup> day of November, 2024 adopted the Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the Big Cedar East Urban Renewal Area (the "Urban Renewal Project Area") that includes lots and parcels located within the area described as follows:

*A part of the SE ¼ of Section 14 and a part of the SW ¼ of Section 13, all in Township 82 North, Range 8 West of the 5th P.M., Linn County, Iowa, described as follows:*

*Beginning at the S ¼ corner of said Section 13;  
thence S88°28'50"W along the south line of the SE ¼ of said SW ¼ of Section 13, 1334.66 feet to the SE corner of said SW ¼ SW ¼;  
thence S88°28'57"W along the south line of the SW ¼ of said SW ¼ of Section 13, 1334.53 feet to the SE corner of said Section 14;  
thence S88°23'02"W along the south line of the SE ¼ of said SE ¼ of Section 14, 1325.22 feet to the SE corner of the SW ¼ of said SE ¼ of Section 14;  
thence S88°23'34"W along the south line of said SW ¼ SE ¼, 567.93 feet to the SE corner of Van Der Millen's First Addition to said County;  
thence N02°22'46"W along the east line of said Addition, 1147.83 feet to the NE corner of said Addition;  
thence S88°23'15"W along the north line of said Addition, 757.23 feet to the west line of said SW ¼ SE ¼ of Section 14;*

*thence N02°25'19"W along said west line, 177.11 feet to the SW corner of the NW ¼ of said SE ¼ of Section 14;*  
*thence N02°22'19"W along the west line of said NW ¼ SE ¼, 1325.01 feet to the Center of said Section 14;*  
*thence N88°28'27"E along the north line of said NW ¼ SE ¼, 1331.15 feet to the NW corner of the NE ¼ of said SE ¼ of Section 14;*  
*thence N88°28'29"E along said NE ¼ SE ¼, 1331.25 feet to the W ¼ corner of said Section 13;*  
*thence N88°29'25"E along the north line of the NW ¼ of said SW ¼ of Section 13, 1335.55 feet to the NW corner of the NE ¼ of said SW ¼ of Section 13;*  
*thence N88°18'44"E along the north line of said NE ¼ SW ¼, 1338.19 feet to the Center of said Section 13;*  
*thence S02°01'14"E along the east line of said SW ¼ of said Section 13, 2649.45 feet to the Point of Beginning, containing 303.82 acres which includes 7.94 acres of road right of way.*

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of Cedar Rapids, Iowa in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of Cedar Rapids, Iowa desires to provide for the division of revenue from taxation in the Urban Renewal Project Area, as above described, in accordance with the provisions of Section 403.19 of the Code of Iowa.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that:

Section 1. The recitals contained hereinabove are found to be true and correct and incorporated herein.

Section 2: The taxes levied on the taxable property in the Big Cedar East Urban Renewal Area, legally described in the preamble hereof, by and for the benefit of the State of Iowa, City of Cedar Rapids, County of Linn, College Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter provided in this Ordinance.

Section 3: That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Project Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City of Cedar Rapids certifies to the County Auditor of the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid (base year taxes).

Section 4: That portion of the taxes each year in excess of the base year taxes for the Big Cedar East Urban Renewal Area, shall be allocated to and when collected be paid into the special tax increment fund previously established by the City of Cedar Rapids to pay the principal of and interest on loans, monies advanced to, or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under authority of Section 403.9 or Section 403.12 of the Code of Iowa, incurred by the City of Cedar Rapids, Iowa to finance or refinance, in whole or in part, urban renewal projects undertaken within the Big Cedar East Urban Renewal Area pursuant to the Urban Renewal Plan for said Big Cedar East Urban Renewal Area, except that taxes for the payment of bonds and interest of each taxing district shall be collected against all

taxable property within the Big Cedar East Urban Renewal Area without any limitation as hereinabove provided.

Section 5: Unless and until the total assessed valuation of the taxable property in the Big Cedar East Urban Renewal Area exceeds the total assessed value of the taxable property in said area as shown by the last equalized assessment roll referred to in Section 3 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Big Cedar East Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 6: At such time as the loans, monies advanced, bonds and interest thereon and indebtedness of the City of Cedar Rapids referred to in Section 4 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Big Cedar East Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 7: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to continue the division of taxes from property within the Big Cedar East Urban Renewal Area under the provisions of Section 403.19 of the Code of Iowa, as amended. In the event that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the Big Cedar East Urban Renewal Area and the territory contained therein.

Section 8: This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Introduced this 19<sup>TH</sup> Day of November, 2024.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

LEG\_TABLED\_TAG



## Council Agenda Item Cover Sheet

**Submitting Department:** City Manager

**Director Contact:** Bill Micheel – w.micheel@cedar-rapids.org – (319) 286-5725

**Presenter at Meeting:** Scott Mather

**Description of Agenda Item:** PUBLIC HEARINGS

A public hearing will be held to consider establishment of the Rex Concrete Urban Revitalization Area for property located at 551 50<sup>th</sup> Avenue Drive SW by Rex Real Estate LLC (Scott Mather). **(Council Priority/Business Friendly)** CIP/DID #URTE-0058-2024

- a. Resolution approving the Plan for the Rex Concrete Urban Revitalization. CIP/DID # URTE-0058-2024
- b. First Reading: Ordinance establishing the Rex Concrete Urban Revitalization Area. CIP/DID# URTE-0058-2024

|                                                                                    |
|------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Business-Friendly                                         |
| <b>EnvisionCR Goal:</b> GrowCR Goal 1: Encourage mixed-use and infill development. |

**Background:** A public hearing will be held on November 19, 2024, to establish an Urban Revitalization Area for property at 551 50<sup>th</sup> Avenue Drive SW. On September 24, 2024, the City Council authorized financial support for the construction of a new commercial headquarters building, providing an exemption of the increased value generated from the project. As a result, the creation of the urban revitalization area provides the tool for the exemption.

The following is a summary of the proposed project:

- + \$4 million capital investment
- + Construction of a new 20,000 square ft commercial building
  - o Mixed-use office and shop space
- + Employment: 11 jobs created

The standard incentive provides a 10-year, declining scale exemption of increased value generated by the project. Based on the investment and estimated post-development value, the project is expected to generate \$1.4 million in total taxes over a 10-year period, of which \$500,000 would be exempted.

**Recommended Action:** City staff recommends approving the Resolution

**Alternative:** NA

**Time Sensitivity:** NA



**Resolution Date:** November 19, 2024

**Budget Information:** NA

**Local Preference Policy:** Not applicable  
**Explanation:**

**Recommended by Council Committee:** Not applicable  
**Explanation:**

Prepared By: City of Cedar Rapids 319-286-5060  
Return To: City Clerk, 101 First Street SE, Cedar Rapids, IA 52401

## RESOLUTION NO. LEG\_NUM\_TAG

### RESOLUTION ADOPTING THE REX CONCRETE URBAN REVITALIZATION PLAN

WHEREAS, the Council has determined that certain areas within the City of Cedar Rapids, Iowa ("City") can be revitalized and the potential for permitted development enhanced by the adoption of an urban revitalization plan as authorized by Chapter 404, Code of Iowa ("Act"); and

WHEREAS, the proposed Rex Concrete Urban Revitalization Plan ("Plan") has been prepared, the purpose of which is to allow scheduled abatement of property taxes on actual value added by eligible improvements on real estate assessed as commercial pursuant to Iowa Code Chapter 404, and to establish the Rex Concrete Urban Revitalization Area ("Area" or "Revitalization Area"), which would include the property legally described as follows:

PARCEL B, AMENDED PLAT OF SURVEY NO. 2343 AS RECORDED IN BOOK 10423 PAGE 350 OF THE RECORDS OF THE LINN COUNTY, IOWA RECORDER ON AUGUST 13, 2019, BEING PART OF LOT 3, BOWLING STREET INDUSTRIAL PARK EIGHTH ADDITION TO CEDAR RAPIDS, LINN COUNTY, IOWA.

WHEREAS, in compliance with requirements of the Act, the City has prepared a proposed Plan for such Revitalization Area and has published and mailed a notice of hearing to persons designated in said Act at least 30 days prior to a public hearing on the Plan; and

WHEREAS, the City finds that the rehabilitation, conservation, redevelopment, economic development, or a combination thereof of the Area is necessary in the interest of the public health, safety, and welfare of the residents of the City and that the Area substantially meets criteria established in Section 404.1 of the Act, as being a qualified revitalization area; and

WHEREAS, after published and mailed notice was given, as required by the Act, the City Council held a public hearing on November 19th, at 4:00 P.M., on the designation of the Area and the proposed Plan and considered all objections, comments, and evidence presented.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, STATE OF IOWA:

Section 1. That all objections received, if any, at the public hearing referred to in the preamble above are found to be without sufficient merit to warrant amending the Plan for the Area.

Section 2. That the proposed Plan for the Area, in the form attached as Exhibit 1 to this Resolution, is hereby tentatively approved as adopted, and that it is the intention of the Council, provided that it does not receive a petition from the owners or tenants of property within the Area

for a second public hearing on said proposed Plan within 30 days under the provisions of the Act, that this resolution shall finally adopt the proposed Plan, attached hereto as Exhibit 1.

Section 3. That the Area as it is described above and described in the Plan is approved, and that it is the intention of the Council, provided that it does not receive a petition from the owners or tenants of property within said Area for a second public hearing on the Plan within 30 days, to designate by ordinance said Area as a revitalization area under the Act.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

STATE OF IOWA     )  
                              ) ss.  
COUNTY OF LINN    )

I, Alissa Van Sloten, City Clerk of the City of Cedar Rapids, Iowa, do hereby certify that the above and foregoing Resolution and attached documents are true and authentic documents of the City of Cedar Rapids, as full and complete as the same of record and on file in my office, on this 19th day of November, 2024.

ClerkSignature

**Exhibit 1**



**Rex Concrete  
Urban Revitalization Plan**

Public Hearing: November 19, 2024  
Adopted by City Council  
Resolution No. LEG\_NUM\_TAG

**Prepared by:**  
City Manager's Office  
City of Cedar Rapids, Iowa  
City Hall  
101 First Street SE  
Cedar Rapids, Iowa 52401

## Urban Revitalization Plan

### **1.0 INTRODUCTION**

#### **1.1 Definitions**

- (a) “Improvements” includes rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures.
- (b) “Qualified Real Estate” shall mean real property, other than land, which is located in this Revitalization Area and to which improvements have been added during the time of the area was so designated, which have increased the actual value by at least fifteen percent (15%), or at least ten percent (10%) in the case of real property assessed as residential property or which have, in the case of land upon which is located more than one building and not assessed as residential property, increased the actual value of the buildings to which the Improvements have been made by at least fifteen percent (15%).
- (c) “Qualified Real Estate” also means land upon which no structure existed at the start of new construction, which is located in this Revitalization Area and upon which new construction has been added during the time the area was designated as a Revitalization Area.

#### **1.2 Background**

The Urban Revitalization Act, Chapter 404 of the Code of Iowa (“Code”), is intended to encourage development, redevelopment, and revitalization within a designated area of a city by authorizing property tax development incentives to the private sector. Qualified Real Estate within a designated area may be eligible to receive a total or partial exemption from property taxes on improvements for a specified number of years, with the goal of providing communities with a long-term increase or stabilization in the local tax base by encouraging rehabilitation and additions or new construction, which might not otherwise occur.

The Cedar Rapids City Council (“City Council”) has adopted an Economic Development Strategic Plan and corresponding Economic Development Program, which outlines and guides the City of Cedar Rapids’ (“City”) use of financial incentives. The Economic Development Program promotes and incentivizes, among other things, infill redevelopment, urban housing, creation of high-quality jobs, expansion of targeted industries, historic preservation, and construction of LEED certified sustainable buildings.

The Act provides that a City Council may designate an area of the City as a revitalization area, if that area meets one of the following definitions:

1. An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and which is detrimental to the public health, safety, or welfare.
2. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding

the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use.

3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture, or significance should be preserved or restored to productive use.
4. An area which is appropriate as an economic development area as defined in § 403.17 of the Code.
5. An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.

With the adoption of this Rex Concrete Revitalization Plan ("Plan"), the City Council is designating the Rex Concrete Urban Revitalization Area ("Area" or "Revitalization Area") as being a qualified revitalization area under § 404.1(4) of the Code.

The City Council finds that the rehabilitation, conservation, redevelopment, economic development, or a combination thereof of the Area is necessary in the interest of the public health, safety, and welfare of the residents of the City and that the Area substantially meets the criteria established in § 404.1 of the Code as being a qualified revitalization area.

Iowa Code § 404.2 requires that a city prepare a plan to govern activities within the proposed revitalization area. The balance of this document is intended to set out the elements of a plan as mandated by state law.

## **2.0 DESCRIPTION OF THE URBAN REVITALIZATION AREA**

The Urban Revitalization Tax Exemption Area is described as:

PARCEL B, AMENDED PLAT OF SURVEY NO. 2343 AS RECORDED IN BOOK 10423 PAGE 350 OF THE RECORDS OF THE LINN COUNTY, IOWA RECORDER ON AUGUST 13, 2019, BEING PART OF LOT 3, BOWLING STREET INDUSTRIAL PARK EIGHTH ADDITION TO CEDAR RAPIDS, LINN COUNTY, IOWA.

The area is also depicted on Exhibit A, and is by this reference incorporated hereto, which is approximately 5 acres in size. The revitalization, and exemption as contemplated by this Plan, is applicable to all of the property assessed as commercial within the Plan area.

## **3.0 OWNERSHIP AND ASSESSED VALUATION**

The Urban Revitalization Area, as specified in the legal description above, consists of the following parcels:

| <b>GPN/Address</b> | <b>Deed Holder</b>          | <b>Land Value*</b> | <b>Improvement Value*</b> | <b>Total Assessed Value*</b> |
|--------------------|-----------------------------|--------------------|---------------------------|------------------------------|
| 191027700700000    | Hamilton, Rex A &<br>Judy J | \$437,600          | \$87,500                  | \$525,100                    |

*\*Values are 2024 Assessed Values*

## **4.0 PROGRAM ACTIVITY**

### **4.1 Land Use and Zoning**

The current property is zoned General Industrial (I-GI), which permits construction of a commercial building.

### **4.2 City Services**

The area is located within the City's corporate limits and within current service areas for street maintenance, police, and fire. City infrastructure, including potable water, sanitary sewer, storm sewer, and public street network services the Plan area. Other private infrastructure – gas, electric, and telecommunication – serve the Plan area.

### **4.3 Applicable Property**

This Plan, and the tax exemption allowed herein, is applicable to any rehabilitation, redevelopment, or new construction and related site improvements and applies to the following property classifications in the Plan area: Commercial

Any additional development or expansion within the property described in *Section 2.0* of this Plan may be eligible for the tax exemption allowed herein, based upon the review and approval of the City Council. A written request by the developer must be reviewed to ensure consistency with the City Council goals, which include: creating/retaining high quality jobs, significant increase in property valuation, infrastructure connectivity, infill and affordable housing, and expansion of target industries.

## **5.0 DURATION OF THE URBAN REVITALIZATION PLAN**

The Area will remain a revitalization area until the City repeals the ordinance establishing the Area or repeals the exemption benefits contained in this Plan, as amended. The requirements of Code §§ 404.2 and 404.7, as amended, apply to any repeal of the ordinance or exemption benefits.

## **6.0 PROCEDURES FOR CHANGES IN THE APPROVED PLAN**

Adjustments or modifications of this approved Plan may be made pursuant to Chapter 404 of the Code.

## **7.0 REVENUE BONDS**

The City may issue revenue bonds as provided under the Urban Revitalization Act for improvement projects within the Revitalization Area. Revenue bonds may be issued for all, or any part, of any interest in land, buildings, or improvements which are suitable for the use of a commercial enterprise or non-profit organization which the City Council finds is consistent with the approved Urban Revitalization Plan.

## **8.0 TAX EXEMPTION PROGRAM**

### **8.1 Procedures**

#### **8.1.1 Approval Procedure**

A property owner may submit a proposal for a revitalization improvement project to the City Council in order to receive prior approval for eligibility for tax exemption under this Plan. The City Council may, by Resolution, give its prior approval for an improvement project if the project is in conformance with the Plan. This prior approval does not entitle the property owner to exemption from taxation until the Improvements have been completed and found to be Qualified Real Estate. If the proposal is not approved, the property owner may submit an amended proposal for City Council consideration. Submission to the City Council of a proposal to receive prior approval does not constitute an application for partial exemption. The property owner must also still timely apply and go through the process outlined in Section 8.1.2.

If a project has not received prior approval via a Resolution by the City Council, a property owner has the option of receiving the partial exemption beginning with any year in which value is added to the property or waiting until all value is added to the property is first assessed in its entirety.

#### **8.1.2 Application Requirements**

An application, on the form provided by the City, shall be filed for each new exemption claimed. Applications shall be filed by the property owner for an exemption to be claimed with the City Council by February 1 of the assessment year for which the exemption is first claimed, but in no instance later than the year in which all Improvements included in the project are first assessed for taxation, or the following two assessment years, in which case the exemption is allowed for the total number of years in the exemption schedule.

The application shall contain but not be limited to the following information:

1. The nature of the improvement.
2. The cost of the improvement project.
3. The estimated or actual date of completion.
4. The tenants that occupied the owner's building on the date the City adopted the Plan.
5. The exemption scheduled outlined in Section 8.2 being elected by the project.

The Application is then reviewed by appropriate City departments and a determination made that the Improvements are located in the Area and are in conformance with this Plan, and that the Improvements made increased the actual assessed valuation of the property by at least the minimum percentage required under the Urban Revitalization Act, and the improvements were made during the time the area was designated as a Revitalization Area.

For all applications, the City Council shall approve an application submitted for exemption if:

1. The project, as determined by the City Council, is in conformance with this Plan;



2. The project is located within the Plan Area;
3. The improvements were made during the time the Area was so designated;
4. The project has been issued a building permit (if required) from the City; and
5. The project is in compliance with all City codes and ordinances; and
6. Any other legal requirement(s).

All approved applications shall be forwarded by the City to the City Assessor's Office ("Assessor") by March 1 for review and final determination of eligibility by the Assessor, pursuant to § 404.5 of the Code. The Assessor shall make a physical review of all properties with approved applications. The Assessor shall determine the increase in actual value for tax purposes due to the improvements and notify the applicant(s) of the determination, who may be appeal to the local board of review pursuant to § 441.37 of the Code.

After the initial tax exemption is granted, the Assessor shall continue to grant the tax exemption for the time period specified on the approved application. The tax exemptions for the succeeding years shall be granted without the owner(s) having to file an application for ensuing years.

## 8.2 Tax Exemption Schedules

### 8.2.1 Schedule 1 - Ten Year Declining Exemption:

All Qualified Real Estate assessed as commercial or industrial is eligible to receive a partial exemption from taxation on the actual value added by the Improvements for a 10-year period. The amount of the partial exemption is equal to a percentage of the actual value added by those Improvements as follows:

| <u>Year</u> | <u>Percentage of Actual Value Added Exempted</u> |
|-------------|--------------------------------------------------|
| 1           | 80%                                              |
| 2           | 70%                                              |
| 3           | 60%                                              |
| 4           | 50%                                              |
| 5           | 40%                                              |
| 6           | 40%                                              |
| 7           | 30%                                              |
| 8           | 30%                                              |
| 9           | 20%                                              |
| 10          | 20%                                              |

### 8.2.2 Election of Schedule:

The property owner of Qualified Real Estate eligible for an exemption shall elect to use the schedule identified above. Once the election of schedule has been made and the exemption granted, the property owner is not permitted to change the exemption schedule.

## 9.0 **RELOCATION**

Relocation is not anticipated in this area.

## **10.0 PRIOR APPROVAL**

The City Council has given prior approval to the following project(s), which are located within the revitalization area:

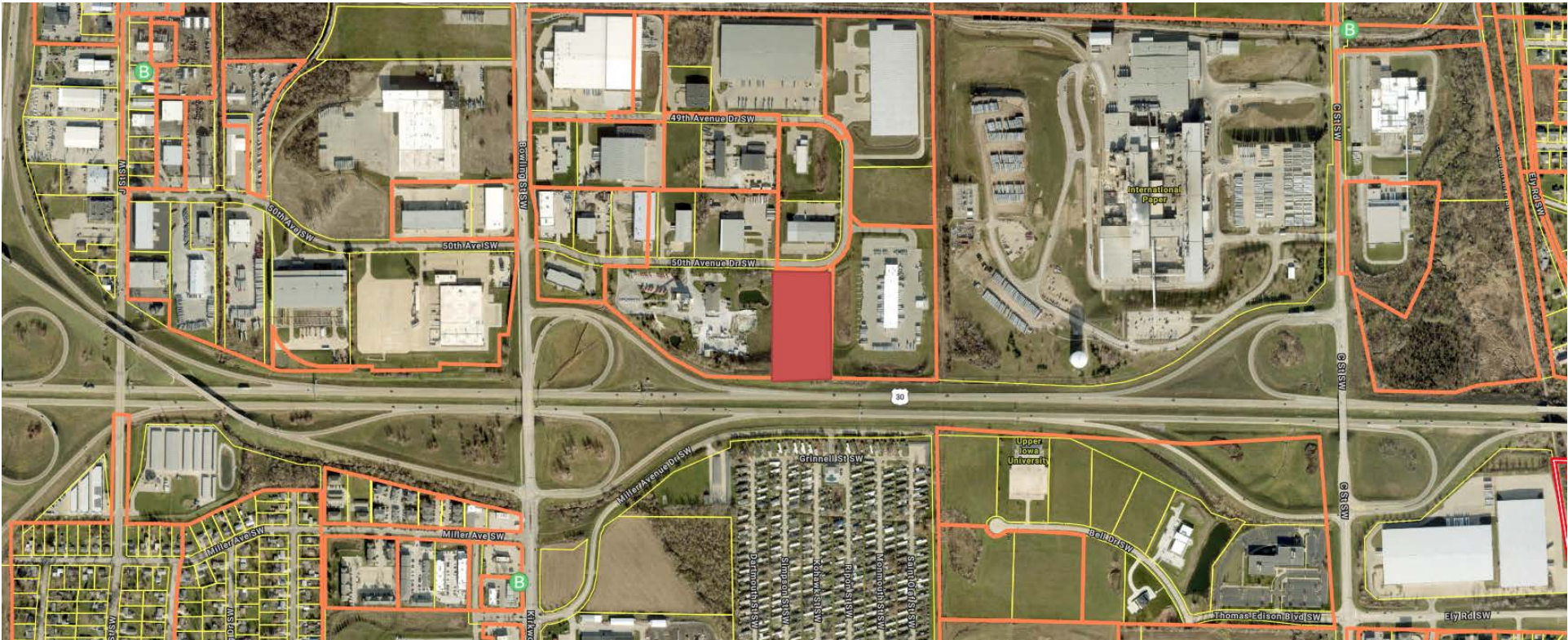
Rex Concrete 20,000 sq ft commercial building at 551 50<sup>th</sup> Avenue DR SW.

## **11.0 PROPERTY IN AN URBAN RENEWAL AREA**

The City also has one or more urban renewal areas, established under Chapter 403 of the Code, which use tax increment financing to provide incentives for development. Accordingly, a property that, in the determination of the City Council, is within an existing urban renewal area and is receiving either direct or indirect benefits that were financed through a tax increment financing program, shall not be eligible for tax abatement under the Rex Concrete Urban Revitalization Plan absent specific approval from the City Council. If an application under this Plan is denied by the City Council because the property for which an exemption is requested is within an existing urban renewal area, the owner may reapply for benefits under this Plan for the same property if the property has subsequently been removed from the urban renewal area, provided the property remains in the Rex Concrete Urban Revitalization Area and all other Plan requirements are met.

EXHIBIT A

MAP OF URBAN REVITALIZATION AREA



Prepared By: City of Cedar Rapids 319-286-5060  
Return To: City Clerk, 101 First Street SE, Cedar Rapids, IA 52401

ORDINANCE NO. LEG\_NUM\_TAG

ORDINANCE ESTABLISHING THE REX CONCRETE URBAN REVITALIZATION AREA

WHEREAS, Chapter 404 of the Code of Iowa ("Act") allows the Cedar Rapids City Council to enact ordinances designating areas of Cedar Rapids as urban revitalization areas; and

WHEREAS, such urban revitalization areas, once designated, allow for qualified real estate located within such areas to be eligible for exemption from taxation based on the actual value added by improvements thereto pursuant to the terms of urban revitalization plans adopted for such areas; and

WHEREAS, Chapter 17A of the Cedar Rapids Municipal Code establishes the procedures to be followed in the designation of urban revitalization areas in Cedar Rapids in accordance with the Act; and

WHEREAS, in accordance with the Act and Chapter 17A of the Cedar Rapids Municipal Code, and following public hearing and notice as required by applicable law, the Cedar Rapids City Council has by Resolution No. \_\_\_\_-11-24 adopted an urban revitalization plan for the City of Cedar Rapids called the Rex Concrete Urban Revitalization Plan ("Plan") for the Rex Concrete Urban Revitalization Area legally described as:

PARCEL B, AMENDED PLAT OF SURVEY NO. 2343 AS RECORDED IN BOOK 10423 PAGE 350 OF THE RECORDS OF THE LINN COUNTY, IOWA RECORDER ON AUGUST 13, 2019, BEING PART OF LOT 3, BOWLING STREET INDUSTRIAL PARK EIGHTH ADDITION TO CEDAR RAPIDS, LINN COUNTY, IOWA.

WHEREAS, via Resolution No. \_\_\_\_-11-24, this Council found that the revitalization of the Rex Concrete Revitalization Area will enhance the rehabilitation, conservation, redevelopment, economic development, or a combination thereof of the Rex Concrete Revitalization Area and is necessary in the interest of the public health, safety, or welfare of the residents of the City, and the Rex Concrete Revitalization Area substantially meets the criteria of Section 404.1 of the Act; and

WHEREAS, the City now desires to designate the Rex Concrete Revitalization Area as an urban revitalization area by ordinance, as required by the Act.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA as follows:

Section 1. The Recitals contained herein above are hereby adopted by this reference and incorporated herein.

Section 2. The Rex Concrete Revitalization Area for the property legally described as:

PARCEL B, AMENDED PLAT OF SURVEY NO. 2343 AS RECORDED IN BOOK 10423 PAGE 350 OF THE RECORDS OF THE LINN COUNTY, IOWA RECORDER ON AUGUST 13, 2019, BEING PART OF LOT 3, BOWLING STREET INDUSTRIAL PARK EIGHTH ADDITION TO CEDAR RAPIDS, LINN COUNTY, IOWA

("Revitalization Area")

is established as a revitalization area pursuant to Iowa Code § 404.1. as well as a new revitalization area as contemplated by Cedar Rapids Municipal Code Section 17A.06., though it will not be added as a new division to the existing listing of previously established areas contained within said section.

Section 3. It is the intention of the Council that each section, paragraph, sentence, clause, and provision of the Ordinance is separable, and, if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance nor any part thereof than that affected by such decision.

Section 4. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

Section 5. This Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Introduced this 19th day of November, 2024.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

STATE OF IOWA     )  
                              ) ss.  
COUNTY OF LINN    )

I, Alissa Van Sloten, City Clerk of the City of Cedar Rapids, Iowa, do hereby certify that the above and foregoing Ordinance and attached documents are true and authentic documents of the City of Cedar Rapids, as full and complete as the same of record and on file in my office, on this 3rd day of December, 2024.

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Robert Davis, P.E., ENVSP

**Description of Agenda Item:** PUBLIC HEARINGS

A public hearing will be held to consider the vacation of a 0.17-acre portion of 6<sup>th</sup> Avenue SE right-of-way southwest of 1<sup>st</sup> Street SE between 535 1<sup>st</sup> Street SE and 625 1<sup>st</sup> Street SE.

CIP/DID #ROWV-000453-2024 (**Council Priority**)

First Reading: Ordinance vacating public ways and grounds of a 0.17-acre portion of 6<sup>th</sup> Avenue SE right-of-way southwest of 1<sup>st</sup> Street SE between 535 1<sup>st</sup> Street SE and 625 1<sup>st</sup> Street SE.

|                                                                                                 |
|-------------------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Flood Control System                                                   |
| <b>EnvisionCR Goal:</b> ProtectCR Goal 1: Protect Cedar Rapids from flooding and other hazards. |

**Background:** The area to be vacated is no longer needed for or utilized as right-of-way. It is located between two properties owned by GreatAmerica Building LLC ("GREATAMERICA"). Vacating this area will enhance security for GREATAMERICA, and they have agreed to take over maintenance of the vacated area in the future. The implementation of the Flood Control System necessitates the vacation of this portion of City right-of-way making now the appropriate time to clean up the utilization and ownership of this area.

Before the City can proceed with the disposition of this real estate, in accordance with the Iowa Code, City Council must hold a public hearing providing the opportunity for public input. Subsequently, the City Council shall vote on a resolution authorizing the disposition or vote not to dispose of this City-owned property.

**Recommended Action:** The Public Works Department recommends passing a resolution to vacate a 0.17-acre portion of 6<sup>th</sup> Avenue SE right-of-way southwest of 1<sup>st</sup> Street SE between 535 1<sup>st</sup> Street SE and 625 1<sup>st</sup> Street SE.

**Alternative:**

**Time Sensitivity:** Normal

**Resolution Date:** November 19, 2024

**Budget Information:** NA

**Local Preference Policy:** Not applicable

**Explanation:** NA

**Recommended by Council Committee:** Not applicable

**Explanation:** NA

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ROWV-000453-2024

Prepared By: City of Cedar Rapids 319-286-5060  
Return To: City Clerk, 101 First Street SE, Cedar Rapids, IA 52401

ORDINANCE NO. LEG\_NUM\_TAG

AN ORDINANCE VACATING PUBLIC WAYS AND GROUNDS REGARDING  
PROPERTY MORE PARTICULARLY DESCRIBED IN SECTION 1 HEREOF

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA,  
as follows:

Section 1. That the public ways and grounds in and to the property hereafter described is  
permanently vacated:

a 0.17-acre portion of 6<sup>th</sup> Avenue SE right-of-way southwest of 1<sup>st</sup> Street SE between 535  
1<sup>st</sup> Street SE and 625 1<sup>st</sup> Street SE (Parcel A, Plat of Survey #2839)

Section 2. That this Ordinance shall be in full force and effect from and after its passage  
and publication as provided by law.

Introduced this 19<sup>th</sup> day of November, 2024.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

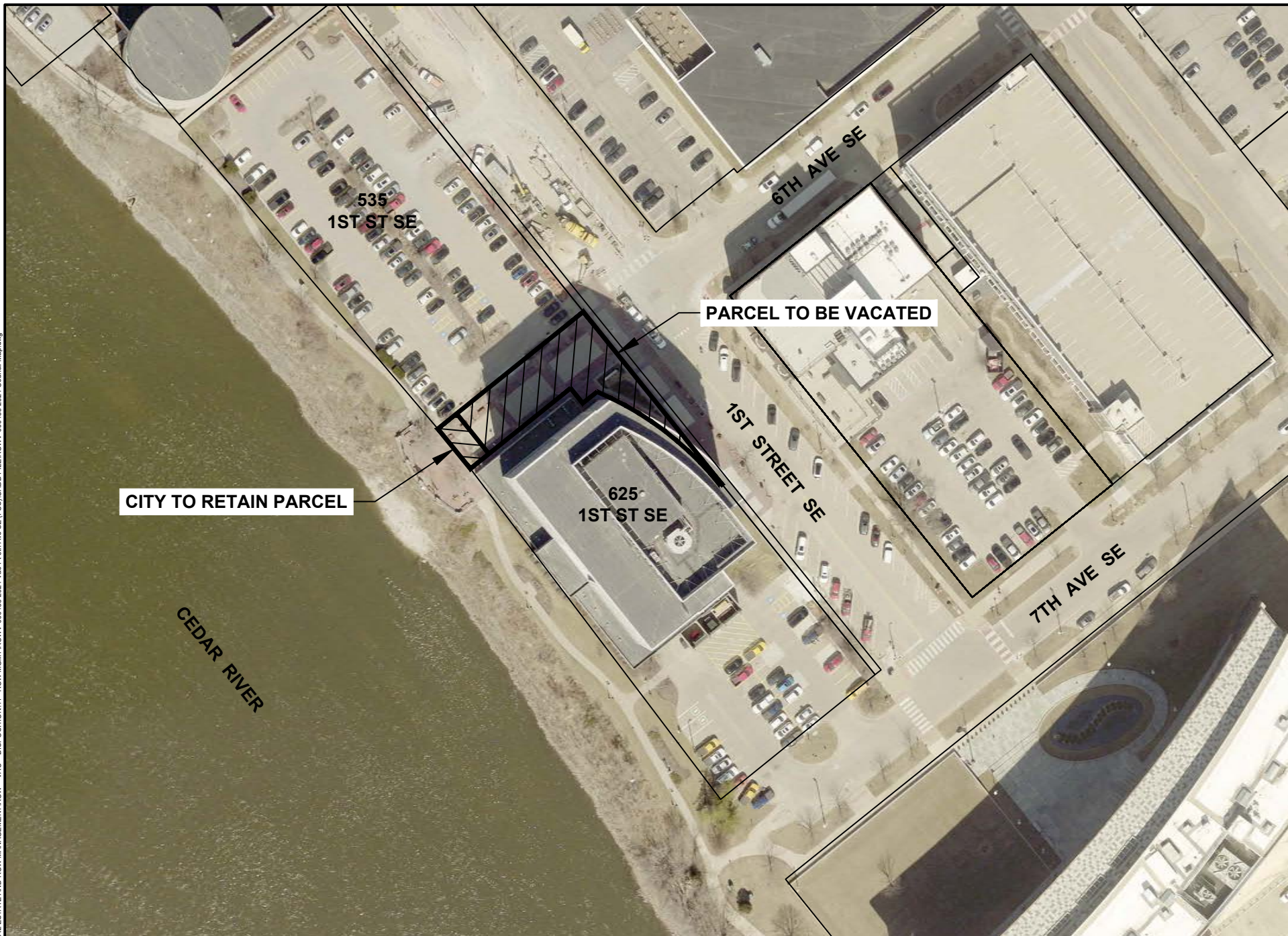


STATE OF IOWA     )  
                              ) ss.  
COUNTY OF LINN    )

I, Alissa Van Sloten, City Clerk of the City of Cedar Rapids, Iowa, do hereby certify that the above and foregoing Ordinance and attached documents are true and authentic documents of the City of Cedar Rapids, as full and complete as the same of record and on file in my office, on this 3<sup>rd</sup> day of December, 2024.

ClerkSignature

Cadd File Name: W:\REAL ESTATE AND ROW MANAGEMENT\ROW - VAC - DISPOSITION\41 - ROW MGMT\ROWV-000453-2024 Vac Pl 6th Ave SE (FCS)\CADD FILE\ROWV-000453-2024 Council Map.dwg



6TH AVENUE SE RIGHT-OF-WAY VACATION



ROWV-000453-2024



Council Agenda Item Cover Sheet

**Submitting Department:** Public Works  
**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Ben Worrell, PE

**Description of Agenda Item:** PUBLIC HEARINGS  
A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Alliant Energy LightLine Bridge (estimated cost is \$11,300,000). **(Council Priority)**

Resolution adopting plans, specifications, form of contract and estimated cost for the LightLine Bridge project.  
CIP/DID #327002-02

|                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Recreational and Cultural Amenities                                                                   |
| <b>EnvisionCR Goal:</b> ConnectCR Goal 5: Support the development of an effective, regional, multimodal transportation system. |

**Background:** The City of Cedar Rapids has partnered with ConnectCR for the construction of a new pedestrian bridge across the Cedar River at the location of the recently demolished CRANDIC railroad bridge which was destroyed in the 2008 flood. The project will be funded with a combination of City contributions and private donations. The bridge will feature a 165-foot-tall tower with decorative cables and lighting. It will connect to existing trail systems on both sides of the river and will provide additional access to the City’s expansion of the Czech Village which is being done through the City’s LightLine Loop project. Trees will be planted at the landing on the west side, and future phases will include tree planting on the east side as well as interpretative signage.

**Recommended Action:** The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for the project.

**Alternative:** Defer or abandon the project, which may jeopardize funding from the Destination Iowa grant program.

**Time Sensitivity:** Must be acted upon November 19, 2024 to maintain the project schedule, and which must occur ahead of the project’s December 11, 2024 bid opening.

**Resolution Date:** November 19, 2024

**Budget Information:** 327, 327000, 327002, NA  
**Local Preference Policy:** NA  
**Explanation:** NA  
**Recommended by Council Committee:** NA  
**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, on November 5, 2024 there was filed in the Office of the City Clerk proposed plans, specifications, form of contract and estimated cost for the Alliant Energy LightLine Bridge project (Contract No. 327002-02) for the City of Cedar Rapids, Iowa, and

WHEREAS, a public hearing was held, and

WHEREAS, no comments or objections to the plans, specifications, form of contract and estimated cost have been heard, now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the plans, specifications, form of contract and estimated cost for said improvement be and the same are hereby adopted.

PASSED\_DAY\_TAG

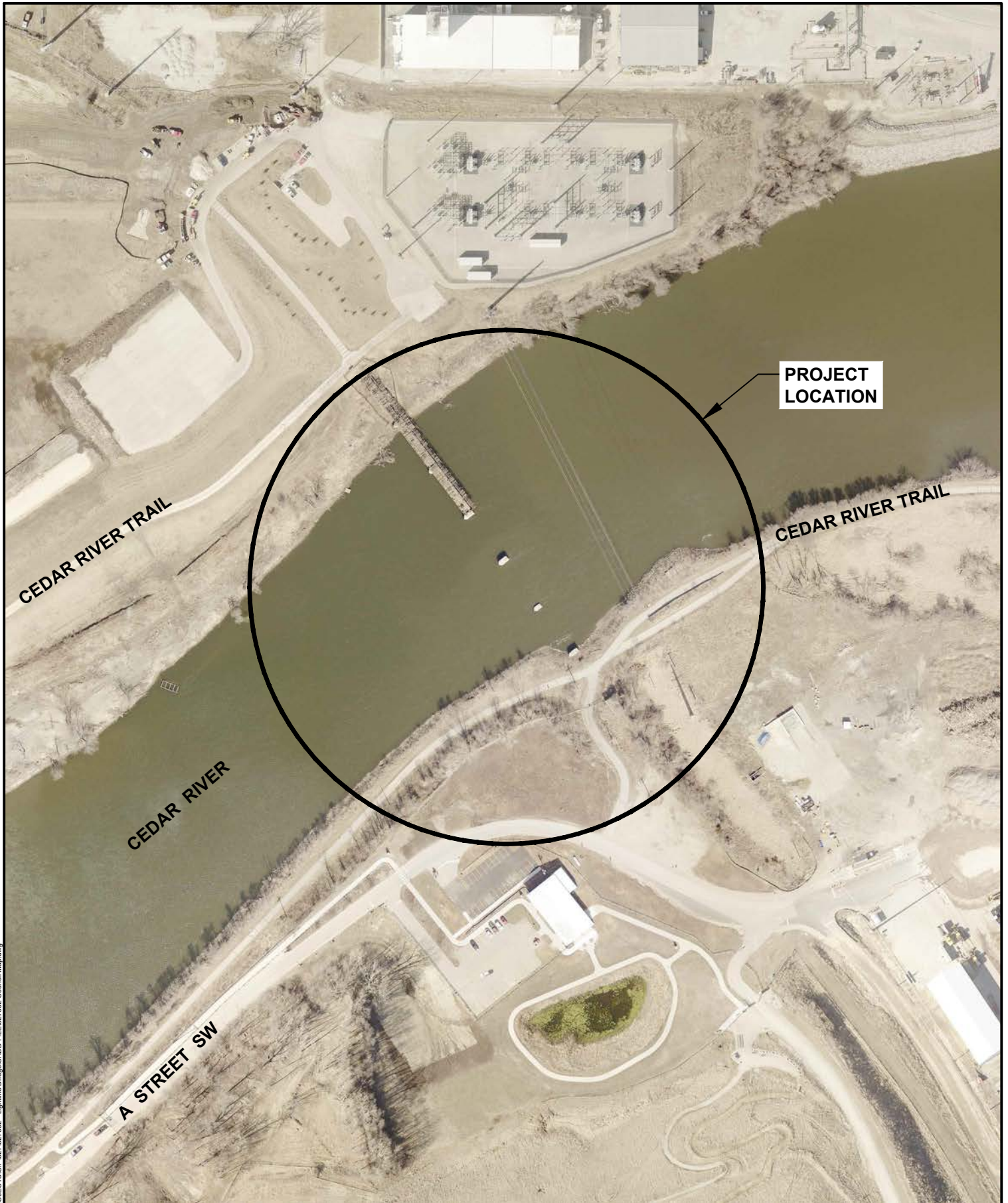
LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature





Cadd File Name: W:\PROJECTS\327002 - Lightline Bridge\CADD FILE\327002 Council Map.dwg



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Ben Worrell, PE

**Description of Agenda Item:** PUBLIC HEARINGS

A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the 2025 Sidewalk Infill Project (estimated cost is \$270,000). **(Council Priority)**

Resolution adopting plans, specifications, form of contract and estimated cost for the 2025 Sidewalk Infill Project.

CIP/DID #3012074-06

|                                                                                    |
|------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Strengthen and Stabilize Neighborhoods                    |
| <b>EnvisionCR Goal:</b> ConnectCR Goal 3: Establish a network of complete streets. |

**Background:** The City seeks to improve pedestrian connectivity by completing portions of sidewalk networks within the City. Priority has been given to areas that have received citizen complaints and areas along major thoroughfares. Two of the locations include assessments in accordance with the City's subdivision ordinance and previous Petition and Assessment Agreements.

**Recommended Action:** The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for the project.

**Alternative:** The alternatives are to delay the project or cancel it.

**Time Sensitivity:** Must be acted upon November 19, 2024 to maintain the project schedule, and which must occur ahead of the project's November 20, 2024 bid opening

**Resolution Date:** November 19, 2024

**Budget Information:** 301, 301000, 3012074, NA

**Local Preference Policy:** NA

**Explanation:** NA

**Recommended by Council Committee:** NA

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, on November 5, 2024 there was filed in the Office of the City Clerk proposed plans, specifications, form of contract and estimated cost for the 2025 Sidewalk Infill Project (Contract No. 3012074-06) for the City of Cedar Rapids, Iowa, and

WHEREAS, a public hearing was held, and

WHEREAS, no comments or objections to the plans, specifications, form of contract and estimated cost have been heard, now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the plans, specifications, form of contract and estimated cost for said improvement be and the same are hereby adopted.

PASSED\_DAY\_TAG

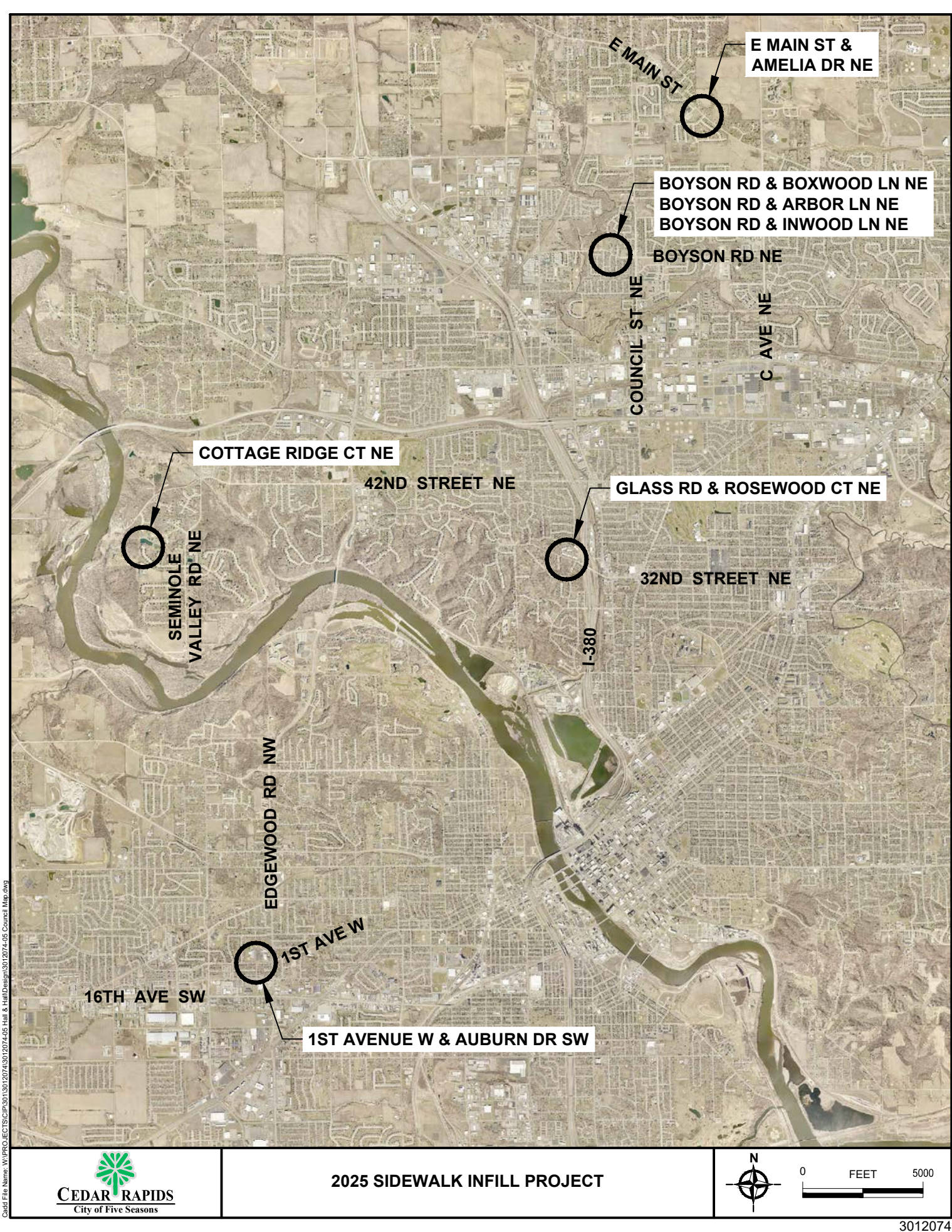
LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

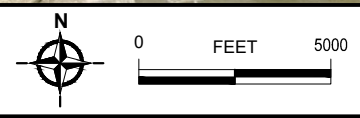




Grid File Name: W:\PROJECTS\3012074\3012074-05 Hall & Hall\Design\3012074-05 Council Map.dwg



2025 SIDEWALK INFILL PROJECT







## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Ken DeKeyser, PE

**Description of Agenda Item:** PUBLIC HEARINGS

A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Stickle Drive NE at 4<sup>th</sup> Street East Central Quiet Zone Improvements (estimated cost is \$680,000). **(Council Priority)**

Resolution adopting plans, specifications, form of contract and estimated cost for the Stickle Drive NE at 4<sup>th</sup> Street East Central Quiet Zone Improvements project.

CIP/DID #306285-02

|                                                                                                     |
|-----------------------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Strengthen and Stabilize Neighborhoods                                     |
| <b>EnvisionCR Goal:</b> ConnectCR Goal 4: Improve the function and appearance of our key corridors. |

**Background:** This project consists of replacing the railroad grade crossing approach pavement and sidewalk ramps at the crossing in connection with the City's Downtown East Central Quiet Zone (Phase A) for the railroad track between Stickle Drive NE and 5<sup>th</sup> Avenue SE. The Canadian National Railroad will design and install new gates and signal equipment at this crossing.

The completion of crossing and signal improvements at Stickle Drive will finish Phase A, and the Quiet Zone should be ready to activate, anticipated Summer 2025.

**Recommended Action:** The Public Works Department recommends holding the public hearing and adopting the plans, specifications, form of contract and estimated cost.

**Alternative:** Do not hold the public hearing or adopt plans, delay project until ready to resume.

**Time Sensitivity:** Must be acted upon November 19, 2024 to maintain the project schedule, and which must occur ahead of the project's November 20, 2024 bid opening

**Resolution Date:** November 19, 2024

**Budget Information:** 306/306000/306285, NA

**Local Preference Policy:** NA

**Explanation:** NA

**Recommended by Council Committee:** NA

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, on November 5, 2024 there was filed in the Office of the City Clerk proposed plans, specifications, form of contract and estimated cost for the Stickle Drive NE at 4<sup>th</sup> Street Downtown East Central Quiet Zone Improvements project (Contract No. 306285-02) for the City of Cedar Rapids, Iowa, and

WHEREAS, a public hearing was held, and

WHEREAS, no comments or objections to the plans, specifications, form of contract and estimated cost have been heard, now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the plans, specifications, form of contract and estimated cost for said improvement be and the same are hereby adopted.

PASSED\_DAY\_TAG

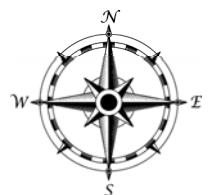
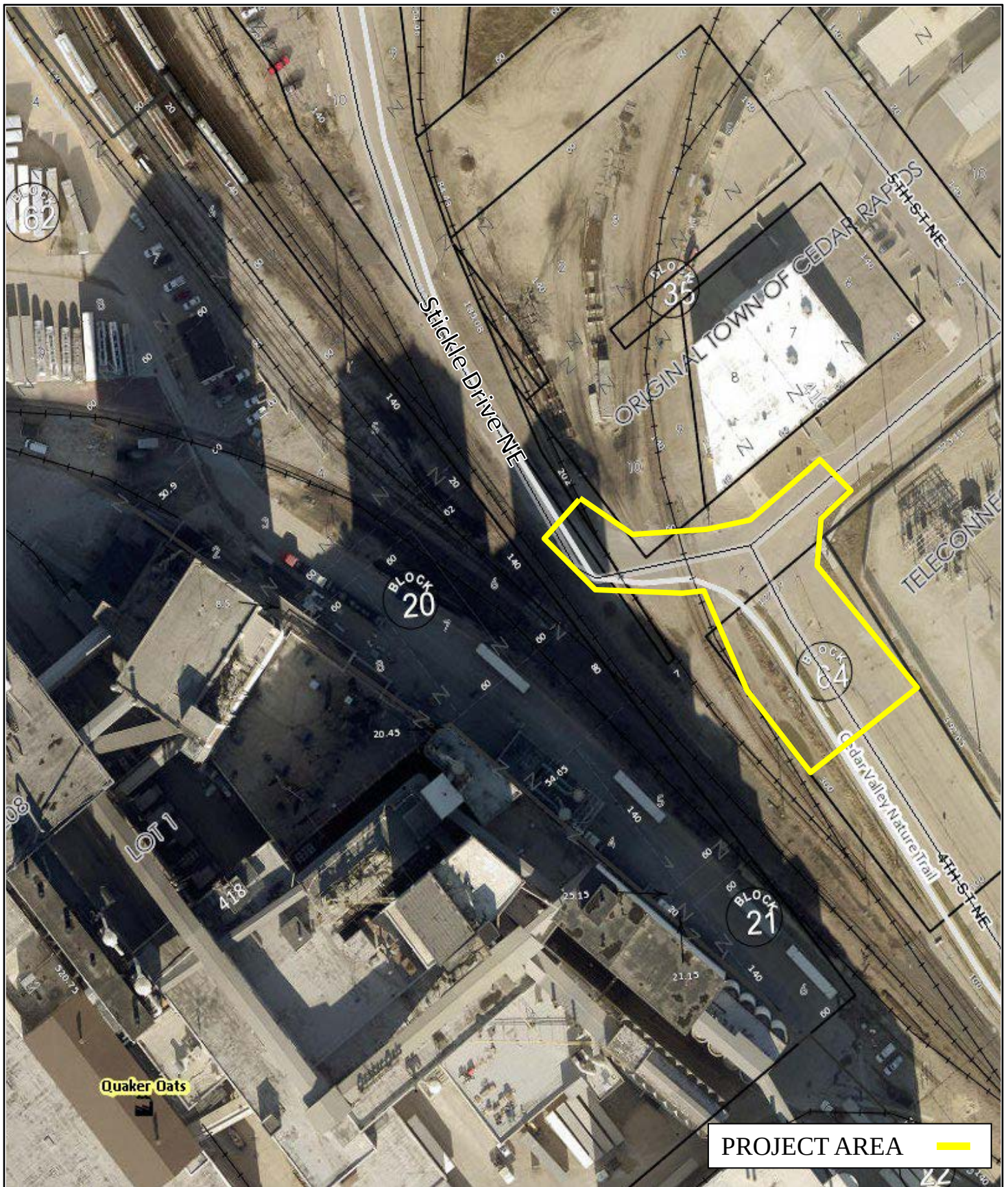
LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature









## Council Agenda Item Cover Sheet

**Submitting Department:** Water

**Director Contact:** Roy Hesemann – r.hesemann@cedar-rapids.org – (319) 521-5752

**Presenter at Meeting:** Brandon Jennings

**Description of Agenda Item:** PUBLIC HEARINGS

A public hearing will be held to consider the proposed plans, specifications, form of contract, and estimated cost for the Glass Road Tank Reconditioning project (estimated cost is \$538,000) (Brandon Jennings). **(Council Priority)**

- a. Resolution adopting plans, specifications, form of contract, and estimated cost for the Glass Road Tank Reconditioning project.

CIP/DID #6250132-02

|                                                                                                   |
|---------------------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Strengthen and Stabilize Neighborhoods                                   |
| <b>EnvisionCR Goal:</b> ProtectCR Goal 3: Maintain and provide quality services to the community. |

**Background:** The one-million-gallon steel standpipe located at 2500 Glass Road NE (known as the Glass Rd standpipe) was constructed in 1957. The most recent restoration was performed more than twenty years ago. The Utilities department has noted numerous issues with the condition of the existing exterior and interior coating. Additionally, Utilities staff have encountered issues with stratification of the stored water, leading to seasonal fluctuations in water quality.

Work at the Glass Rd Standpipe will include abrasive blasting, and recoating of the wet interior and exterior of the standpipe within containment, addition of the City's name and logo to the tank, as well as furnishing and installing a submersible mixer and other foundation, metalwork, and site safety improvements.

A pre-bid meeting was held on November 18<sup>th</sup>, 2024. Bids will be opened and publicly announced on December 4<sup>th</sup>, 2024.

**Recommended Action:** The Utilities Department Water Division staff recommend approval of the resolution adopting the plans, specifications, form of contract, and estimated cost for the Glass Road Tank Reconditioning project.

**Alternative:** None

**Time Sensitivity:** Action needed on November 19<sup>th</sup>, 2024.

**Resolution Date:** November 19<sup>th</sup>, 2024.

**Budget Information:** The project will be coded to the following CIP fund: 553000-625-625000-x-x-6250132-NA.

**Local Preference Policy:** Not applicable

**Explanation:** Capital Improvement Projects are not subject to local preference policy.

**Recommended by Council Committee:** Not applicable

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, on November 5, 2024 there was filed in the Office of the City Clerk proposed plans, specifications, form of contract and estimated cost for the Glass Road Tank Reconditioning project for the City of Cedar Rapids, Iowa, and

WHEREAS, a public hearing was held, and

WHEREAS, no comments or objections to the plans, specifications, form of contract and estimated cost have been heard.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the plans, specifications, form of contract and estimated cost for said improvement be and the same are hereby adopted.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Cari Pauli, PE

**Description of Agenda Item:** CONSENT AGENDA

Resolution authorizing the establishment of two-way stop control at the intersection of 39<sup>th</sup> Street and B Avenue NE, stopping all traffic on 39<sup>th</sup> Street for traffic on B Avenue.

CIP/DID #60-25-031

|                                                                                    |
|------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Not applicable                                            |
| <b>EnvisionCR Goal:</b> ConnectCR Goal 3: Establish a network of complete streets. |

**Background:** The Public Works Department completed an intersection study on 39<sup>th</sup> Street NE at B Avenue due to a resident concern. The study found this uncontrolled, four-legged intersection warrants stop control on the east and west leg due to limited sight distance, stopping traffic on 39<sup>th</sup> Street for traffic on B Avenue.

**Recommended Action:** The Public Works Department recommends establishing two-way stop control at the intersection 39th Street and B Avenue NE, stopping all traffic on 39<sup>th</sup> Street for traffic on B Avenue.

**Alternative:** Should Council not approve the resolution, the intersection will remain uncontrolled.

**Time Sensitivity:** Normal

**Resolution Date:** November 19, 2024

**Budget Information:** NA

**Local Preference Policy:** Not applicable

**Explanation:** NA

**Recommended by Council Committee:** Not applicable

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the Public Works Department completed an intersection study at 39<sup>th</sup> Street at B Avenue NE due to a resident concern. The study found this uncontrolled, four-legged intersection warrants stop control on the east and west leg due to limited sight distance, and

WHEREAS, the Public Works Department recommends establishing two-way stop control at the intersection 39<sup>th</sup> Street and B Avenue NE, stopping all traffic on 39<sup>th</sup> Street for traffic on B Avenue, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that stop control be established at the intersection of 39th Street and B Avenue NE, stopping all traffic on 39th Street for traffic on B Avenue.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature





**ESTABLISH TWO-WAY STOP CONTROL  
STOPPING ALL TRAFFIC ON 39TH  
STREET NE FOR B AVENUE NE**

**ESTABLISH TWO-WAY STOP CONTROL  
STOPPING ALL TRAFFIC ON 39TH  
STREET NE FOR B AVENUE NE**



0 FEET 100



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Douglas F. Wilson, PE

**Description of Agenda Item:** CONSENT AGENDA

Resolution accepting work and fixing amount to be assessed for the Daniels Street (1500) NE project.

CIP/DID #3018003-00

|                                                                                                     |
|-----------------------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Not applicable                                                             |
| <b>EnvisionCR Goal:</b> ConnectCR Goal 4: Improve the function and appearance of our key corridors. |

**Background:** Construction has now been completed by Boomerang Corp. for the subject project. This is a previously approved Capital Improvements Project (CIP No. 3018003-00) with a final construction amount of \$3,473.60. Final amount proposed to be assessed to the benefited properties is \$3,473.60. The property owner signed a Petition and Assessment Agreement prior to the work being completed. The Public Works Department has inspected the completed work and determined the work to be in substantial conformance with the contract requirements.

**Recommended Action:** The Public Works Department recommends adoption of the resolution to accept the work and fix the amount to be assessed.

**Alternative:** Increase the City's contribution towards the cost of improvements. The FY25 budget does not include additional funds for contributions, so funding source would have to be identified if the Council wants to pursue this option.

**Time Sensitivity:** Must be acted on by November 19 due to assessment schedule per State code timeline.

**Resolution Date:** November 19, 2024

**Budget Information:** 301/301000/3018003 NA

**Local Preference Policy:** NA

**Explanation:** NA

**Recommended by Council Committee:** NA

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

RESOLUTION ACCEPTING WORK AND FIXING AMOUNT TO BE ASSESSED

WHEREAS, on May 25, 2021, the City of Cedar Rapids, Iowa, entered into contract with Boomerang Corp. of Anamosa, Iowa, for the construction of the Daniels Street (1500) NE project within the City, as therein described; and

WHEREAS, said contractor has substantially completed the construction of said improvements, known as the Daniels Street (1500) NE project in accordance with the terms and conditions of said contract and plans and specifications, as shown by the certificate of the Engineer filed with the Clerk on November 8, 2024:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA:

Section 1. That said report of the Engineer be and the same is hereby approved and adopted and said improvements are hereby accepted as having been substantially completed in accordance with the said plans, specifications and contract. The total construction contract cost of the improvements payable under said contract is hereby determined to be \$3,473.60.

Section 2. The total cost of improvements including construction, engineering, legal and administrative costs are determined to be \$3,473.60.

BE IT FURTHER RESOLVED, that the Engineer is hereby instructed to prepare a final plat and schedule showing the separate lots or parcels of ground subject to assessment for the cost of the Daniels Street (1500) NE project with the names of the owners thereof, so far as practicable, and the amount assessable by law against each lot or parcel of ground so assessable, and against any railway or street railway legally assessable therefor, and \$3,473.60 of the whole amount of the cost of said improvements shall be assessed against the benefited properties.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature







## Council Agenda Item Cover Sheet

**Submitting Department:** City Manager

**Director Contact:** Bill Micheel – w.micheel@cedar-rapids.org – (319) 286-5725

**Presenter at Meeting:** Scott Mather

**Description of Agenda Item:** CONSENT AGENDA

Resolution authorizing financial support under the City's Local Match – Economic Development Program for a proposed affordable housing project at 1220 Jacolyn Drive SW as proposed by KCG Development, LLC (**Council Priority/Housing Options and Affordability**) CIP/DID #URTE-0052-2022

|                                                                                    |
|------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Housing Options and Affordability                         |
| <b>EnvisionCR Goal:</b> GrowCR Goal 1: Encourage mixed-use and infill development. |

**Background:** The Resolution authorizes financial support for an affordable housing project proposed by KCG Companies LLC for a project at 1220 Jacolyn Drive SW. The site was formerly the Midwest Athletic Club (MAC), which was significantly damaged in the 2020 Derecho. On January 9, 2024, City Council authorized a local match application for the 9% competitive Low Income Housing Tax Credits (LIHTC). Unfortunately, the project was not selected, however, the Developer is applying again for the 2025 competitive round with no changes to the project. The project qualifies for standard City incentives through the Local Match – Economic Development Program.

The following is summary of the proposed project:

- + Minimum Investment: \$16 million
- + Minimum Improvements: 3-story, multifamily building of 58 units
  - o Mix of 1, 2, and 3 bedrooms
  - o Tenants at or below 60% AMI
  - o Some units for rent at 40% AMI rent levels
  - o Amenities include community clubhouse, community kitchen, walking paths, gazebo, sports court, and playground with large green space

The Local Match program provides a 10-year, 100% exemption (abatement) of value generated by the improvements.

**Recommended Action:** City staff recommends approving the Resolution

**Alternative:** NA

**Time Sensitivity:** NA

**Resolution Date:** November 5, 2024

**Budget Information:** NA

**Local Preference Policy:** Not applicable

**Explanation:**

**Recommended by Council Committee:** Not applicable  
**Explanation:**

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the City Council has adopted Economic Development Programs which outline criteria for City financial support of project; and

WHEREAS, the City has received an application for financial incentives from KCG Development, LLC (“Developer”) for an affordable housing project located at 1220 Jacolyn Drive SW under the City’s Local Match – Economic Development Program;

WHEREAS, the Developer is proposing to submit an application for 9% Low Income Housing Tax Credits to the Iowa Finance Authority in 2025; and

WHEREAS, the project consist of the following (the “Project”):

- + Minimum Investment: \$16 million
- + Minimum Improvements: 3-story, multifamily building of 58 units
  - o Mix of 1, 2, and 3 bedrooms
  - o Tenants at or below 60% AMI
  - o Some units for rent at 40% AMI rent levels
  - o Amenities include community clubhouse, community kitchen, walking paths, gazebo, sports court, and playground with large green space

WHEREAS, IFA requires, as part of an application on behalf of the Developer, to include documentation from the City enumerating project-specific support which is not more than 180 days old on or as of the date the application is submitted; and

WHEREAS, City Council desires to authorize its support of the Project under the City’s Local Match – Economic Development Program, which provides for a 10-year, 100% exemption (abatement) of increased value generated by the project, which is anticipated to provide an exemption of approximately \$1,000,000 over a 10-year period.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, as follows:

1. The City Council reaffirms and authorizes its support of the proposed Project on behalf of the Developer to IFA for the competitive 9% LIHTC funding.
2. The City Council provides conditional financial support for the Project through a 10-year, 100% abatement (exemption) of increased taxes which are generated by the Project, subject to approval by IFA of the Project for 9% LIHTC Funds in the 2024 round and doing all those things necessary to establish an Urban Revitalization Area designation which includes the Project.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature





## Council Agenda Item Cover Sheet

**Submitting Department:** City Manager

**Director Contact:** Bill Micheel – w.micheel@cedar-rapids.org – (319) 286-5725

**Presenter at Meeting:** Scott Mather

**Description of Agenda Item:** CONSENT AGENDA

Resolution repealing resolution 1387-10-24, which approved an annual Economic Development Grant to Altorfer, Inc. in an amount of \$77,401. **(Council Priority/Business Friendly)** CIP/DID #TIF-FY2026

|                                                                      |
|----------------------------------------------------------------------|
| <b>Council Priority:</b> Not applicable                              |
| <b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply |

**Background:** The resolution authorizes repeals the original resolution 1387-10-24, which authorized payment of \$77,401 to Altorfer, Inc. for FY26. This was an administrative error based on incorrect tax estimates. The Economic Development payments will begin in FY27.

**Recommended Action:** City staff recommends approval of resolution.

**Alternative:** NA

**Time Sensitivity:** NA

**Resolution Date:** November 19, 2024

**Budget Information:** NA

**Local Preference Policy:** Not applicable

**Explanation:** NA

**Recommended by Council Committee:** Not applicable

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the City of Cedar Rapids and Altorfer, Inc (“Developer”) entered into a *Development Agreement* (the “Agreement”) dated October 11, 2022, which set forth development requirements of the Developer for the construction of a new commercial headquarters facility and the creation and retention of jobs by the Employer; and

WHEREAS, the improvements specified in the Agreement are entirely within the Consolidated I-380 Urban Renewal Area (formerly the Commerce Park Urban Renewal) which urban renewal area was consolidated by City Council pursuant to Resolution No. 0980-07-22 and through Ordinance No. 032-20, as amended, provides for the collection of tax increments; and

WHEREAS, the City Council passed Resolution No. 1387-10-24 on October 8, 2024, appropriating for payment the Economic Development Grant payment(s) for fiscal year 2026 in an amount equal to \$77,401, and

WHEREAS, payments to the Developer will begin in fiscal year 2027, not fiscal year 2026.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that Resolution No. 1387-10-24 is repealed.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** City Manager

**Director Contact:** Bill Micheel – w.micheel@cedar-rapids.org – (319) 286-5725

**Presenter at Meeting:** Scott Mather

**Description of Agenda Item:** CONSENT AGENDA

Resolution repealing and replacing resolution 1511-10-24 approving an annual Economic Development Grant to Altorfer, Inc in an amount of \$399,121. **(Council Priority/Business Friendly)** CIP/DID #TIF-FY2027

|                                                                      |
|----------------------------------------------------------------------|
| <b>Council Priority:</b> Not applicable                              |
| <b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply |

**Background:** The resolution repeals and replaces the original resolution 1511-10-24, which authorized payment of \$77,401 to Altorfer, Inc for FY27. This was an administrative error based on incorrect tax estimates. The correct estimated economic development payment amount is \$399,121 in accordance with the Development Agreement.

**Recommended Action:** City staff recommends approval of resolution.

**Alternative:** NA

**Time Sensitivity:** NA

**Resolution Date:** November 19, 2024

**Budget Information:** NA

**Local Preference Policy:** Not applicable

**Explanation:** NA

**Recommended by Council Committee:** Not applicable

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the City of Cedar Rapids and Altorfer, Inc ("Developer") entered into a *Development Agreement* (the "Agreement") dated October 11, 2022 which set forth development requirements of the Developer for the construction of a new commercial headquarters facility and the creation and retention of jobs by the Employer; and

WHEREAS, the improvements specified in the Agreement are entirely within the Consolidated I-380 Urban Renewal Area (formerly the Commerce Park Urban Renewal) which urban renewal area was consolidated by City Council pursuant to Resolution No. 0980-07-22 and through Ordinance No. 032-20, as amended, provides for the collection of tax increments; and

WHEREAS, the City Council passed Resolution No. 1511-10-24 on October 22, 2024, appropriating for payment the Economic Development Grant payment(s) for fiscal year 2027 in an amount equal to \$77,401; and

WHEREAS, due to an administrative error based on incorrect tax estimates, the payment amount in Resolution No. 1511-10-24 was incorrect; and

WHEREAS, the Developer is qualified to receive the full Economic Development Grant as provided under the Agreement for this reporting period which totals \$399,121.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA:

Section 1. That Resolution No. 1511-10-24 is repealed.

Section 2. That the City Council hereby appropriates for payment the Economic Development Grant payment(s) for fiscal year 2027 in an amount equal to \$399,121.

Section 3. That the City Council hereby authorizes the City Clerk to file a debt certification with the Auditor of Linn County by December 1, 2024, in the amount of \$399,121, in order to collect Tax Increment to make the Economic Development Grant payment(s) for fiscal year 2027, subject to the terms and conditions of the Agreement.

Section 4. That upon receipt of the Tax Increment from the Linn County Treasurer, the City Clerk is authorized to utilize said Tax Increment to make a payment to Developer by September 30, 2026, subject to the terms and conditions of the Agreement.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** City Manager

**Director Contact:** Bill Micheel – w.micheel@cedar-rapids.org – (319) 286-5725

**Presenter at Meeting:** Scott Mather

**Description of Agenda Item:** CONSENT AGENDA

Resolution setting a public hearing for December 17, 2024, and consultation with affected taxing entities on the proposed Amendment No. 5 to the Urban Renewal Plan for the Central Consolidated Urban Renewal Area. CIP/DID# TIF-0089-2023

|                                                                      |
|----------------------------------------------------------------------|
| <b>Council Priority:</b> Not applicable                              |
| <b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply |

**Background:** The Resolution sets a public hearing to amend the Central Consolidated Urban Renewal Area. The Amendment incorporates new activities to be undertaken within the URA. No additional area is being added into the URA. The following includes the process and timeline for the URA Plan Amendment:

|        |                                                                                         |
|--------|-----------------------------------------------------------------------------------------|
| Nov 19 | Resolution Setting a Public Hearing Date and consultation with affected taxing agencies |
| Dec 2  | Consultation with affected taxing agencies                                              |
| Dec 17 | Public Hearing & Resolution approving Plan amendment                                    |

**Recommended Action:** City staff recommends approval of the resolution.

**Alternative:** NA

**Time Sensitivity:** NA

**Resolution Date:** November 19, 2024

**Budget Information:** Not applicable

**Local Preference Policy:** Not applicable

**Explanation:**

**Recommended by Council Committee:** [\(Click here to select\)](#)  
**Explanation:** Xyxyx

RESOLUTION NO. LEG\_NUM\_TAG

RESOLUTION SETTING DATES OF A PUBLIC HEARING AND  
CONSULTATION WITH AFFECTED TAXING ENTITIES ON THE PROPOSED  
AMENDMENT NO. 5 TO THE CENTRAL CONSOLIDATED URBAN RENEWAL  
PLAN FOR THE CENTRAL CONSOLIDATED URBAN RENEWAL AREA

WHEREAS, by Resolution No. 1622-11-23 adopted on November 7, 2023, the City Council of the City of Cedar Rapids, Iowa determined that certain areas located within the City are eligible and should be designated as an urban renewal area and approved and adopted the Central Consolidated Urban Renewal Plan (the "Plan") for the for the Central Consolidated Urban Renewal Area (the "Urban Renewal Area"), which plan is on file in the office of the Recorder of Linn County; and

WHEREAS, this Urban Renewal Area consists of an area as described and illustrated in Resolution No. 1622-11-23; and

WHEREAS, the City Council has made the following amendments to the Original Plan:

| <b>Amendment</b> | <b>Resolution#</b> | <b>Date</b>      |
|------------------|--------------------|------------------|
| Amendment #1     | 1622-11-23         | November 7, 2023 |
| Amendment #2     | 0786-06-24         | June 25, 2024    |
| Amendment #3     | 0928-07-24         | July 23, 2024    |
| Amendment #4     | 1419-10-24         | October 22, 2024 |

WHEREAS, the City Council has now determined that it is appropriate and necessary to further amend the Urban Renewal Plan in accordance with Chapter 403 of the Iowa Code (the "Urban Renewal Law") to incorporate projects which are anticipated to be undertaken in accordance with the Urban Renewal Plan; and

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 5 to the Plan ("Amendment No. 5" or "Amendment"), a copy of which is attached hereto as Exhibit 1 and has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to update the list of eligible projects to be undertaken within the Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Amendment No. 5 adds no new land; and

WHEREAS, the Iowa statutes further require the City Council to notify all affected taxing entities of the consideration being given to the proposed Plan for the Urban Renewal Area and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5 of the Iowa Code, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a Public Hearing on the proposed Amendment No. 5 to the Plan for the Central Consolidated Urban Renewal Area subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the Urban Renewal Area covered by the Urban Renewal Plan, and shall outline the



general scope of the Urban Renewal project under consideration, with a copy of said notice also being mailed to each affected taxing entity;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Cedar Rapids, Iowa as follows:

1. That the consultation on the proposed Amendment No. 5 required by Section 403.5 of the Code of Iowa, as amended, shall be held on Monday, December 2, 2024 at 9:00 a.m., and the Economic and Development Services Director, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5.
2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), along with a copy of this Resolution and the proposed Amendment No. 5, the form of consultation notice is attached hereto as Exhibit 2.
3. That a public hearing shall be held on the proposed Amendment No. 5 before the City Council at its meeting which commences at 4:00 P.M. on December 17, 2024, in the Council Chambers of City Hall, 101 First Street SE.
4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Cedar Rapids Gazette, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, the form of notice is attached hereto as Exhibit 3.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

**EXHIBIT 1**



**AMENDMENT NO. 5 TO THE  
URBAN RENEWAL PLAN**

**CENTRAL CONSOLIDATED  
URBAN RENEWAL AREA**

| <b><u>Amendment</u></b> | <b><u>Resolution#</u></b> | <b><u>Date</u></b> |
|-------------------------|---------------------------|--------------------|
| Amendment #1            | 1622-11-23                | November 7, 2023   |
| Amendment #2            | 0786-06-24                | June 25, 2024      |
| Amendment #3            | 0928-07-24                | July 23, 2024      |
| Amendment #4            | 1419-10-24                | October 22, 2024   |

**Amendment No. 5 Approved by City Council Resolution No. \_\_\_\_-12-24**

City Manager's Office  
City of Cedar Rapids, Iowa  
City Hall  
101 First Street SE  
Cedar Rapids, IA 52401

## 1.0 INTRODUCTION

### 1.1 Purpose and Background

The Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Central Consolidated Urban Renewal Area ("Area" or "Urban Renewal Area") was originally adopted on November 7, 2023, by Resolution No. 1622-11-23. The Urban Renewal Plan is being amended by this Amendment No. 5 ("Amendment") to update the list of eligible projects. This Amendment adds no new land to the Area. Except as modified by this Amendment, the provisions of the original Urban Renewal Plan are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsections in the original Plan not mentioned in this Amendment shall continue to apply to the Plan.

### 1.2 Central Consolidated Urban Renewal Plan Amendments

*Section XII* of the Urban Renewal Plan provides that the Urban Renewal Plan may be amended from time to time to respond to development opportunities. The City Council may amend the Urban Renewal Plan by resolution after holding a public hearing on the proposed change in accordance with applicable Iowa law. This Amendment is consistent with this provision.

## 2.0 PROPOSED URBAN RENEWAL PROJECT ACTIVITIES

In accordance with Chapter 403 of the Code of Iowa, *Section XII* of the Urban Renewal Plan for the Urban Renewal Area is hereby amended to add the following projects expected to be undertaken in the Area:

### Development Agreements

The following private redevelopment project was included as part of the Original plan, however, additional details, including the estimated amount of tax increments with respect to the project are being updated:

| Project                                          | Description & Rationale                                                                                                                                                                                                                                                                          | Estimated Tax Increments |
|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| Higley Mansion<br>860 17 <sup>th</sup> Street SE | Developer intends to renovate the existing 27,000 square foot building and add an additional 3,000 square foot. The city anticipates providing a 10 year/100% rebate of the increase in taxes generated from the project through Tax Increment Financing as a result of the creation of 40 jobs. | \$150,000                |

### Public Improvements

To ensure the construction of infrastructure necessary to accommodate and promote economic development and growth in the Urban Renewal Area, the City plans to use tax increments within the Project Area for improvements to streets, highways, avenues, public ways, and public grounds; installation of street lighting fixtures, connections and facilities;

installation and repair of traffic signals and control devices; construction, reconstruction, and repair of sidewalks and pedestrian underpasses and overpasses; improvement and repair of bridges, culverts, retaining walls, viaducts, underpasses, grade crossing separations, and approaches; construction, reconstruction, repair, and relocation of sanitary sewer, storm sewer, water, and fiber optic infrastructure, including but not limited to:

| Project          | Description & Rationale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Estimated Indebtedness for the Project* |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| Lightline Loop   | The city intends to construct new streetscape along B Avenue SW, design and construct a new pedestrian promenade including widened pedestrian paths, vegetation, landscaping, streetscaping, lighting, signage, drainage, furniture, and decorative art elements. The City intends to design and construct a new Lightline Roundhouse building including kitchen, accessory building and restrooms. Lastly, the City intends to install new gateway signs for the Lightline loop project, which includes design and construction of new gateway signage, lighting, decorative elements, and landscaping amenities. | \$14,100,000                            |
| Cedar Lake       | The City intends to make improvements including restoring shorelines, construct trail improvements, park shelters/restrooms, new docks/launches, playground, parking lot improvements, boardwalk over Cedar lake, and other related improvements according to the Connect CR Master Plan.                                                                                                                                                                                                                                                                                                                          | \$11,100,000                            |
| Lightline Bridge | The City intends to construct a new bicycle and pedestrian bridge over the Cedar River according to the Connect CR Master Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | \$16,200,000                            |

#### Property Acquisition

The following is a list of properties anticipated to be acquired or disposed of by the City to further the objectives of the Plan and in accordance with the Urban Renewal Law:

*No properties are expected to be acquired as part of this amendment*

#### Property Disposition

The following is a list of properties anticipated to be disposed of by sale or lease for private redevelopment with Section 403.8 of Urban Renewal Law:

*No properties are expected to be disposed as part of this amendment*

#### Programs

The City intends to use tax increments for the following programs:

| Program                                    | Program Description | Estimated Indebtedness |
|--------------------------------------------|---------------------|------------------------|
| No projects associated with this Amendment |                     |                        |

## Administration

The City expects to use tax increments for ongoing legal, consulting, recording, publication, administration and oversight of eligible projects, project financial gap analysis reports, real estate appraisals, and other miscellaneous fees associated with projects occurring within the Area. Administrative expenses are not expected to exceed \$20,000.

### **3.0 CITY INDEBTEDNESS**

The estimated amount of debt to be incurred by the updated urban renewal projects identified in this Amendment are outlined in *Section 2*. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness may be financed in whole or in part with tax increment revenues from the Urban Renewal Area, as amended. Subject to the foregoing, the anticipated aggregate indebtedness to be incurred for the proposed urban renewal projects identified in this Amendment is estimated at \$41,570,000 (this estimate does not include debt service or financing costs related to debt issuance, which will be incurred over the life of the Area).

Currently, the City of Cedar Rapids' outstanding general obligation indebtedness is \$396,830,000 (as of Fiscal Year 2025 beginning July 1, 2024). The Constitution of the State of Iowa limits the amount of City debt outstanding at any time to no more than five (5) percent of the value (as shown by the last certified state and county tax list) of all taxable property within the City. The City's constitutional debt limit is \$767,556,916 as of July 1, 2024 (for FY2025 and based on assessed property valuations as of January 1, 2023).

### **4.0 EFFECTIVE DATE**

This Amendment shall be deemed to be effective upon the adoption of a City Council Resolution approving the said amended Urban Renewal Plan. The Urban Renewal Plan, as so amended, shall remain in full force until amended or rescinded by the City Council.

The need, if any, for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in the Plan, as amended. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

### **5.0 REPEALER**

Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed.

### **6.0 SEVERABILITY**

If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole, or any part of the Plan or this Amendment not determined to be invalid or unconstitutional.

## **EXHIBIT 2**

### **NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF CEDAR RAPIDS, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDMENT NO. 5 TO THE URBAN RENEWAL PLAN FOR THE CENTRAL CONSOLIDATED URBAN RENEWAL AREA IN THE CITY OF CEDAR RAPIDS, STATE OF IOWA**

The City of Cedar Rapids, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1) of the Code of Iowa, as amended, commencing at 9:00 a.m. on Monday, December 2, 2024, in the Culver conference room of City Hall, 101 First Street SE, Cedar Rapids, Iowa concerning a proposed Urban Renewal Plan amendment, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Economic Development Coordinator, or his delegate, as the designated representative of the City of Cedar Rapids, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Cedar Rapids, State of Iowa, as provided by Section 403.5 of the Code of Iowa, as amended.

Dated this 19th Day of November 2024.

(End of Notice)

### **EXHIBIT 3**

#### **NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED AMENDMENT NO. 5 TO THE URBAN RENEWAL PLAN FOR THE CENTRAL CONSOLIDATED URBAN RENEWAL AREA IN THE CITY OF CEDAR RAPIDS, STATE OF IOWA**

The City Council of the City of Cedar Rapids, State of Iowa, will hold a public hearing before itself at its meeting which commences at 4:00 P.M. on Tuesday, December 17, 2024, to consider adoption of a proposed Amendment No. 5 to the Urban Renewal Plan (the "Amendment") of the Central Consolidated Urban Renewal Area in the City of Cedar Rapids, State of Iowa, legally described in the Plan.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Cedar Rapids, Iowa.

The City of Cedar Rapids, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to remediate slum and blight and promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapters 403 and 15A of the Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan, as amended, and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City.

The proposed Amendment No. 5 further updates the list of other eligible projects to be undertaken within the Area. The proposed Amendment adds no new land. Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Cedar Rapids, State of Iowa, as provided by Section 403.5 of the Code of Iowa.

Dated this 19th day of November 2024.

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City Clerk, City of Cedar Rapids, State of Iowa



## Council Agenda Item Cover Sheet

**Submitting Department:** City Manager

**Director Contact:** Bill Micheel – w.micheel@cedar-rapids.org – (319) 286-5725

**Presenter at Meeting:** Scott Mather

**Description of Agenda Item:** Motions setting public hearings

Motion setting a public hearing for December 3, 2024, to consider a Development Agreement with Cedar Rapids Development Group, LLC for the construction of a casino between F & I Avenue NW and 1<sup>st</sup> & 5<sup>th</sup> Streets NW. **(Council Priority/Business Friendly)** CIP/DID #TIF-0080-2023

**Council Priority:** Not applicable

**EnvisionCR Goal:** Routine business - EnvisionCR does not apply

**Background:** On December 3, 2024, the City Council will hold a public hearing to consider a Development Agreement with Cedar Rapids Development Group, LLC for the construction of a casino between F & I Avenue NW and 1<sup>st</sup> & 5<sup>th</sup> Streets NW. On June 27, 2023, the City Council authorized an option agreement, including a project term sheet which outlined preliminary deal points for the redevelopment. The Development Agreement has been finalized, memorializing the previously approved terms, which include:

The following is a summary of the proposed project:

- + \$150 million investment
- + 110,000 square foot one story commercial building for gaming and entertainment
  - o 39,000 square foot gaming floor
  - o 17,000 square foot of restaurant space
  - o 16,000 square foot event space
  - o 5,000 square foot cultural center
  - o 1,100 parking spaces
- + City to dispose of City owned property at fair market value once Developer has received a license to operate a gaming facility and the City has approved the design of the Minimum Improvements
- + Developer to fund any increased costs associated with modifications to flood control system if necessitated by the Project
- + Developer to make monthly Community Betterment Payments commencing one (1) year after opening and continuing in perpetuity while it operates as a casino
  - o Community Betterment Payments shall be calculated as 2.25% of the Adjusted Net Gaming Win (total taxable gaming revenue less any applicable taxes)



- o Community Betterment Payments are in addition to usual and customary taxes the City might otherwise receive from the project in accordance with Iowa Code Chapter 99F
- + Developer or third-party tenants to employ no less than 300 employees for a period of 10 years after opening
  - o If the certification demonstrates the average monthly employment falls below 250 FTEs the Developer shall pay the City \$1,000 per employee below 250

**Recommended Action:** City staff recommends approving the Resolution

**Alternative:** NA

**Time Sensitivity:** NA

**Resolution Date:** December 3, 2024

**Budget Information:** NA

**Local Preference Policy:** Not applicable

**Explanation:**

**Recommended by Council Committee:** Not applicable

**Explanation:**



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Douglas F. Wilson, PE

**Description of Agenda Item:** Motions filing plans and specifications

Motion setting public hearing date for December 3, 2024 and directing publication thereof, filing plans and/or specifications, form of contract and estimated cost, advertising for bids by posting notice to bidders as required by law, and authorizing City officials or designees to receive and open bids and publicly announce the results on December 18, 2024 for the 42<sup>nd</sup> Street NE from Edgewood Road to Pine View Drive Pavement Improvements project (estimated cost is \$5,100,000) (**Paving for Progress**).

CIP/DID #3012188-03

|                                                                                                     |
|-----------------------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Not applicable                                                             |
| <b>EnvisionCR Goal:</b> ConnectCR Goal 4: Improve the function and appearance of our key corridors. |

**Background:** This project includes the rehabilitation of 42<sup>nd</sup> Street NE from Edgewood Road to River Ridge Drive, as well as the reconstruction from River Ridge Drive to Pine View Drive. All sidewalks within the project limits will be replaced and new sidewalk will be extended along Twin Pines golf course to River Ridge Drive. A new crossing will be added at Blue Jay with a refuge median and Rectangular Rapid-Flashing Beacon (RRFB). The project includes storm sewer and sanitary sewer improvements. The water main will also be replaced. Construction is scheduled for 2025 and will likely extend into 2026. The section of 42<sup>nd</sup> Street from Pine View Drive to Wenig Road is a separate project that will bid in late 2025 for construction in 2026-2027.

**Recommended Action:** The Public Works Department recommends approval of the Motion filing plans, specifications, form of contract, estimated costs, setting a public hearing date for December 3, 2024 and advertising for bids by posting notice to bidders for the project.

**Alternative:** Council may defer letting, abandon the project, or repackage the project into multiple phases.

**Time Sensitivity:** Normal

**Resolution Date:** December 3, 2024

**Budget Information:** 301/3010000/3012188 SLOST; 625/6250000/6250051-2017029 NA; 306/306000/306995 NA 655/655000/655125 NA

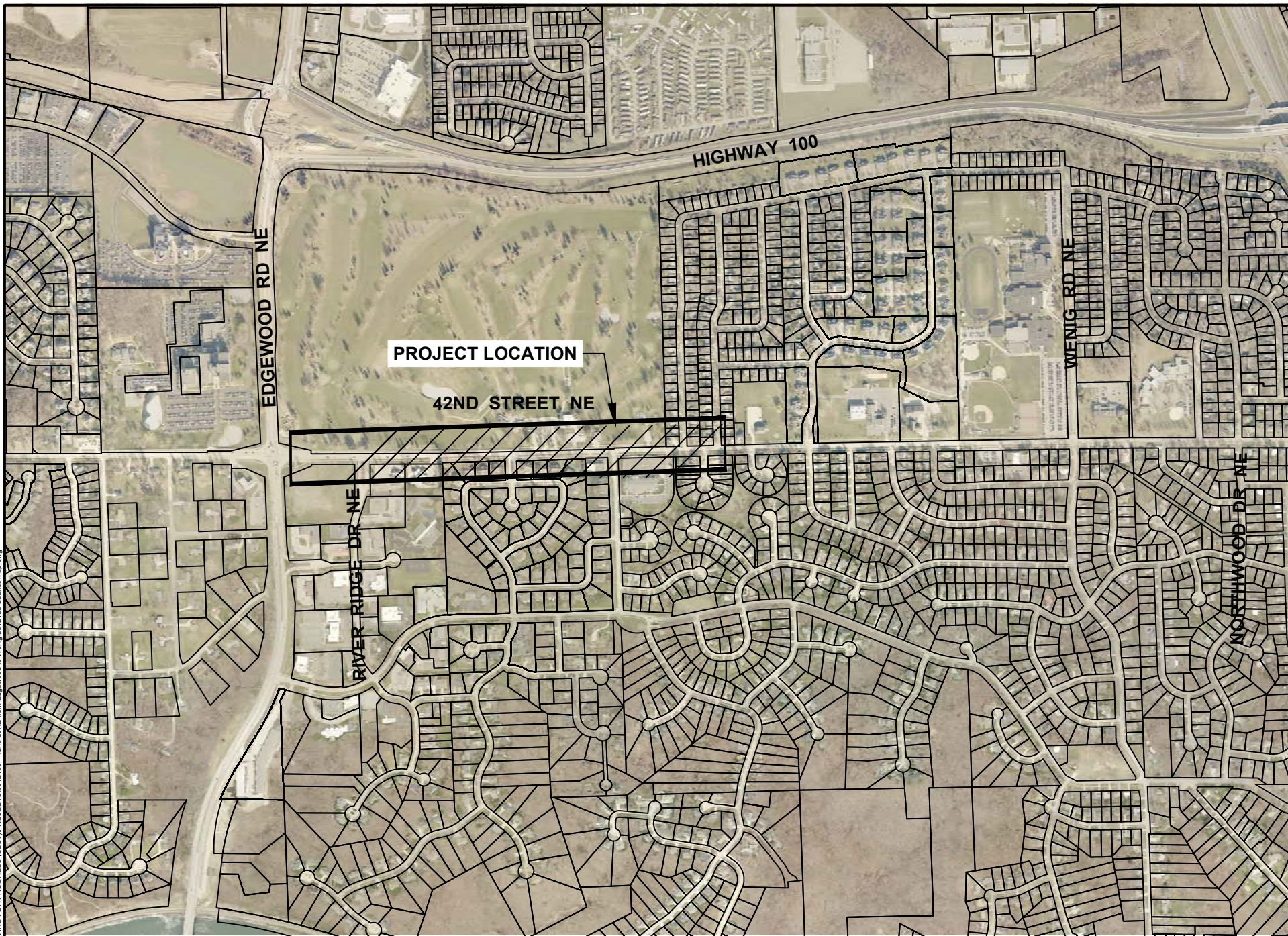
**Local Preference Policy:** NA

**Explanation:** NA

**Recommended by Council Committee:** NA

**Explanation:** NA





**42nd Street NE from Edgewood Road to Pine View Drive**







# Council Agenda Item Cover Sheet

**Submitting Department:** Public Works  
**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Ben Worrell, PE

**Description of Agenda Item:** Motions filing plans and specifications  
 Motion setting public hearing date for December 3, 2024 and directing publication thereof, filing plans and/or specifications, form of contract and estimated cost, advertising for bids by posting notice to bidders as required by law, and authorizing City officials or designees to receive and open bids and publicly announce the results on December 4, 2024 for the FY25 Sanitary Sewer Point Repairs project (estimated cost is \$220,000).  
 CIP/DID #655996-23

|                                                                                                   |
|---------------------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Not applicable                                                           |
| <b>EnvisionCR Goal:</b> ProtectCR Goal 3: Maintain and provide quality services to the community. |

**Background:** This project will correct sanitary sewer defects found during routine televising operations. The purpose of the project is to replace broken sections of sanitary sewer and to remove cast iron protruding taps in preparation for future cast-in-place lining. Cast iron protruding taps are difficult to remove with remote equipment, so they will be corrected with point repairs. Construction will begin after approval of contract documents and is anticipated to be completed by August 2025.

**Recommended Action:** The Public Works Department recommends approval of the Motion filing plans, specifications, form of contract, estimated costs, setting a public hearing date for December 3, 2024 and advertising for bids by posting notice to bidders for the project.

**Alternative:** Defer project to the future.

**Time Sensitivity:** Normal

**Resolution Date:** December 3, 2024

**Budget Information:** 655/655000/655996, NA

**Local Preference Policy:** NA  
**Explanation:** NA

**Recommended by Council Committee:** NA  
**Explanation:** NA



## Council Agenda Item Cover Sheet

**Submitting Department:** Purchasing

**Director Contact:** Abhi Deshpande – a.deshpande@cedar-rapids.org – (319) 286-5097

**Presenter at Meeting:** Doug Nelson

**Description of Agenda Item:** Motions filing plans and specifications

December 3, 2024-Replace Ribbon Board at Vets Stadium (estimated cost is \$600,000). (Doug Nelson)  
CIP/DID #PUR1124-149; CIP#314080

|                                                                      |
|----------------------------------------------------------------------|
| <b>Council Priority:</b> Recreational and Cultural Amenities         |
| <b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply |

**Background:** The Work consists of replacing the existing left field tri-visions with an 8.4' tall x 126' wide ribbon board that will integrate into existing Daktronics control system. The Veterans Memorial tri-visions were installed in 20023 when the stadium was built. The units are at the end of their useful life. Securing tri-vision replacement parts has become impossible as the manufacturer ceased operations 10 plus years ago.

In 2021, a Veterans Memorial Stadium Eleven Year Capital Repairs study was completed. Replacing the tri-visions with ribbon board was included in this study. Funding will come from the Veterans Memorial Stadium Capital Repairs fund.

The ribbon board will be used to display a variety of messages and sponsorship information. Having the flexibility to display graphics and messages enhances the guest's experience while attending events at Veterans Memorial Stadium. Bid Opening is scheduled for Wednesday, December 11, 2024. The estimated completion date is fall of 2025, at an estimated cost of \$600,000.

**Action/Recommendation:** Set the public hearing.



## Council Agenda Item Cover Sheet

**Submitting Department:** City Clerk

**Director Contact:** Chief Dave Dostal – d.dostal@cedar-rapids.org – (319) 286-5374

**Presenter at Meeting:** (Lt. Michelle Omar)

**Description of Agenda Item:** CONSENT AGENDA

- a. African Family Market, 4346, 4350, and 4354 16th Avenue SW (new).
- b. Groundswell, 201 3rd Avenue SW.
- c. Lion Bridge Brewing Company, 59 16th Avenue SW.
- d. Napoli's Italian Restaurant, 2360 Edgewood Road SW.
- e. Quick Stop, 380 Blairs Ferry Road NE.
- f. Ringer Golf, 1701 C Street SW.
- g. Tienda Mexicana La Guanajuato, 3915 Center Point Road NE.
- h. Williams Boulevard Service, Inc., 2601 Williams Boulevard SW.

CIP/DID #OB1145716

|                                                                                                   |
|---------------------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Not applicable                                                           |
| <b>EnvisionCR Goal:</b> ProtectCR Goal 3: Maintain and provide quality services to the community. |

**Background:** Per State Code, the local authority must provide approval prior to the State issuing the alcohol licenses to the applicants.

**Recommended Action:** Approve applications as submitted.

**Alternative:**

**Time Sensitivity:**

**Resolution Date:**

**Budget Information:**

**Local Preference Policy:** Not applicable

**Explanation:**

**Recommended by Council Committee:** Not applicable

**Explanation:**



## Cedar Rapids Police Department Memorandum

**To:** Chief Dostal

**From:** Lt. Michelle Omar

**Subject:** Beer/Liquor License Applications Calls for Service Summary

**Date:** 11/12/2024

| Business Name/Address                                      | Total<br>Calls | Public<br>Intox | Intox<br>Driver | Disturbances |
|------------------------------------------------------------|----------------|-----------------|-----------------|--------------|
| African Family Market<br>4346, 4350, 4354 16TH AVE SW      | 8              | 0               | 0               | 3            |
| Groundswell<br>201 3RD AVE SW                              | 12             | 0               | 0               | 3            |
| Lion Bridge Brewing Company<br>59 16TH AVE SW              | 6              | 0               | 0               | 1            |
| Napoli's Italian Restaurant<br>2360 EDGEWOOD RD SW         | 12             | 0               | 0               | 4            |
| Quick Stop - Blairs Ferry<br>380 BLAIRS FERRY RD NE        | 6              | 0               | 0               | 1            |
| Ringer Golf<br>1701 C ST SW                                | 2              | 0               | 0               | 0            |
| Tienda Mexicana La Guanajuato<br>3915 Center Point Road NE | 0              | 0               | 0               | 0            |
| Williams Boulevard Service, Inc.<br>2601 WILLIAMS BLVD SW  | 24             | 1               | 1               | 5            |



## Council Agenda Item Cover Sheet

**Submitting Department:** Finance

**Director Contact:** Abhi Deshpande – a.deshpande@cedar-rapids.org – (319) 286-5097

**Presenter at Meeting:** Abhi Deshpande

**Description of Agenda Item:** Bills, payroll and funds

Resolution approving:

- a. Payment of bills
- b. Payroll
- c. Transfer of funds

CIP/DID #FIN2024-01, FIN2024-02, FIN2024-03

|                                                                      |
|----------------------------------------------------------------------|
| <b>Council Priority:</b> Not applicable                              |
| <b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply |

**Background:** The bi-weekly listings of bills, payrolls, and transfer of funds have been examined and approved by the proper departments.

**Recommended Action:** Authorize the Finance Department to issue payments and payroll checks and transfer funds as per the resolution listings.

**Alternative:** NA

**Time Sensitivity:** Normal

**Resolution Date:** 11/19/2024

**Budget Information:** NA

**Local Preference Policy:** Not applicable

**Explanation:** NA

**Recommended by Council Committee:** Not applicable

**Explanation:** NA



RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the attached listing of bills dated the 19th day of November, 2024, has been examined and approved by the proper departments,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City of Cedar Rapids Finance Director be and is hereby authorized and directed to draw checks on the City Treasurer in favor of the holders thereof and for the various amounts and that the money necessary for payment of the same is hereby appropriated from the different funds.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the following payrolls have been examined and approved by the proper departments, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City of Cedar Rapids Finance Director be and is hereby authorized and directed to issue checks in favor of the holders thereof and for various amounts and that the money necessary for payment of the same is hereby appropriated from the different funds.

| Department                 | Total | Department              | Total |
|----------------------------|-------|-------------------------|-------|
| Animal Control             |       | Human Resources         |       |
| Aquatics Operation         |       | Information Technology  |       |
| Attorney                   |       | Joint Communications    |       |
| Building Services Division |       | Library Grants          |       |
| CD – Federal Programs      |       | Parks and Rec Directors |       |
| CR Public Library          |       | Parks Operations        |       |
| City Manager               |       | Police                  |       |
| Civil Rights               |       | Public Works            |       |
| Clerk                      |       | PW – Engineering        |       |
| Comm Develop – DOD         |       | Purchasing Services     |       |
| Council                    |       | Recreation              |       |
| Development Services       |       | Right of Way            |       |
| Facilities Maint Service   |       | Sewer Operations        |       |
| Finance                    |       | Street Operations       |       |
| Finance – Analysts         |       | Traffic Engineering     |       |
| Financial Operations       |       | Transit                 |       |
| Fire                       |       | Utilities               |       |
| Five Seasons Parking       |       | Utilities – Solid Waste |       |
| Fleet Maintenance          |       | Veterans Memorial       |       |
| Forestry                   |       | Water Operations        |       |
| Golf Operations            |       | Water Pollution Control |       |
|                            |       | <b>Grand Total</b>      |       |

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

FIN  
VET  
WTR  
WPC  
STR  
REC  
TED  
FIR  
PD  
TRS  
EIA  
FIN2024-03

RESOLUTION NO. LEG\_NUM\_TAG

TRANSFER OF FUNDS

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA,  
that the City of Cedar Rapids Finance Director is hereby authorized and directed to transfer funds  
as per the attached listing.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Finance Director is hereby authorized and directed to transfer funds as follows:

| Purpose                                                               | Fund Name                      | Transfer Out<br>Amount | Transfer In<br>Amount |
|-----------------------------------------------------------------------|--------------------------------|------------------------|-----------------------|
| Transfer streets local options sales tax revenue for capital projects | Streets-Local Option Sales Tax | \$ 3,192,234.62        | \$ -                  |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ 4,891.30            | \$ -                  |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (939.27)           |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (939.27)           |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (825.53)           |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (800.03)           |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (787.50)           |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (738.99)           |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (604.98)           |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (285.87)           |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (260.82)           |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (155.27)           |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (75.54)            |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (75.54)            |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (75.54)            |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (75.54)            |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (75.54)            |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (75.53)            |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (75.53)            |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (75.53)            |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (75.53)            |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (75.53)            |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (75.53)            |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (70.00)            |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (55.90)            |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (43.47)            |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (27.95)            |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (27.95)            |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (24.34)            |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (24.34)            |
| Transfer streets local options sales tax revenue for capital projects | Streets-Local Option Sales Tax | \$ -                   | \$ (4,891.30)         |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Bridge          | \$ -                   | \$ (348,247.91)       |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (267,989.17)       |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (250,203.22)       |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (228,071.18)       |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets         | \$ -                   | \$ (196,937.51)       |

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Finance Director is hereby authorized and directed to transfer funds as follows:

| Purpose                                                               | Fund Name              | Transfer Out<br>Amount | Transfer In<br>Amount |
|-----------------------------------------------------------------------|------------------------|------------------------|-----------------------|
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (179,778.04)       |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (174,999.67)       |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (116,166.21)       |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (114,683.79)       |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (111,164.89)       |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (107,124.68)       |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (93,564.96)        |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (92,437.92)        |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (75,331.71)        |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (65,883.90)        |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (63,932.31)        |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (61,651.16)        |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (60,320.49)        |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (59,161.79)        |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (51,433.80)        |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (45,124.97)        |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (40,642.42)        |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (35,908.61)        |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (28,807.19)        |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Bridge  | \$ -                   | \$ (28,528.77)        |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (25,164.14)        |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Bridge  | \$ -                   | \$ (24,710.50)        |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (23,198.16)        |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (22,410.05)        |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (21,434.18)        |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (20,383.48)        |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (19,520.52)        |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (17,332.37)        |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (15,964.93)        |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (15,438.59)        |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (11,247.96)        |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (8,492.00)         |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (7,443.59)         |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (5,783.72)         |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (4,668.91)         |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (3,736.55)         |
| Transfer streets local options sales tax revenue for capital projects | Improvements - Streets | \$ -                   | \$ (3,608.48)         |

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Finance Director is hereby authorized and directed to transfer funds as follows:

| Purpose                                                                                             | Fund Name                    | Transfer Out<br>Amount | Transfer In<br>Amount |
|-----------------------------------------------------------------------------------------------------|------------------------------|------------------------|-----------------------|
| Transfer streets local options sales tax revenue for capital projects                               | Improvements - Streets       | \$ -                   | \$ (3,422.76)         |
| Transfer streets local options sales tax revenue for capital projects                               | Improvements - Streets       | \$ -                   | \$ (3,250.10)         |
| Transfer streets local options sales tax revenue for capital projects                               | Improvements - Streets       | \$ -                   | \$ (3,057.27)         |
| Transfer streets local options sales tax revenue for capital projects                               | Improvements - Streets       | \$ -                   | \$ (2,699.66)         |
| Transfer streets local options sales tax revenue for capital projects                               | Improvements - Streets       | \$ -                   | \$ (2,262.30)         |
| Transfer streets local options sales tax revenue for capital projects                               | Improvements - Streets       | \$ -                   | \$ (2,071.42)         |
| Transfer streets local options sales tax revenue for capital projects                               | Improvements - Streets       | \$ -                   | \$ (2,043.39)         |
| Transfer streets local options sales tax revenue for capital projects                               | Improvements - Streets       | \$ -                   | \$ (1,818.91)         |
| Transfer streets local options sales tax revenue for capital projects                               | Improvements - Streets       | \$ -                   | \$ (1,794.92)         |
| Transfer streets local options sales tax revenue for capital projects                               | Improvements - Streets       | \$ -                   | \$ (1,739.32)         |
| Transfer streets local options sales tax revenue for capital projects                               | Improvements - Streets       | \$ -                   | \$ (1,726.26)         |
| Transfer streets local options sales tax revenue for capital projects                               | Improvements - Streets       | \$ -                   | \$ (1,725.53)         |
| Transfer streets local options sales tax revenue for capital projects                               | Improvements - Streets       | \$ -                   | \$ (1,325.53)         |
| Transfer streets local options sales tax revenue for capital projects                               | Improvements - Streets       | \$ -                   | \$ (1,296.96)         |
| Transfer streets local options sales tax revenue for capital projects                               | Improvements - Streets       | \$ -                   | \$ (1,260.63)         |
| Transfer streets local options sales tax revenue for capital projects                               | Improvements - Streets       | \$ -                   | \$ (1,260.63)         |
| Transfer streets local options sales tax revenue for capital projects                               | Improvements - Streets       | \$ -                   | \$ (1,236.88)         |
| Transfer streets local options sales tax revenue for capital projects                               | Improvements - Streets       | \$ -                   | \$ (1,150.59)         |
| Transfer streets local options sales tax revenue for capital projects                               | Improvements - Streets       | \$ -                   | \$ (939.27)           |
| Transfer tax increment financing funds for capital project uses                                     | TIF Riverside Oak Hill       | \$ 1,200,000.00        | \$ -                  |
| Transfer tax increment financing funds for capital project uses                                     | TIF Riverside Oak Hill       | \$ 300,000.00          | \$ -                  |
| Transfer tax increment financing funds for capital project uses                                     | Improvements - Streets       | \$ -                   | \$ (300,000.00)       |
| Transfer tax increment financing funds for capital project uses                                     | Improvements - Recreation    | \$ -                   | \$ (1,200,000.00)     |
| Transfer existing tax increment financing project funds for capital projects                        | Water - Improvements         | \$ 15,489.14           | \$ -                  |
| Transfer existing tax increment financing project funds for capital projects                        | Water - Improvements         | \$ 7,662.08            | \$ -                  |
| Transfer existing tax increment financing project funds for capital projects                        | Improvements - Miscellaneous | \$ 87,901.20           | \$ -                  |
| Transfer existing tax increment financing project funds for capital projects                        | Improvements - Streets       | \$ -                   | \$ (15,489.14)        |
| Transfer existing tax increment financing project funds for capital projects                        | Improvements - Streets       | \$ -                   | \$ (7,662.08)         |
| Transfer existing tax increment financing project funds for capital projects                        | Improvements - Streets       | \$ -                   | \$ (87,901.20)        |
| Transfer Parks special revenue funds to fund American with Disability Act capital project shortfall | P&R - Tuma Estate Trust      | \$ 200,000.00          | \$ -                  |
| Transfer Parks special revenue funds to fund American with Disability Act capital project shortfall | Improvements - Park          | \$ -                   | \$ (200,000.00)       |
| Transfer operating revenue for Enterprise capital projects for second quarter fiscal year 2025      | Stormwater-Operations        | \$ 1,486,425.00        | \$ -                  |
| Transfer operating revenue for Enterprise capital projects for second quarter fiscal year 2025      | Improvements - Stormwater    | \$ -                   | \$ (87,500.00)        |

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Finance Director is hereby authorized and directed to transfer funds as follows:

| Purpose                                                                                        | Fund Name                 | Transfer Out<br>Amount | Transfer In<br>Amount |
|------------------------------------------------------------------------------------------------|---------------------------|------------------------|-----------------------|
| Transfer operating revenue for Enterprise capital projects for second quarter fiscal year 2025 | Improvements - Stormwater | \$ -                   | \$ (21,250.00)        |
| Transfer operating revenue for Enterprise capital projects for second quarter fiscal year 2025 | Improvements - Stormwater | \$ -                   | \$ (37,500.00)        |
| Transfer operating revenue for Enterprise capital projects for second quarter fiscal year 2025 | Improvements - Stormwater | \$ -                   | \$ (56,250.00)        |
| Transfer operating revenue for Enterprise capital projects for second quarter fiscal year 2025 | Improvements - Stormwater | \$ -                   | \$ (187,500.00)       |
| Transfer operating revenue for Enterprise capital projects for second quarter fiscal year 2025 | Improvements - Stormwater | \$ -                   | \$ (135,000.00)       |
| Transfer operating revenue for Enterprise capital projects for second quarter fiscal year 2025 | Improvements - Stormwater | \$ -                   | \$ (37,500.00)        |
| Transfer operating revenue for Enterprise capital projects for second quarter fiscal year 2025 | Improvements - Stormwater | \$ -                   | \$ (37,500.00)        |
| Transfer operating revenue for Enterprise capital projects for second quarter fiscal year 2025 | Improvements - Stormwater | \$ -                   | \$ (17,500.00)        |
| Transfer operating revenue for Enterprise capital projects for second quarter fiscal year 2025 | Improvements - Stormwater | \$ -                   | \$ (30,000.00)        |
| Transfer operating revenue for Enterprise capital projects for second quarter fiscal year 2025 | Improvements - Stormwater | \$ -                   | \$ (25,000.00)        |
| Transfer operating revenue for Enterprise capital projects for second quarter fiscal year 2025 | Improvements - Stormwater | \$ -                   | \$ (38,925.00)        |
| Transfer operating revenue for Enterprise capital projects for second quarter fiscal year 2025 | Improvements - Stormwater | \$ -                   | \$ (12,500.00)        |
| Transfer operating revenue for Enterprise capital projects for second quarter fiscal year 2025 | Improvements - Stormwater | \$ -                   | \$ (5,000.00)         |
| Transfer operating revenue for Enterprise capital projects for second quarter fiscal year 2025 | Improvements - Stormwater | \$ -                   | \$ (225,000.00)       |
| Transfer operating revenue for Enterprise capital projects for second quarter fiscal year 2025 | Improvements - Stormwater | \$ -                   | \$ (100,000.00)       |
| Transfer operating revenue for Enterprise capital projects for second quarter fiscal year 2025 | Improvements - Stormwater | \$ -                   | \$ (55,000.00)        |
| Transfer operating revenue for Enterprise capital projects for second quarter fiscal year 2025 | Improvements - Stormwater | \$ -                   | \$ (106,250.00)       |
| Transfer operating revenue for Enterprise capital projects for second quarter fiscal year 2025 | Improvements - Stormwater | \$ -                   | \$ (3,750.00)         |

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Finance Director is hereby authorized and directed to transfer funds as follows:

| Purpose                                                                                               | Fund Name                  | Transfer Out<br>Amount | Transfer In<br>Amount |
|-------------------------------------------------------------------------------------------------------|----------------------------|------------------------|-----------------------|
| Transfer operating revenue for Enterprise capital projects for second quarter fiscal year 2025        | Improvements - Stormwater  | \$ -                   | \$ (50,000.00)        |
| Transfer operating revenue for Enterprise capital projects for second quarter fiscal year 2025        | Improvements - Stormwater  | \$ -                   | \$ (50,000.00)        |
| Transfer operating revenue for Enterprise capital projects for second quarter fiscal year 2025        | Improvements - Stormwater  | \$ -                   | \$ (42,500.00)        |
| Transfer operating revenue for Enterprise capital projects for second quarter fiscal year 2025        | Improvements - Stormwater  | \$ -                   | \$ (125,000.00)       |
| Transfer general fund revenue to fund expenses associated with purchase of 1842 Ellis Boulevard NW    | General Fund - 101         | \$ 152.12              | \$ -                  |
| Transfer general fund revenue to fund expenses associated with purchase of 1842 Ellis Boulevard NW    | City Real Estate Disposal  | \$ -                   | \$ (152.12)           |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds - 2014B (taxable) | \$ 6,615.11            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds - 2015B (taxable) | \$ 5,566.15            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds - 2016A           | \$ 851.53              | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds - 2017A           | \$ 188.02              | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds - 2018A           | \$ 313.15              | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds - 2019A           | \$ 1,174.98            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2020A           | \$ 1,004.02            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2020B (taxable) | \$ 2,724.33            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2021A           | \$ 1,337.94            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2021B (taxable) | \$ 58,968.63           | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2021B (taxable) | \$ 2,615.52            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2021B (taxable) | \$ 4,135.42            | \$ -                  |



BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Finance Director is hereby authorized and directed to transfer funds as follows:

| Purpose                                                                                               | Fund Name                     | Transfer Out<br>Amount | Transfer In<br>Amount |
|-------------------------------------------------------------------------------------------------------|-------------------------------|------------------------|-----------------------|
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2022A              | \$ 593.30              | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2022A              | \$ 1,186.61            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2022A              | \$ 296.65              | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2023A              | \$ 1,621.65            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2023A              | \$ 825.56              | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2024A              | \$ 236.45              | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2024A              | \$ 1,669.17            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2024A              | \$ 1,621.39            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds - 2020E (taxable)    | \$ 48,150.48           | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | Parking - Debt                | \$ 61,651.23           | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Central Business District | \$ 102,765.42          | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Central Business District | \$ 14,841.71           | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Central Business District | \$ 38,826.67           | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Central Business District | \$ 54,192.71           | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Youngs Hill Kingston      | \$ 203.56              | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Youngs Hill Kingston      | \$ 27,869.17           | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Riverside Oak Hill        | \$ 2,996.88            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Riverside Oak Hill        | \$ 3,505.08            | \$ -                  |

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Finance Director is hereby authorized and directed to transfer funds as follows:

| Purpose                                                                                               | Fund Name               | Transfer Out<br>Amount | Transfer In<br>Amount |
|-------------------------------------------------------------------------------------------------------|-------------------------|------------------------|-----------------------|
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Riverside Oak Hill  | \$ 5,375.30            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Coe Mt Vernon       | \$ 2,996.88            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Coe Mt Vernon       | \$ 3,450.00            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Coe Mt Vernon       | \$ 4,143.36            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Coe Mt Vernon       | \$ 5,375.30            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Coe Mt Vernon       | \$ 799.94              | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Cedar Lake Daniels  | \$ 431.25              | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Cedar Lake Daniels  | \$ 2,988.10            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Cedar Lake Daniels  | \$ 2,241.67            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Time Check St Pat's | \$ 431.25              | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Time Check St Pat's | \$ 9,633.57            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Mid Town            | \$ 2,568.75            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Mid Town            | \$ 54,948.96           | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Mid Town            | \$ 3,818.81            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Mid Town            | \$ 55,567.95           | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Mid Town            | \$ 5,508.96            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Earhart Lane        | \$ 3,409.90            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Earhart Lane        | \$ 3,093.08            | \$ -                  |

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Finance Director is hereby authorized and directed to transfer funds as follows:

| Purpose                                                                                               | Fund Name                    | Transfer Out<br>Amount | Transfer In<br>Amount |
|-------------------------------------------------------------------------------------------------------|------------------------------|------------------------|-----------------------|
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Earhart Lane             | \$ 3,326.55            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Earhart Lane             | \$ 4,316.41            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Edgewood Town Center URA | \$ 3,780.95            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Commerce Park URA        | \$ 5,934.19            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Commerce Park URA        | \$ 28,569.29           | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF Commerce Park URA        | \$ 18,128.91           | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF West Side Corp Park URA  | \$ 8,530.49            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF West Side Corp Park URA  | \$ 4,316.41            | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | TIF BAE Systems URA          | \$ 55,696.62           | \$ -                  |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds - 2013B             | \$ -                   | \$ (2,996.89)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | Golf - Debt                  | \$ -                   | \$ (236.45)           |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds - 2013B             | \$ -                   | \$ (2,996.88)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds - 2015              | \$ -                   | \$ (431.25)           |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds - 2015              | \$ -                   | \$ (3,450.00)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds - 2015              | \$ -                   | \$ (431.25)           |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds - 2018A             | \$ -                   | \$ (2,988.10)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds - 2018A             | \$ -                   | \$ (203.56)           |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds - 2018B (taxable)   | \$ -                   | \$ (54,948.96)        |

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Finance Director is hereby authorized and directed to transfer funds as follows:

| Purpose                                                                                               | Fund Name                  | Transfer Out<br>Amount | Transfer In<br>Amount |
|-------------------------------------------------------------------------------------------------------|----------------------------|------------------------|-----------------------|
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds - 2019A           | \$ -                   | \$ (3,409.90)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2020A           | \$ -                   | \$ (2,241.67)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2020A           | \$ -                   | \$ (4,143.36)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2020A           | \$ -                   | \$ (3,780.95)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2020A           | \$ -                   | \$ (3,818.81)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2020A           | \$ -                   | \$ (3,505.08)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2020A           | \$ -                   | \$ (9,633.57)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2020B (taxable) | \$ -                   | \$ (5,375.30)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2020B (taxable) | \$ -                   | \$ (55,567.95)        |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2020B (taxable) | \$ -                   | \$ (5,375.30)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2021A           | \$ -                   | \$ (799.94)           |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2021A           | \$ -                   | \$ (5,934.19)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2021A           | \$ -                   | \$ (3,093.08)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2021A           | \$ -                   | \$ (5,508.96)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2021A           | \$ -                   | \$ (8,530.49)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2022B (taxable) | \$ -                   | \$ (27,869.17)        |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2023A           | \$ -                   | \$ (28,569.29)        |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2023A           | \$ -                   | \$ (3,326.55)         |

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Finance Director is hereby authorized and directed to transfer funds as follows:

| Purpose                                                                                               | Fund Name                      | Transfer Out<br>Amount | Transfer In<br>Amount |
|-------------------------------------------------------------------------------------------------------|--------------------------------|------------------------|-----------------------|
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2024A               | \$ -                   | \$ (55,696.62)        |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2024A               | \$ -                   | \$ (18,128.91)        |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2024A               | \$ -                   | \$ (4,316.41)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds – 2024A               | \$ -                   | \$ (4,316.41)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | Alliant Energy PowerHouse-Debt | \$ -                   | \$ (61,584.14)        |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | Alliant Energy PowerHouse-Debt | \$ -                   | \$ (78,580.88)        |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | Alliant Energy PowerHouse-Debt | \$ -                   | \$ (39,026.25)        |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | Alliant Energy PowerHouse-Debt | \$ -                   | \$ (61,651.23)        |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | Paramount - Debt               | \$ -                   | \$ (1,337.94)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | Paramount - Debt               | \$ -                   | \$ (1,186.61)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | Doubletree Hotel - Debt        | \$ -                   | \$ (48,150.48)        |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | Doubletree Hotel - Debt        | \$ -                   | \$ (54,192.71)        |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | Parking - Debt                 | \$ -                   | \$ (6,615.11)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | Parking - Debt                 | \$ -                   | \$ (5,566.15)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | Parking - Debt                 | \$ -                   | \$ (2,724.33)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | Parking - Debt                 | \$ -                   | \$ (4,135.42)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | Parking - Debt                 | \$ -                   | \$ (1,669.17)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | Parking - Debt                 | \$ -                   | \$ (38,826.67)        |

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Finance Director is hereby authorized and directed to transfer funds as follows:

| Purpose                                                                                               | Fund Name              | Transfer Out<br>Amount | Transfer In<br>Amount |
|-------------------------------------------------------------------------------------------------------|------------------------|------------------------|-----------------------|
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | Transit - Debt         | \$ -                   | \$ (296.65)           |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | Transit - Debt         | \$ -                   | \$ (825.56)           |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | Transit - Debt         | \$ -                   | \$ (1,621.39)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | Golf - Debt            | \$ -                   | \$ (851.53)           |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | Golf - Debt            | \$ -                   | \$ (188.02)           |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | Golf - Debt            | \$ -                   | \$ (313.15)           |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | Golf - Debt            | \$ -                   | \$ (1,174.98)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | Golf - Debt            | \$ -                   | \$ (1,004.02)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | Golf - Debt            | \$ -                   | \$ (593.30)           |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | Golf - Debt            | \$ -                   | \$ (1,621.65)         |
| Transfer tax increment revenue, operating revenue and debt service fund revenue for debt expenditures | GO Bonds - 2013B       | \$ -                   | \$ (2,568.75)         |
| Transfer funds and record staff time billing relating to September 2024                               | Improvements - Streets | \$ 16,109.74           | \$ -                  |
| Transfer funds and record staff time billing relating to September 2024                               | Improvements - Trail   | \$ -                   | \$ (2,625.91)         |
| Transfer funds and record staff time billing relating to September 2024                               | Improvements - Trail   | \$ -                   | \$ (351.27)           |
| Transfer funds and record staff time billing relating to September 2024                               | Improvements - Trail   | \$ -                   | \$ (1,359.47)         |
| Transfer funds and record staff time billing relating to September 2024                               | Improvements - Trail   | \$ -                   | \$ (318.16)           |
| Transfer funds and record staff time billing relating to September 2024                               | Improvements - Trail   | \$ -                   | \$ (1,958.27)         |
| Transfer funds and record staff time billing relating to September 2024                               | Improvements - Trail   | \$ -                   | \$ (1,043.28)         |
| Transfer funds and record staff time billing relating to September 2024                               | Improvements - Trail   | \$ -                   | \$ (1,107.41)         |
| Transfer funds and record staff time billing relating to September 2024                               | Improvements - Trail   | \$ -                   | \$ (7,345.97)         |
| Transfer from special revenue fund for operating uses                                                 | Road Use Tax           | \$ 1,591,666.67        | \$ -                  |
| Transfer from special revenue fund for operating uses                                                 | General Fund - 101     | \$ -                   | \$ (111,000.00)       |
| Transfer from special revenue fund for operating uses                                                 | General Fund - 101     | \$ -                   | \$ (164,583.33)       |
| Transfer from special revenue fund for operating uses                                                 | General Fund - 101     | \$ -                   | \$ (1,309,269.17)     |
| Transfer from special revenue fund for operating uses                                                 | General Fund - 101     | \$ -                   | \$ (6,814.17)         |
| Transfer from special revenue fund for operating and debt uses                                        | Hotel Motel Tax        | \$ 64,766.25           | \$ -                  |

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Finance Director is hereby authorized and directed to transfer funds as follows:

| Purpose                                                                                                                  | Fund Name                      | Transfer Out<br>Amount | Transfer In<br>Amount |
|--------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------------------|-----------------------|
| Transfer from special revenue fund for operating and debt uses                                                           | Economic Development Fund      | \$ -                   | \$ (25,416.67)        |
| Transfer from special revenue fund for operating and debt uses                                                           | Economic Development Fund      | \$ -                   | \$ (17,083.33)        |
| Transfer from special revenue fund for operating and debt uses                                                           | General Fund - 101             | \$ -                   | \$ (2,083.33)         |
| Transfer from special revenue fund for operating and debt uses                                                           | Doubletree Hotel - Debt        | \$ -                   | \$ (11,452.19)        |
| Transfer from special revenue fund for operating and debt uses                                                           | Alliant Energy PowerHouse-Debt | \$ -                   | \$ (7,064.06)         |
| Transfer from special revenue fund for operating and debt uses                                                           | General Fund - 101             | \$ -                   | \$ (1,666.67)         |
| Transfer from utility operations for internal staff costs and street sweeping costs                                      | Stormwater-Operations          | \$ 3,486.95            | \$ -                  |
| Transfer from utility operations for internal staff costs and street sweeping costs                                      | Stormwater-Operations          | \$ 37,500.00           | \$ -                  |
| Transfer from utility operations for internal staff costs and street sweeping costs                                      | General Fund - 101             | \$ -                   | \$ (37,500.00)        |
| Transfer from utility operations for internal staff costs and street sweeping costs                                      | Sanitary Sewer - Operations    | \$ -                   | \$ (3,486.95)         |
| Transfer from special revenue funds for capital projects                                                                 | New Ballpark Contributions     | \$ 27,500.00           | \$ -                  |
| Transfer from special revenue funds for capital projects                                                                 | Improvements - Vets Stadium    | \$ -                   | \$ (27,500.00)        |
| Transfer from utility operations for fleet expenses related to shared costs                                              | Stormwater-Operations          | \$ 13,824.95           | \$ -                  |
| Transfer from utility operations for fleet expenses related to shared costs                                              | Sanitary Sewer - Operations    | \$ -                   | \$ (13,824.95)        |
| Transfer from general fund for internal staff costs associated with the Americans with Disabilities Act capital projects | General Fund - 101             | \$ 8,766.42            | \$ -                  |
| Transfer from general fund for internal staff costs associated with the Americans with Disabilities Act capital projects | Facility Maint - Operations    | \$ -                   | \$ (8,766.42)         |
| Transfer from utility operations for sustainability program                                                              | Water - Operations             | \$ 11,017.83           | \$ -                  |
| Transfer from utility operations for sustainability program                                                              | General Fund - 101             | \$ -                   | \$ (11,017.83)        |
| Transfer from trust and agency funds for employee benefit and public safety expenses                                     | Payroll Funds                  | \$ 250,794.34          | \$ -                  |
| Transfer from trust and agency funds for employee benefit and public safety expenses                                     | Police 411 Pension             | \$ 339,768.01          | \$ -                  |
| Transfer from trust and agency funds for employee benefit and public safety expenses                                     | Fire 411 Pension               | \$ 174,132.56          | \$ -                  |
| Transfer from trust and agency funds for employee benefit and public safety expenses                                     | Payroll Funds                  | \$ 238,888.94          | \$ -                  |
| Transfer from trust and agency funds for employee benefit and public safety expenses                                     | Payroll Funds                  | \$ 1,101,702.01        | \$ -                  |
| Transfer from trust and agency funds for employee benefit and public safety expenses                                     | General Fund - 101             | \$ -                   | \$ (174,132.56)       |
| Transfer from trust and agency funds for employee benefit and public safety expenses                                     | General Fund - 101             | \$ -                   | \$ (1,101,702.01)     |
| Transfer from trust and agency funds for employee benefit and public safety expenses                                     | General Fund - 101             | \$ -                   | \$ (339,768.01)       |

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Finance Director is hereby authorized and directed to transfer funds as follows:

| Purpose                                                                                           | Fund Name                     | Transfer Out<br>Amount | Transfer In<br>Amount |
|---------------------------------------------------------------------------------------------------|-------------------------------|------------------------|-----------------------|
| Transfer from trust and agency funds for employee benefit and public safety expenses              | General Fund - 101            | \$ -                   | \$ (238,888.94)       |
| Transfer from trust and agency funds for employee benefit and public safety expenses              | General Fund - 101            | \$ -                   | \$ (250,794.34)       |
| Transfer from risk funds and utility operations for internal staff and associated operating costs | Water - Operations            | \$ 5,309.91            | \$ -                  |
| Transfer from risk funds and utility operations for internal staff and associated operating costs | WPC - Operations              | \$ 5,309.91            | \$ -                  |
| Transfer from risk funds and utility operations for internal staff and associated operating costs | Risk - Liability and Property | \$ 42,684.17           | \$ -                  |
| Transfer from risk funds and utility operations for internal staff and associated operating costs | Risk - Workers Compensation   | \$ 46,854.18           | \$ -                  |
| Transfer from risk funds and utility operations for internal staff and associated operating costs | General Fund - 101            | \$ -                   | \$ (5,833.10)         |
| Transfer from risk funds and utility operations for internal staff and associated operating costs | General Fund - 101            | \$ -                   | \$ (4,825.00)         |
| Transfer from risk funds and utility operations for internal staff and associated operating costs | General Fund - 101            | \$ -                   | \$ (18,750.00)        |
| Transfer from risk funds and utility operations for internal staff and associated operating costs | General Fund - 101            | \$ -                   | \$ (23,934.17)        |
| Transfer from risk funds and utility operations for internal staff and associated operating costs | General Fund - 101            | \$ -                   | \$ (46,815.90)        |
| Transfer from special revenue funds for Self-Supported Municipal Improvement District uses        | TIF Central Business District | \$ 511.17              | \$ -                  |
| Transfer from special revenue funds for Self-Supported Municipal Improvement District uses        | TIF Cedarapids No. 2          | \$ 293.33              | \$ -                  |
| Transfer from special revenue funds for Self-Supported Municipal Improvement District uses        | TIF Mid Town                  | \$ 3,382.17            | \$ -                  |
| Transfer from special revenue funds for Self-Supported Municipal Improvement District uses        | TIF Central Business District | \$ 35,851.67           | \$ -                  |
| Transfer from special revenue funds for Self-Supported Municipal Improvement District uses        | TIF Riverside Oak Hill        | \$ 515.33              | \$ -                  |
| Transfer from special revenue funds for Self-Supported Municipal Improvement District uses        | TIF Coe Mt Vernon             | \$ 3,483.17            | \$ -                  |
| Transfer from special revenue funds for Self-Supported Municipal Improvement District uses        | TIF Riverside Oak Hill        | \$ 1,740.33            | \$ -                  |



BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Finance Director is hereby authorized and directed to transfer funds as follows:

| Purpose                                                                                    | Fund Name                    | Transfer Out<br>Amount | Transfer In<br>Amount |
|--------------------------------------------------------------------------------------------|------------------------------|------------------------|-----------------------|
| Transfer from special revenue funds for Self-Supported Municipal Improvement District uses | TIF Mid Town                 | \$ 2,992.00            | \$ -                  |
| Transfer from special revenue funds for Self-Supported Municipal Improvement District uses | TIF Time Check St Pat's      | \$ 259.50              | \$ -                  |
| Transfer from special revenue funds for Self-Supported Municipal Improvement District uses | SSMID - Downtown             | \$ -                   | \$ (39,618.50)        |
| Transfer from special revenue funds for Self-Supported Municipal Improvement District uses | SSMID - Czech Village New Bo | \$ -                   | \$ (804.50)           |
| Transfer from special revenue funds for Self-Supported Municipal Improvement District uses | SSMID - Medical District     | \$ -                   | \$ (8,605.67)         |



## Council Agenda Item Cover Sheet

**Submitting Department:** City Clerk

**Director Contact:** Alissa Van Sloten – a.vansloten@cedar-rapids.org – (319) 286-5270

**Presenter at Meeting:** Alissa Van Sloten

**Description of Agenda Item:** Boards and commissions

Resolution appointing the following individual:

- a. Appointing Ray Coleman (effective through June 30, 2027) to the Cedar Rapids Citizen Review Board.

CIP/DID #CM005-20

|                                                                                                   |
|---------------------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Not applicable                                                           |
| <b>EnvisionCR Goal:</b> ProtectCR Goal 3: Maintain and provide quality services to the community. |

**Background:** This agenda includes an appointment to fill a vacancy on the Cedar Rapids Citizen Review Board.

**Recommended Action:** Approve resolution as presented.

**Alternative:**

**Time Sensitivity:** None

**Resolution Date:** November 19, 2024

**Budget Information:** NA

**Local Preference Policy:** Not applicable

**Explanation:**

**Recommended by Council Committee:** Not applicable

**Explanation:**

## APPOINTMENT

I, Tiffany D. O'Donnell, Mayor of the City of Cedar Rapids, in accordance with Section 2.06 of the Home Rule Charter, and subject to the advice and consent of the Cedar Rapids City Council hereby appoint the following individual to serve on the Cedar Rapids Citizen Review Board for the term as indicated or until a successor is appointed and qualified:

| <u>Member</u> | <u>Term Beginning</u> | <u>Term Expiration</u> |
|---------------|-----------------------|------------------------|
| Ray Coleman   | 11/19/2024            | 6/30/2027              |

## RESOLUTION NO. LEG\_NUM\_TAG

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the advice and consent of the City Council to the Mayor's appointment of Ray Coleman to the Cedar Rapids Citizen Review Board for the term indicated above is hereby given.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Water

**Director Contact:** Roy Hesemann – r.hesemann@cedar-rapids.org – (319) 521-5752

**Presenter at Meeting:** Roy Hesemann

**Description of Agenda Item:** Intent and levy assessments

Intent to Assess – Utilities-Water Division – delinquent municipal utility bills – 35 properties.

CIP/DID #WTR111924-01

|                                                                      |
|----------------------------------------------------------------------|
| <b>Council Priority:</b> Not applicable                              |
| <b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply |

**Background:** The Utilities Department – Water Division is responsible for the billing and collection of municipal utility bills for water, sewer, storm sewer, solid waste and recycling services provided to our customers. The Water Division initiates the Notice of Intent to Assess process whenever delinquent utility balances are unpaid; collection efforts have been ignored; and active services have been terminated. Below are the steps taken in typical situations:

- Friendly Reminder is mailed
- Final Notice is mailed
- Door Tag is placed at premise
- Services are terminated

A Notice of Intent to Assess letter is mailed (after Council approves the Resolution of Intent to Assess) to the customer and property owner giving them 30 days to pay their delinquent municipal utility bill before the resolution for special assessment is approved by the City Council to lien properties.

**Recommended Action:** The Utilities Department – Water Division recommends that the Resolution for Intent to Assess various properties for delinquent municipal utility bills be hereby approved.

**Alternative:** The City Council could decide not to lien delinquent municipal utility bills by council resolution and collect the delinquent municipal bills by another process or system.

**Time Sensitivity:** None

**Resolution Date:** November 19, 2024

**Budget Information:** Not Applicable

**Local Preference Policy:** Not applicable

**Explanation:** None

**Recommended by Council Committee:** Not applicable

**Explanation:** None

RESOLUTION NO. LEG\_NUM\_TAG

INTENT TO ASSESS

WHEREAS, utility service charges (water, sewer, storm sewer, solid waste, and recycling), penalties and Iowa sales tax have been provided to various properties in the City of Cedar Rapids, Iowa, and

WHEREAS, the occupants of the properties have failed to pay the municipal utility billings mailed for the utility service charges, and

WHEREAS, the utility service charges are now delinquent at these properties.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that special assessments be made against the properties and for the amounts shown on the attached listing, will be made by the City Council on the 14th day of January 2025. Notice was given by mailing to the owners of the properties, a notice of this proposed assessment, stating the amount of the assessment and the description of the property, and on what account, and that objections to said proposed assessment may be filed prior to 11:00 a.m., January 14, 2025.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

| LIEN INTENTS 11-19-24 |                    |                             |                   |                  |
|-----------------------|--------------------|-----------------------------|-------------------|------------------|
| #                     | Balance Due        | Premise Address             | GPN               | Council District |
| 1                     | \$ 396.85          | 20 MILLER AVE SW            | 19094-01011-00000 | 5                |
| 2                     | \$ 259.70          | 98 33RD AVE SW              | 19041-31024-00000 | 5                |
| 3                     | \$ 101.77          | 320 3RD ST SE               | 14281-27005-00000 | 3                |
| 4                     | \$ 323.34          | 339 12TH ST SW              | 14294-29010-00000 | 4                |
| 5                     | \$ 356.01          | 390 30TH ST SE              | 14234-26010-00000 | 2                |
| 6                     | \$ 153.11          | 426 CRIMSON DR NE           | 14031-01004-00000 | 2                |
| 7                     | \$ 325.96          | 524 4TH ST SW #B            | 14283-27003-00000 | 3                |
| 8                     | \$ 272.19          | 917 SUMMIT AVE SW           | 14344-28009-00000 | 3                |
| 9                     | \$ 149.99          | 950 CENTER POINT RD NE      | 14164-05005-00000 | 1                |
| 10                    | \$ 319.71          | 1011 18TH ST SW             | 14293-52006-00000 | 4                |
| 11                    | \$ 211.63          | 1021 20TH ST SE             | 14271-03039-00000 | 3                |
| 12                    | \$ 315.85          | 1022 YUMA CT NW             | 14203-30019-00000 | 4                |
| 13                    | \$ 106.40          | 1054 10TH AVE SE            | 14272-03030-00000 | 3                |
| 14                    | \$ 324.55          | 1109 WRIGHT BROS BLVD SW    | 19291-26008-00000 | 5                |
| 15                    | \$ 311.56          | 1123 12TH ST NE             | 14161-55005-00000 | 1                |
| 16                    | \$ 307.61          | 1214 M ST SW                | 14283-55022-00000 | 3                |
| 17                    | \$ 405.06          | 1329 K ST SW                | 14283-83010-00000 | 3                |
| 18                    | \$ 312.27          | 1469 COUNCIL ST NE          | 14102-54007-00000 | 1                |
| 19                    | \$ 164.94          | 1500 BEVER AVE SE           | 14222-84020-00000 | 3                |
| 20                    | \$ 251.51          | 1505 13TH AVE SW            | 14293-58002-00000 | 4                |
| 21                    | \$ 162.34          | 1519 BEVER AVE SE           | 14223-01012-00000 | 3                |
| 22                    | \$ 378.14          | 1561 1ST AVE SE             | 14222-11005-00000 | 3                |
| 23                    | \$ 332.26          | 1615 4TH AVE SE             | 14224-31003-00000 | 3                |
| 24                    | \$ 229.12          | 1628 M ST SW                | 14332-32008-00000 | 3                |
| 25                    | \$ 160.99          | 1800 5TH AVE SE             | 14224-29016-00000 | 3                |
| 26                    | \$ 151.85          | 1815 6TH AVE SE             | 14224-35007-00000 | 3                |
| 27                    | \$ 472.42          | 2010 SYLVIA AVE NE          | 14042-77001-00000 | 1                |
| 28                    | \$ 80.70           | 2034 SYLVIA AVE NE          | 14042-77003-00000 | 1                |
| 29                    | \$ 618.71          | 2160 WEST POST RD SW        | 13351-51003-00000 | 5                |
| 30                    | \$ 372.84          | 2401 37TH AVE SW            | 19063-01001-00000 | 5                |
| 31                    | \$ 163.48          | 2916 IOWA AVE SE            | 14234-27036-00000 | 3                |
| 32                    | \$ 276.22          | 3214 C AVE NE               | 14104-05024-00000 | 2                |
| 33                    | \$ 364.40          | 3906 NORTHWOOD DR NE        | 14092-30007-00000 | 1                |
| 34                    | \$ 99.39           | 5001 1ST AVE SW #3          | 13264-08018-00000 | 4                |
| 35                    | \$ 73.92           | 5729 MUIRFIELD DR SW #10    | 19113-51024-01093 | 5                |
|                       |                    |                             |                   |                  |
|                       | <b>\$ 9,306.79</b> | <b>Grand Total</b>          |                   |                  |
|                       | <b>35</b>          | <b>Number of Properties</b> |                   |                  |
|                       | <b>\$ 73.92</b>    | <b>Balance Due - Low</b>    |                   |                  |
|                       | <b>\$ 618.71</b>   | <b>Balance Due - High</b>   |                   |                  |



## Council Agenda Item Cover Sheet

**Submitting Department:** Water

**Director Contact:** Roy Hesemann – r.hesemann@cedar-rapids.org – (319) 521-5752

**Presenter at Meeting:** Roy Hesemann

**Description of Agenda Item:** Intent and levy assessments

Levy assessment – Utilities – Water Division – delinquent municipal utility bills – 15 properties.

CIP/DID #WTR100824-01

|                                                                      |
|----------------------------------------------------------------------|
| <b>Council Priority:</b> Not applicable                              |
| <b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply |

**Background:** The Utilities Department – Water Division is responsible for the billing and collection of municipal utility bills for water, sewer, storm sewer, solid waste, and recycling services provided to our customers. The Utilities Department – Water Division initiates the Special Assessment process whenever delinquent utility balances are unpaid; collection efforts have been ignored; and active services have been terminated. After Council approves the Intent to Assess resolution, a Notice of Intent to Assess letter is mailed to the customer at least 30 days prior to this Special Assessment.

Below are the steps taken in typical situations:

- Friendly Reminder is mailed
- Final Notice is mailed
- Door Tag is placed at premise
- Services are terminated
- Notice of Intent to Assess Resolution is approved by the City Council and a letter is mailed to the customer and property owner
- Special Assessment Resolution is approved by the City Council at least thirty days after the Intent to Assess letter is mailed

The Notice of Intent to Assess the properties was approved by City Council Resolution No. 1319-10-24 on October 8, 2024.

Following approval of the "Special Assessment" Resolution, the delinquent municipal utility information will be certified with the Linn County Treasurer. This becomes a "Special Assessment" against the properties and has equal precedence to property taxes.

**Recommended Action:** The Utilities Department – Water Division recommends that the Resolution to Levy Special Assessments be hereby approved.

**Alternative:** None

**Time Sensitivity:** None

**Resolution Date:** November 19, 2024

**Budget Information:** Not Applicable

**Local Preference Policy:** Not applicable

**Explanation:** None

**Recommended by Council Committee:** Not applicable

**Explanation:** None



RESOLUTION NO. LEG\_NUM\_TAG

SPECIAL ASSESSMENTS

WHEREAS, the City Council of the City of Cedar Rapids, Iowa has heretofore passed a Resolution of Intent to Assess various properties in the City of Cedar Rapids, Iowa for delinquent municipal utility service charges (water, sewer, storm sewer, solid waste, and recycling), penalties and Iowa sales tax, and

WHEREAS, a listing of the various properties for said delinquent utility service charges has been filed with the City Clerk and notice of assessment has been given to the property owners.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that there be and is hereby levied an assessment against various properties for the amounts shown on the attached listing and made a part of this resolution, and

BE IT FURTHER RESOLVED that a copy of this resolution be certified to the County Treasurer in order that the said assessments may be collected in the same manner as property taxes.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

**SPECIAL ASSESSMENTS (TO BE LIENED)**

| <b>SPECIAL ASSESSMENTS 11-19-24</b> |                    |                             |                   |                         |
|-------------------------------------|--------------------|-----------------------------|-------------------|-------------------------|
| <b>LIEN INTENTS 10-08-24</b>        |                    |                             |                   |                         |
| <b>#</b>                            | <b>Balance Due</b> | <b>Premise Address</b>      | <b>GPN</b>        | <b>Council District</b> |
| 1                                   | \$ 118.99          | 202 18TH ST NE #1           | 14154-56023-00000 | 3                       |
| 2                                   | \$ 481.55          | 228 WILSON AVE SW           | 14331-55013-00000 | 3                       |
| 3                                   | \$ 424.18          | 238 11TH ST NW              | 14292-76022-00000 | 4                       |
| 4                                   | \$ 297.65          | 313 13TH ST SW              | 14293-01015-00000 | 4                       |
| 5                                   | \$ 317.92          | 1015 OAKLAND RD NE          | 14164-02021-00000 | 1                       |
| 6                                   | \$ 79.24           | 1106 A AVE NW               | 14291-55003-00000 | 4                       |
| 7                                   | \$ 325.01          | 1340 WILEY BLVD NW          | 13242-77004-00000 | 4                       |
| 8                                   | \$ 173.01          | 1542 BEVER AVE SE           | 14222-84031-00000 | 3                       |
| 9                                   | \$ 56.88           | 1602 E AVE NE - UPPER       | 14153-54014-00000 | 2                       |
| 10                                  | \$ 310.95          | 1605 29TH ST NW             | 14192-02020-00000 | 1                       |
| 11                                  | \$ 223.25          | 1627 5TH AVE SE             | 14224-34001-00000 | 3                       |
| 12                                  | \$ 220.17          | 2021 GRANDE AVE SE          | 14221-78007-00000 | 2                       |
| 13                                  | \$ 186.27          | 2545 N AVE NW               | 14191-54005-00000 | 4                       |
| 14                                  | \$ 503.62          | 2704 O AVE NW               | 14192-02027-00000 | 1                       |
| 15                                  | \$ 88.16           | 6723 CREEKSIDE DR NE #8     | 11342-56003-01019 | 2                       |
|                                     |                    |                             |                   |                         |
|                                     | <b>\$ 3,806.85</b> | <b>Grand Total</b>          |                   |                         |
|                                     | <b>15</b>          | <b>Number of Properties</b> |                   |                         |
|                                     | <b>\$ 56.88</b>    | <b>Balance Due - Low</b>    |                   |                         |
|                                     | <b>\$ 503.62</b>   | <b>Balance Due - High</b>   |                   |                         |



# Council Agenda Item Cover Sheet

**Submitting Department:** Water

**Director Contact:** Roy Hesemann – r.hesemann@cedar-rapids.org – (319) 521-5752

**Presenter at Meeting:** Roy Hesemann

**Description of Agenda Item:** Maintenance bonds  
 Water system improvements in Green Acres Grove 1st Addition and 4-year Maintenance Bond submitted by Rathje Construction Co. in the amount of \$158,492.  
 CIP/DID # 2024047-01

|                                                                                                   |
|---------------------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Not applicable                                                           |
| <b>EnvisionCR Goal:</b> ProtectCR Goal 3: Maintain and provide quality services to the community. |

**Background:** Developers/Contractors are required to furnish and install water distribution systems to serve new developments. Upon completion of these public system improvements, a maintenance bond is required, covering the first four years in service. This bond helps to ensure proper installation of infrastructure that will allow the city to provide quality water service.

The Developer, TW Homes, Inc., was granted permission by the Water Division to install 8-inch water mains, services, and appurtenances in Green Acres Grove 1st Addition (Project No. 2024047). The Contractor, Rathje Construction Co., has installed 2,722 feet of 8-inch PVC water main and services and appurtenances on Green Acres Drive SW, 33rd Avenue SW, and Chickadee Street SW.

The Water Division has inspected the referenced improvements and found them to be installed in accordance with the approved Plans and Specifications, and in good working condition.

**Recommended Action:** The Utilities Department – Water Division is recommending acceptance of the water system improvements installed for Green Acres Grove 1st Addition (Project No. 2024047) and the Contractor’s 4-year Maintenance Bond #54262641, in the amount of \$158,492 submitted by Rathje Construction Co.

**Alternative:** There is no alternative recommendation but an alternative action is to not accept this project. If this project is not accepted, it cannot be closed out and the 4-year maintenance bond period cannot begin and the City could be subject to claims since the Contractor has completed this project.

**Time Sensitivity:** None, routine item  
**Resolution Date:** 11-19-2024  
**Budget Information:** N/A  
**Local Preference Policy:** Not applicable  
**Explanation:** N/A  
**Recommended by Council Committee:** Not applicable  
**Explanation:** N/A

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the Developer, TW Homes, Inc., was granted permission by the Water Division to install 2,722 feet of 8-inch PVC water main and services and appurtenances on Green Acres Drive SW, 33rd Avenue SW, and Chickadee Street SW, all in Green Acres Grove 1st Addition (Project No. 2024047) to the City of Cedar Rapids, and

WHEREAS, said work has now been completed and Rathje Construction Co. of Marion, Iowa, as Principal, has filed a 4-year Maintenance Bond (Bond No. 54262641) executed by United Fire & Casualty Company, as Surety, in the sum of \$158,492 (One Hundred Fifty Eight Thousand Four Hundred Ninety Two Dollars and 00/100) covering said work.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the water mains, services, and appurtenances installed in Green Acres Grove 1st Addition (Project No. 2024047) be hereby accepted, and

BE IT FURTHER RESOLVED that the 4-year Maintenance Bond submitted by Rathje Construction Co., as Principal, and executed by United Fire & Casualty Company, as Surety, be hereby approved and filed with the City of Cedar Rapids Finance Director.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Taylor Burgin

**Description of Agenda Item:** Accept projects

Resolution accepting project, authorizing final payment in the amount of \$14,671.69 and approving the 4-year Performance Bond submitted by Pirc-Tobin Construction Inc. for the 9th Avenue SE Improvements from 3rd Street to Railroad project (original contract amount was \$320,907.10; final contract amount is \$293,433.73).

CIP/DID #301989-02

|                                                                                                     |
|-----------------------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Not applicable                                                             |
| <b>EnvisionCR Goal:</b> ConnectCR Goal 4: Improve the function and appearance of our key corridors. |

**Background:** Construction has been substantially completed by Pirc-Tobin Construction Inc. for the 9th Avenue SE Improvements from 3rd Street to Railroad project. This is an approved Capital Improvements Project (CIP No. 301989-02) with a final construction contract amount of \$293,433.73. Funding resources for this project were approved in FY 25 and prior years and the project is completed within the approved budget.

**Recommended Action:** The Public Works Department recommends adoption of the Resolution to accept the project and performance bond and issue final payment to the contractor in the amount of \$14,671.69.

**Alternative:** There is no alternative recommendation but an alternative action is to not accept the project. If the project is not accepted, the project cannot be closed out (retainage cannot be released to Contractor, four-year maintenance bond period cannot begin) and City could be subject to claims since Contractor has fulfilled the terms of the construction contract.

**Time Sensitivity:** Normal

**Resolution Date:** November 19, 2024

**Budget Information:** 301/301000/301989, NA; 625/625000/625884-2020039

**Local Preference Policy:** NA

**Explanation:** NA

**Recommended by Council Committee:** NA

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the City Engineer certifies construction contract work on the 9th Avenue SE Improvements from 3rd Street to Railroad project (Contract No. 301989-02), has been substantially completed in accordance with the approved plans and specifications, and

WHEREAS, a Performance Bond dated May 28, 2024, in the amount of \$320,907.10 covering said work filed by Pirc-Tobin Construction Inc. and executed by United Fire & Casualty Company provides a 4-year correction period for defects in materials and workmanship, and

WHEREAS, the final cost summary for this project is as follows:

|                          |                    |
|--------------------------|--------------------|
| Original Contract Amount | \$320,907.10       |
| Change Order No. 1       | 750.00             |
| Change Order No. 2       | 2,690.99           |
| Change Order No. 3       | <u>(30,914.36)</u> |
| Amended Contract Amount  | \$293,433.73       |

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that based on the Public Works Department recommendation, the 9th Avenue SE Improvements from 3rd Street to Railroad project (Contract No. 301989-02) be and the same is hereby accepted as being substantially completed, and the City of Cedar Rapids Finance Director is authorized and directed to issue a warrant in the sum of \$14,671.69 to Pirc-Tobin Construction Inc. as final payment.

BE IT FURTHER RESOLVED, that sales tax was not paid on the above project and therefore there is no refund to be submitted to the State of Iowa.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature





## LOCATION MAP 9TH AVENUE SE IMPROVEMENTS FROM 3RD ST SE TO RAILROAD





## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Taylor Burgin

**Description of Agenda Item:** Accept projects

Resolution accepting project, authorizing final payment in the amount of \$42,829.32 and approving the 4-year Performance Bond submitted by Rathje Construction Co. for the 10th Street NE from A Avenue to 1st Avenue – MedQuarter Parkway Improvements project (original contract amount was \$819,171.49; final contract amount is \$856,586.30).

CIP/DID #321554-04

|                                                                                         |
|-----------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Not applicable                                                 |
| <b>EnvisionCR Goal:</b> GrowCR Goal 3: Connect growing areas to existing neighborhoods. |

**Background:** Construction has been substantially completed by Rathje Construction Co. for the 10th Street NE from A Avenue to 1st Avenue – MedQuarter Parkway Improvements project. This is an approved Capital Improvements Project (CIP No. 321554-04) with a final construction contract amount of \$856,586.30. Funding resources for this project were approved in FY 25 and prior years and the project is completed within the approved budget.

**Recommended Action:** The Public Works Department recommends adoption of the Resolution to accept the project and performance bond and issue final payment to the contractor in the amount of \$42,829.32.

**Alternative:** There is no alternative recommendation but an alternative action is to not accept the project. If the project is not accepted, the project cannot be closed out (retainage cannot be released to Contractor, four-year maintenance bond period cannot begin) and City could be subject to claims since Contractor has fulfilled the terms of the construction contract.

**Time Sensitivity:** Normal

**Resolution Date:** November 19, 2024

**Budget Information:** 321/321000/321554, NA; 301/3010000/3018021, SLOST; 625/625000/625884-2022096, NA

**Local Preference Policy:** NA

**Explanation:** NA

**Recommended by Council Committee:** NA

**Explanation:** NA



RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the City Engineer certifies construction contract work on the 10th Street NE from A Avenue to 1st Avenue – MedQuarter Parkway Improvements project (Contract No. 321554-04), has been substantially completed in accordance with the approved plans and specifications, and

WHEREAS, a Performance Bond dated January 10, 2023 in the amount of \$819,171.49 covering said work filed by Rathje Construction Co. and executed by United Fire & Casualty Company provides a 4-year correction period for defects in materials and workmanship, and

WHEREAS, the final cost summary for this project is as follows:

|                          |                    |
|--------------------------|--------------------|
| Original Contract Amount | \$819,171.49       |
| Change Order No. 1       | 16,452.00          |
| Change Order No. 2       | 3,227.80           |
| Change Order No. 3       | 1,627.75           |
| Change Order No. 4       | 19,482.66          |
| Change Order No. 5       | 8,799.25           |
| Change Order No. 6       | <u>(12,174.65)</u> |
| Amended Contract Amount  | \$856,586.30       |

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that based on the Public Works Department recommendation, the 10th Street NE from A Avenue to 1st Avenue – MedQuarter Parkway Improvements project (Contract No. 321554-04) be and the same is hereby accepted as being substantially completed, and the City of Cedar Rapids Finance Director is authorized and directed to issue a warrant in the sum of \$42,829.32 to Rathje Construction Co. as final payment.

BE IT FURTHER RESOLVED, that sales tax was not paid on the above project and therefore there is no refund to be submitted to the State of Iowa.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature





Cadd File Name: W:\PROJECTS\CIP\321554\321554 Council Map.dwg





## Council Agenda Item Cover Sheet

**Submitting Department:** Development Services

**Director Contact:** Bill Micheel – w.micheel@cedar-rapids.org – (319) 286-5725

**Presenter at Meeting:** Tyrell Gingerich

**Description of Agenda Item:** Final plats

Resolution approving the Final Plat of Gateway Square First Addition in the City of Cedar Rapids, Linn County, Iowa, for land located north of O Avenue NW and east of 8<sup>th</sup> Street NW.

CIP/DID #FLPT-000769-2024

|                                                       |
|-------------------------------------------------------|
| <b>Council Priority:</b> Not applicable               |
| <b>EnvisionCR Goal:</b> GrowCR Goal 2: Manage Growth. |

**Background:** The property owner submitted the Final Plat of Gateway Square First Addition in conformance with the standards established by the City. Development Services Department staff reviewed the submittal and determined it complies with applicable final plat conditions and applicable requirements for final plats. The final plat contains four (4) numbered lots, Lot 1 through Lot 4, all inclusive, and a total plat area of 0.27 acre.

**Recommended Action:** City Development Services Department staff recommends approval of the resolution.

**Alternative:** City Council may table this item and request further information.

**Time Sensitivity:** NA

**Resolution Date:** November 19, 2024

**Budget Information:** NA

**Local Preference Policy:** Not applicable

**Explanation:** NA

**Recommended by Council Committee:** Not applicable

**Explanation:** NA

Location Map



RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, A PLAT OF GATEWAY SQUARE FIRST ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA containing four (4) numbered lots, Lot 1 through Lot 4, all inclusive, has been filed with the City Clerk and after consideration of the same is found to be correct and in accordance with the provisions of the laws of the State of Iowa, and the ordinances of the City of Cedar Rapids, in relation to Plats and Addition to Cities, and

WHEREAS, the property owner(s) has submitted the following executed agreement(s), and are included as part of the final plat documents:

1. Final Plat Development Agreement

, and

WHEREAS, the agreement(s) as submitted are recommended for approval by the Development Services Department, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA as follows:

1. The City Council concurs with the recommendation of the Development Services Department, and specifically finds that the proposed plat is in accordance with the provisions of the laws of the State of Iowa, and the ordinances of the City of Cedar Rapids, in relation to Plats and Addition to Cities, and also specifically Cedar Rapids Municipal Code Chapter 31, the Subdivision Ordinance.
2. The Mayor and City Council hereby accept the executed agreement(s), as noted above.
3. Said plat and dedication of said Gateway Square First Addition in the City of Cedar Rapids, Linn County, Iowa, be and the same is hereby acknowledged and approved on the part of the City of Cedar Rapids, Iowa, and the dedication of the public easements for the purposes shown on the final plat are hereby approved and accepted, and the City Clerk is hereby directed to certify this resolution of approval and affix the same to said plat as by law provided.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature

STATE OF IOWA     )  
                              ) ss.  
COUNTY OF LINN    )

I, Alissa Van Sloten, City Clerk of the City of Cedar Rapids, Iowa, do hereby certify that the above and foregoing Resolution is a true and authentic document of the City of Cedar Rapids, as full and complete as the same of record and on file in my office, on this 19th day of November, 2024.

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Community Development

**Director Contact:** Jennifer Pratt – j.pratt@cedar-rapids.org – (319) 538-2552

**Presenter at Meeting:** Adam Lindenlaub

**Description of Agenda Item:** Purchases, contracts and agreements

Grant application to the Iowa Economic Development Authority for a CAT Grant on behalf of the National Czech & Slovak Museum & Library. **(Council Priority)**

CIP/DID # CD-0100-2024

|                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Recreational and Cultural Amenities                                                      |
| <b>EnvisionCR Goal:</b> StrengthenCR Goal 2: Improve the quality and identity of neighborhoods and key corridors. |

**Background:** The National Czech & Slovak Museum & Library (NCSML), as part of their 50-year anniversary, are currently in the process of upgrading the existing clock tower at the corner of 16<sup>th</sup> Avenue SW and Inspiration Place SW with the incorporation of an orloj (astronomical clock). As part of the overall project, the NCSML would like to improve the landscaping around the tower to enhance the public's ability to enjoy the clock tower and riverfront.

The NCSML has identified the Iowa Community Attraction and Tourism (CAT) program as a potential additional funding source for this landscaping project. The requested amount from the CAT program will be no more than \$137,000 depending on the results of the previously submitted REAP grant request in July of this year. There is no financial commitment from the City. Similar to the requirements of the REAP grant, since the City owns the land, it would need to be the applicant for the CAT grant. If awarded the grant, the City and the NCSML would sign a Memorandum of Agreement (MOA) that clarifies responsibilities related to compliance with the grant program.

**Recommended Action:** Staff recommends the adoption of the resolution.

**Alternative:** City Council may table and request additional information.

**Time Sensitivity:** The application deadline is the week of December 2.

**Resolution Date:** November 19, 2024

**Budget Information:** NA

**Local Preference Policy:** Not applicable

**Explanation:**

**Recommended by Council Committee:** (Click here to select)

**Explanation:** Xyxyx



RESOLUTION NO. LEG\_NUM\_TAG

RESOLUTION AUTHORIZING SUBMITTAL OF A CAT GRANT ON BEHALF OF  
THE NATIONAL CZECH & SLOVAK MUSEUM & LIBRARY

WHEREAS, the State of Iowa created the Community Attraction and Tourism (CAT) program to fund the development of multiple purpose attraction or tourism facilities within the state to strengthen a community's competitiveness as a place to work and live, and

WHEREAS, the National Czech & Slovak Museum & Library (NCSML) as part of their 50-year anniversary is updating their clock tower with an astronomical clock (orloj), and

WHEREAS, the NCSML has identified the CAT program as a funding source for planned landscaping improvements around the clock tower, and

WHEREAS, the City is supportive of the NCSML and their project, and

WHEREAS, as owner of the land the city needs to submit the grant application on behalf of the NCSML, and

WHEREAS, if awarded the grant, the City and the NCSML desire to have a Memorandum of Agreement (MOA) that clearly states the responsibilities of the NCSML, in complying with the requirements of the grant agreement,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Council hereby authorizes Staff to submit an application for CAT funding on behalf of the NCSML and, if awarded, the City Manager is authorized to sign the grant agreement and a Memorandum of Agreement.

PASSED\_DAY\_TAG

MayorSignature

LEG\_PASSED\_FAILED\_TAG

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Cari Pauli, PE

**Description of Agenda Item:** Purchases, contracts and agreements

Resolution authorizing execution of a 28E Agreement with Linn Mar School Community School District for an amount not to exceed \$2,192.67 for the adult crossing guard program for fiscal year 2025.

CIP/DID #60-25-011

|                                                                                         |
|-----------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Not applicable                                                 |
| <b>EnvisionCR Goal:</b> GrowCR Goal 3: Connect growing areas to existing neighborhoods. |

**Background:** The City of Cedar Rapids entered into a 28E Agreement with Linn Mar School Community School District for implementation of an adult crossing guard program, which expired on June 30, 2024.

**Action/Recommendation:** The Public Works Department recommends adopting the resolution authorizing execution of a 28E Agreement for participation in the adult crossing guard program for FY25, reimbursing Linn Mar School Community School District for 50 percent of the costs for wages up to \$13.30 an hour, fringes, and updated equipment, up to a maximum of \$2,192.67.

**Alternative Recommendation:** Linn Mar School would be responsible for 100% of the funding for their adult crossing guard(s).

**Time Sensitivity:** Normal

**Meeting Date:** November 19, 2025

**Budget Information:** 139000

**Local Preference Policy:** NA

**Explanation:** NA

**Recommended by Council Committee:** NA

**Explanation:** NA

RESOLUTION NO. IEG\_NUM\_TAG

WHEREAS, Linn Mar School Community School District (DISTRICT) has agreed to establish and operate an adult guard program at designated school crossings and has submitted a 28E Memorandum of Agreement agreeing to the terms and conditions of the program, and

WHEREAS, the City has allocated funding in the amount of \$64,087 in its Fiscal Year 2025 adult guard budget to be distributed to schools/districts participating in the adult guard program, according to the number of approved guard locations, to reimburse 50 percent of the hourly wage and other costs incurred for the guard program, and

WHEREAS, according to the number of SCHOOL crossing guard hours, the DISTRICT is eligible for a maximum reimbursement amount of \$2,192.67, and

WHEREAS, the City will reimburse the SCHOOL 50 percent of the hourly wage of \$13.30, with the remaining maximum to be used to reimburse fringes, update Manual on Uniform Traffic Control Devices (MUTCD)-compliant guard clothing and portable equipment for existing location, and new MUTCD-compliant guard clothing and portable equipment for new locations,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager and City Clerk are hereby authorized to execute the 28E Memorandum of Agreement with Linn Mar School for an adult guard program.

BE IT FURTHER RESOLVED, that the 28E Memorandum of Agreement with Linn Mar School be accepted and filed with the City of Cedar Rapids Finance Director.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** CD - Housing

**Director Contact:** Jennifer Pratt – j.pratt@cedar-rapids.org – (319) 538-2552

**Presenter at Meeting:** Sara Buck

**Description of Agenda Item:** Purchases, contracts and agreements

Memorandum of Agreement between the City of Cedar Rapids, Linn County, Housing Fund for Linn County, Waypoint, and Willis Dady Emergency Shelter, Inc. for the operation of the Linn County Winter Weather Shelter. **(Council Priority)**

CIP/DID #CD-0075-2021

|                                                                                                   |
|---------------------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Homelessness                                                             |
| <b>EnvisionCR Goal:</b> ProtectCR Goal 3: Maintain and provide quality services to the community. |

**Background:** This resolution allows the City of Cedar Rapids to enter into an agreement for the operation of the Linn County Winter Weather Shelter. Since 2015, the City and County have partnered to provide a Winter Weather Shelter to protect the health and safety of individuals experiencing homelessness during the coldest time of year. Funding is provided to the Housing Fund for Linn County and will be drawn down by Willis Dady and Waypoint as costs are incurred. The City's financial obligation for this service is \$175,000 and is budgeted within the Homeless Services portion of the budget.

The City contracted with the National Alliance to End Homelessness who provided a two-day clinic in June of 2023, where they reviewed our local data and provided recommendations. One of those recommendations was to invest in diversion. Waypoint will be providing diversion services to ensure only those without other options are entering the shelter system. Those in need of shelter should be referred to Waypoint, however if it is after 8 p.m., they can go directly to the Winter Weather Shelter and Waypoint will connect with them in the morning.

The Winter Weather Shelter opens to the public on Friday, November 15, 2024, and is located at 1017 12<sup>th</sup> Ave SW in Cedar Rapids. The shelter opens daily at 6 p.m. and closes at 7:30 a.m. but remains open on holidays or during extreme weather, when other public buildings are closed. The shelter will remain open through March 31, 2025.

**Recommended Action:** Staff recommend approval of the resolution.

**Alternative:** Table the resolution and request additional information.

**Time Sensitivity:** High

**Resolution Date:** November 19, 2024

**Budget Information:** Homeless Services 101-185002

**Local Preference Policy:** No

**Explanation:**

**Recommended by Council Committee:** No

**Explanation:**

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the City of Cedar Rapids (City) and Linn County (County) have jointly funded a Winter Weather Shelter since 2015 to protect the health and safety of individuals experiencing homelessness during the coldest time of the year, and

WHEREAS, the City and County have partnered with the Housing Fund for Linn County to provide funding oversight, with Waypoint Services for diversion and referrals, and with Willis Dady Emergency Shelter, Inc. for staffing of the shelter (Partnering Agencies), and

WHEREAS, the City, County, and Partnering agencies have come to a mutual agreement as to the terms and conditions of a new Memorandum of Agreement, which outlines the roles and responsibilities of all partners regarding the Winter Weather Shelter, and

WHEREAS, the City's financial obligation for this service is not to exceed \$175,000,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager and City Clerk, or their designees, are hereby authorized to execute a Memorandum of Agreement with Linn County, Housing Fund for Linn County, Waypoint Services, and Willis Dady Emergency Shelter, Inc. for the operation of the Winter Weather Shelter located at 1017 12<sup>th</sup> Ave SW.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** CD - Housing

**Director Contact:** Jennifer Pratt – j.pratt@cedar-rapids.org – (319) 538-2552

**Presenter at Meeting:** Sara Buck

**Description of Agenda Item:** Purchases, contracts and agreements

Amend Development Agreement and related documents with Grey Hawk LC, increasing the grant award by \$200,000 and 1 additional unit as part of the Multi-Family New Construction Program (**Council Priority**)

CIP/DID #CDBG-DR-FY22

|                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Housing Options and Affordability                                                                    |
| <b>EnvisionCR Goal:</b> StrengthenCR Goal 4: Create a city that is affordable and accessible to all members of the community. |

**Background:** The Iowa Economic Development Authority (IEDA) is providing an additional \$200,000 in funding to Grey Hawk LC, as requested by Daryll High, for mitigation funding and the addition of 1 unit to their Multi-Family New Construction project.

This program is funded through the Community Development Block Grant – Disaster Recovery (CDBG-DR) program, through the U.S. Department of Housing and Urban Development (HUD) and passed through IEDA to the City as a response to the devastation 2020 derecho.

The City Council passed Resolution No. 1524-10-24 on October 22, 2024, amending contract 20-DRH-006 between the City and IEDA for the additional funding amount.

**Recommended Action:** Staff recommend approval of the resolution.

**Alternative:** Table the resolution and request additional information.

**Time Sensitivity:** NA

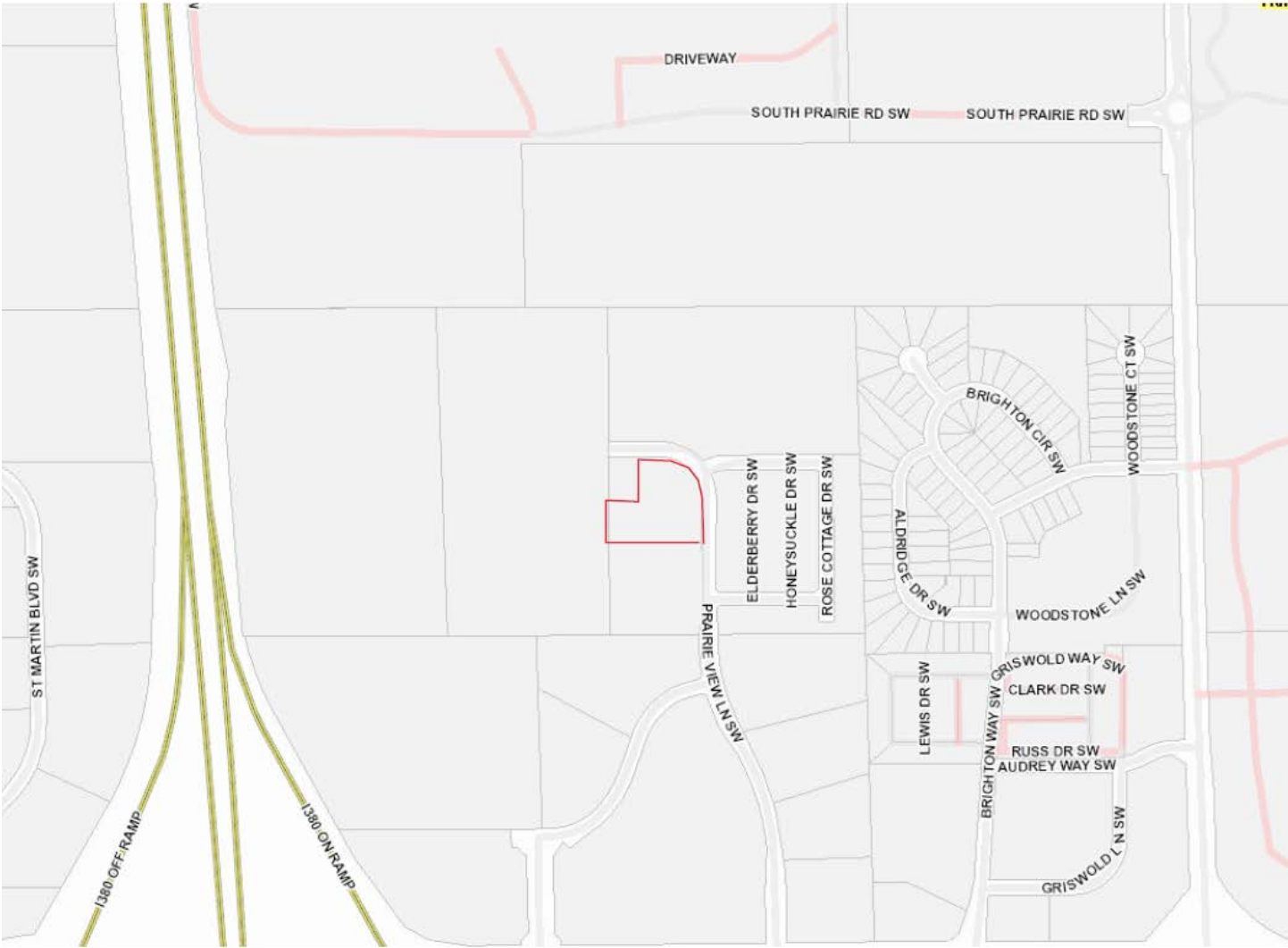
**Resolution Date:** November 19, 2024

**Budget Information:**

**Local Preference Policy:** No

**Recommended by Council Committee:** Not applicable

Project Location Map: 8520 Prairie View Ln SW





RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, on September 26, 2023 the Cedar Rapids City Council approved Resolution No. 1460-09-23 which, among other things, directed the City Manager and City Clerk to execute a Development Agreement and other necessary documentation with High Development Corp for CDBG-DR funding, and

WHEREAS, on January 23, 2024 the Cedar Rapids City Council approved Resolution No. 0133-01-24, amending the entity name on the Development Agreement and other documentation from High Development Corp to Grey Hawk LC with a corrected project address of 8520 Prairie View Lane SW, Cedar Rapids, IA, and

WHEREAS, the Iowa Economic Development Authority (IEDA) has increased the funding for this project by \$200,000 for mitigation costs and the addition of 1 unit, and

WHEREAS, on October 22, 2024 the Cedar Rapids City Council approved Resolution No. 1524-10-24 which amended contract 20-DRH-006 between IEDA and the City of Cedar Rapids in the amount of \$200,000 for this project, and

WHEREAS, an amendment to the Development Agreement and other necessary documentation with Grey Hawk LC is now required,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager and City Clerk, or their designees, are hereby authorized to execute an amendment to the Development Agreement and all other necessary documents with Grey Hawk LC, in regards to IEDA contract 20-DRH-006.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Rob Davis, PE

**Description of Agenda Item:** Purchases, contracts and agreements

Resolution authorizing execution of a Reimbursement Agreement from Cargill, Incorporated (Cargill) for reconstruction of non-contact cooling well as part of the Flood Control System. **(Council Priority)**

CIP/DID #3317510-00

|                                                                                                |
|------------------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Flood Control System                                                  |
| <b>EnvisionCR Goal:</b> ProtectCR Goal 4: Demonstrate best practices in building construction. |

**Background:** The City of Cedar Rapids and Cargill agreed to work together and collectively fund and construct the Cedar River Flood Control System Construction Project as approved by Resolution No. 1251-08-21 in the Memorandum of Understanding (MOU) dated June 28, 2021 (MOU #1), and Resolution No. 1459-09-23 in the Memorandum of Understanding dated September 29, 2023 (MOU #3). As part of MOU #3, each party agreed to be responsible for the design and construction of certain parts of the non-contact cooling well and associated piping infrastructure (NCCWS). As part of MOU #1, the City and Cargill agreed to split the costs of the NCCWS 50/50. The anticipated cost of the NCCWS will not exceed \$27,970,000.

**Recommended Action:** The Public Works Department recommends adopting the resolution authorizing execution of a Reimbursement Agreement from Cargill, Incorporated and allocating funds estimated to be \$13,985,000.

**Alternative:** None

**Time Sensitivity:** Normal

**Resolution Date:** November 19, 2024

**Budget Information:** 331/331100/3317200, FCS 33101

**Local Preference Policy:** Not applicable

**Explanation:** NA

**Recommended by Council Committee:** Not applicable

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, Resolution No. 1251-08-21 approved the Memorandum of Understanding dated June 28, 2021 (MOA No. 1) between the City of Cedar Rapids and Cargill, Incorporated, and

WHEREAS, Resolution No. 1459-09-23 approved the Memorandum of Understanding dated September 29, 2023 (MOA No. 3) between the City of Cedar Rapids and Cargill, Incorporated, and

WHEREAS, in MOA No. 3 the City and Cargill agreed to be responsible for the design and construction of certain parts of the non-contact cooling well and associated piping infrastructure (NCCWS), and

WHEREAS, in MOA No. 1 the City and Cargill agreed to split the costs of the NCCWS 50/50, and

WHEREAS, the City and Cargill have negotiated a Reimbursement Agreement for Reconstruction and Non-Contact Cooling Well, and

WHEREAS, the City and Cargill anticipate the total cost of the NCCWS will not exceed \$27,970,000, and

WHEREAS, the City's cost participation is estimated to be \$13,985,000.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the City Manager and the City Clerk are hereby authorized to execute the Reimbursement Agreement for Reconstruction and Non-Contact Cooling Well between the City of Cedar Rapids and Cargill in an amount estimated to be \$13,985,000.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Ken DeKeyser, PE

**Description of Agenda Item:** Purchases, contracts and agreements

Resolution authorizing payment to Union Pacific Railroad Company (UP) for crossing improvements in the amount of \$358,038.68 as part of the 4<sup>th</sup> Street SE from 1<sup>st</sup> Avenue E to 5<sup>th</sup> Avenue East Central Quiet Zone Improvements project. **(Council Priority)**

CIP/DID #306299-00

|                                                                                                     |
|-----------------------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Strengthen and Stabilize Neighborhoods                                     |
| <b>EnvisionCR Goal:</b> ConnectCR Goal 4: Improve the function and appearance of our key corridors. |

**Background:** Resolution 0385-03-23 approved a Public Highway At-Grade Crossing Agreement with the Union Pacific Railroad for the crossing signal replacement at 1<sup>st</sup> Avenue East, in connection with the Downtown Quiet Zone. Estimated construction cost was \$725,393. Per Agreement, City is required to pay all actual labor and material costs.

Additional costs primarily attributed to materials exceed the estimate by \$358,038.68. Resolution approves the additional payment in accordance with the Agreement. The Quiet Zone project currently has the necessary funds to complete the payment.

**Recommended Action:** The Public Works Department recommends approving the resolution authorizing payment to Union Pacific Railroad Company.

**Alternative:** Do not approve the payment; however, City would not be following the condition of the agreement to pay actual costs.

**Time Sensitivity:** Normal

**Resolution Date:** November 19, 2024

**Budget Information:** 306/306000/306299, NA

**Local Preference Policy:** NA

**Explanation:** NA

**Recommended by Council Committee:** NA

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the City has allocated funds for the 4<sup>th</sup> Street SE from 1<sup>st</sup> Avenue East to 5<sup>th</sup> Avenue East Central Quiet Zone Improvements project (306299-00), and

WHEREAS, Resolution No. 0385-03-23 approved a Public Highway At-Grade Crossing Agreement with the Union Pacific Railroad for construction and annual maintenance of the signal system at 1<sup>st</sup> Avenue East grade crossing, and

WHEREAS, completed work incurred additional costs in the amount of \$358,038.68.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, based on Public Works' recommendation, the City Finance Director is authorized and directed to issue a warrant in the sum of \$358,038.68 to Union Pacific Railroad Company as final payment for Agreement No. 0783482 for construction and maintenance of the signal system for the crossing at 1<sup>st</sup> Avenue East (Railroad milepost 81.49; DOT 190508Y).

PASSED\_DAY\_TAG

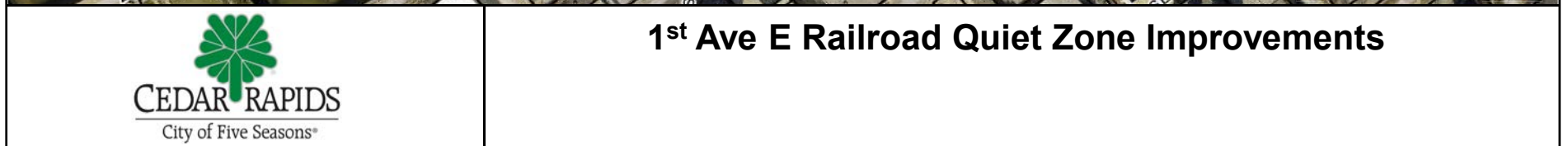
LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature









## Council Agenda Item Cover Sheet

**Submitting Department:** Finance

**Director Contact:** Abhi Deshpande – a.deshpande@cedar-rapids.org – (319) 286-5097

**Presenter at Meeting:** Abhijit Deshpande

**Description of Agenda Item:** Purchases, contracts and agreements

Resolution authorizing purchase of property insurance including \$100 million in excess flood insurance through TrueNorth for the City of Cedar Rapids for \$5,329,285.

**(Council Priority/Paving for Progress/Derecho)**

CIP/DID #FIN2024-20

|                                                                      |
|----------------------------------------------------------------------|
| <b>Council Priority:</b> Business-Friendly                           |
| <b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply |

**Background:** The City of Cedar Rapids entered into an agreement with TrueNorth Companies, LC to handle all insurance needs. TrueNorth Companies, LC, on behalf of the City, negotiated property insurance which includes \$100 million in excess flood insurance. This is a blanket policy which means it covers all buildings listed by the City.

The policy covers reasonable and necessary costs incurred for actions to temporarily protect or preserve insured property, provided such actions are necessary due to actual, or to prevent immediately impending, insured physical loss or damage to such insured property. This Additional Coverage is subject to the deductible provisions that would have applied had the physical loss or damage occurred.

The program limit is \$500,000,000 with certain sub-limits. Deductibles include \$1,000,000 per occurrence; \$1,500,000 any one occurrence for Protection and Preservation of Property as respects to Flood and \$1,000,000 any one occurrence for Wind or Hail, Earth Movement and Flood.

The City received funding from FEMA to rebuild buildings damaged by the 2008 flood and is required to insure buildings up to the amount FEMA has put into restoring these buildings. The \$100 million excess flood insurance along with National Flood Insurance Program premiums on each building will provide City flood coverage.

The cost of property insurance coverage including \$100 million in excess flood insurance for December 1, 2023-December 1, 2024 was \$4,658,672.

**Recommended Action:** City Council approve purchase of property insurance coverage include \$100 million in excess flood insurance for \$5,329,285.

**Alternative:**

**Time Sensitivity:**

**Resolution Date:** 11/19/2024

**Budget Information:** Risk Management Property and Liability Fund (011)

**Local Preference Policy:** (Click here to select)

**Explanation:** NA

**Recommended by Council Committee:** (Click here to select)

**Explanation:** NA



RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, TrueNorth Companies, LC was instructed to procure property insurance that includes excess flood insurance for the period December 1, 2024 to December 1, 2025.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Finance Department is authorized to issue payment to TrueNorth Companies, LLC in the amount of \$5,329,285 for property insurance which includes excess flood insurance for the City of Cedar Rapids for the period of December 1, 2024 through December 1, 2025.

Funding will be from the Risk Fund.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Finance

**Director Contact:** Abhi Deshpande – a.deshpande@cedar-rapids.org – (319) 286-5097

**Presenter at Meeting:** Abhijit Deshpande

**Description of Agenda Item:** Purchases, contracts and agreements

Resolution authorizing purchase of cyber liability coverage through True North Companies, LC from Travelers Casualty and Surety Company of America and Travelers Excess and Surplus Lines Company for the City of Cedar Rapids in the amount of \$113,259.69

CIP/DID #FIN2024-19

|                                                                      |
|----------------------------------------------------------------------|
| <b>Council Priority:</b> Business-Friendly                           |
| <b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply |

**Background:** The City of Cedar Rapids entered into an agreement with TrueNorth to handle all insurance needs. TrueNorth, on behalf of the City, solicited renewal quotes from Travelers. The cyber liability insurance policies being purchased will provide \$2 million in claims made coverage, with a \$10,000 deductible.

Cyber liability insurance provides an advantage to the City's risk financing program by reducing its exposure to cyber liability losses and the uncertainty of the cost of this risk.

The cost for the renewal coverage is \$113,259.69

**Recommended Action:** City Council approve purchase of the cyber liability insurance coverage in the amount of \$113,259.69 for November 1, 2024 to November 1, 2025.

**Alternative:** Do not purchase excess casualty insurance.

**Time Sensitivity:**

**Resolution Date:** November 19, 2024

**Budget Information:** 525104-101-109050

**Local Preference Policy:** Not applicable

**Explanation:** NA

**Recommended by Council Committee:** Not applicable

**Explanation:** Xyxyx

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, TrueNorth Companies, LC (TrueNorth) was instructed to solicit renewal quotes for cyber liability insurance coverage for the period of November 1, 2024 to November 1, 2025, and

WHEREAS, the Information Technology department operating budget will fund the cyber liability insurance cost, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Finance Department is authorized to issue payment to TrueNorth Companies LC in the amount of \$113,259.69 for cyber liability insurance coverage from Travelers Casualty and Surety Company of America and Travelers Excess and Surplus Lines Company for the City of Cedar Rapids for the period of November 1, 2024 to November 1, 2025.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Purchasing

**Director Contact:** Amanda Grieder – a.grieder@cedar-rapids.org – (319) 286-5714

**Presenter at Meeting:** Jason Stancliffe

**Description of Agenda Item:** Purchases, contracts and agreements

Amendment No. 2 to contract with TEAM Services, Inc. for Materials Testing Services to add services for geotechnical exploration for the Facilities Maintenance Services Division for an amount not to exceed \$10,200 (original contract amount is \$130,000; contract amount with this amendment is \$189,961.34). CIP/DID #PUR1023-100TEAM

**Council Priority:** Strengthen and Stabilize Neighborhoods

**EnvisionCR Goal:** GrowCR Goal 3: Connect growing areas to existing neighborhoods.

**Background:** The Public Works Engineering Division and TEAM Services, Inc. are parties to a contract for as-needed Materials Testing Services for the period of January 1, 2024 through December 31, 2025 for an initial amount not to exceed \$130,000. The contract allows for two (2) additional two-year renewal periods with mutual agreement.

Amendment No. 2 is to add services as requested by the Facilities Maintenance Services Division for geotechnical exploration at 3702 Bowling Street SW and at Noelridge Park for an amount not to exceed \$10,200.

Summary of Contract to Date:

|                  | Price        | Description                                |
|------------------|--------------|--------------------------------------------|
| Initial Contract | \$130,000.00 | Resolution No. 1886-12-23                  |
| Amendment No. 1  | \$49,761.34  | Services added for Westside Library        |
| Amendment No. 2  | \$10,200.00  | Services added for FMS                     |
| Total            | \$189,961.34 | Not to exceed, except by written amendment |

**Recommended Action:** Authorize the City Manager and the City Clerk to execute Amendment No. 2 as described herein.

**Alternative:**

**Time Sensitivity:** Normal

**Resolution Date:** November 19, 2024

**Budget Information:** Project 645500

**Local Preference Policy:** Yes

**Explanation:** All vendors who submitted a bid for this contract are local so the policy did not impact the award.

**Recommended by Council Committee:** Not applicable

**Explanation:**

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the City of Cedar Rapids and TEAM Services, Inc. are parties to a contract for the annual as-needed purchase of Materials Testing Services as requested for the Public Works Engineering Division; and

WHEREAS, both parties have agreed to amend the contract to add services for geotechnical exploration at 3702 Bowling Street SW and at Noelridge Park for the Facilities Maintenance Services Division in the amount of \$10,200; and

WHEREAS, the not to exceed amount for the contract period (01-01-2024 to 12-31-2025) shall increase to \$189,961.34; and

WHEREAS, the history of the contract to date is as follows:

|                  | Price        | Description                                |
|------------------|--------------|--------------------------------------------|
| Initial Contract | \$130,000.00 | Resolution No. 1886-12-23                  |
| Amendment No. 1  | \$49,761.34  | Services added for Westside Library        |
| Amendment No. 2  | \$10,200.00  | Services added for FMS                     |
| Total            | \$189,961.34 | Not to exceed, except by written amendment |

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager and the City Clerk are authorized to execute Amendment No. 2 to amend the contract as described herein.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Douglas F. Wilson, P.E.

**Description of Agenda Item:** Purchases, contracts and agreements

Resolution authorizing execution of a Professional Services Agreement with Snyder & Associates, Inc. for an amount not to exceed \$238,000 for design services in connection with the D Avenue NW from West Post Road to Mayberry Drive project (**Paving for Progress**).

CIP/DID #3012495-02

|                                                                                    |
|------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Not applicable                                            |
| <b>EnvisionCR Goal:</b> ConnectCR Goal 3: Establish a network of complete streets. |

**Background:** The pavement on D Avenue NW on the project alignment has reached the end of its useful lifespan. Property owners have also given Public Works complaints about pavement and sanitary sewer settlement. Paving for Progress was asked to address these issues, and is partnering with a consultant to design and reconstruct D Avenue NW. Other improvements include removal and replacement of utilities, driveways, curb ramps.

The consultant was selected through a fair and transparent competitive process, following a thorough review of the consultant's Statement of Qualifications. This selection process was in full compliance with the Public Works Department's Standard Operating Procedure and the City's Purchasing Manual.

**Recommended Action:** The Public Works Department recommends adopting the resolution authorizing execution of a professional services agreement with Snyder & Associates, Inc.

**Alternative:** The City of Cedar Rapids does not currently have the staff resources to design this project internally. The alternatives are to delay a project City staff are currently designing or delay the project until City Staff resources are available to proceed with design.

**Time Sensitivity:** Normal

**Resolution Date:** November 19, 2024

**Budget Information:** 301000/301000/3012495, SLOST

**Local Preference Policy:** Yes

**Explanation:** NA

**Recommended by Council Committee:** NA

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the Public Works Department has determined it is in the best interest of the City to outsource some professional services relating to the project below, and

WHEREAS, the Public Works Department has determined Snyder & Associates, Inc. is qualified to provide those services and they are able to perform those services in a timely manner for an amount not to exceed \$238,000, and

WHEREAS, the Public Works Department recommends the City enter into Contract No. 3012495-02 (SLOST) with the firm noted herein, and

WHEREAS, the City Council has allocated funds for D Avenue NW from West Post Road to Mayberry Drive,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager and City Clerk are hereby authorized to execute the contract for the services noted herein.

PASSED\_DAY\_TAG

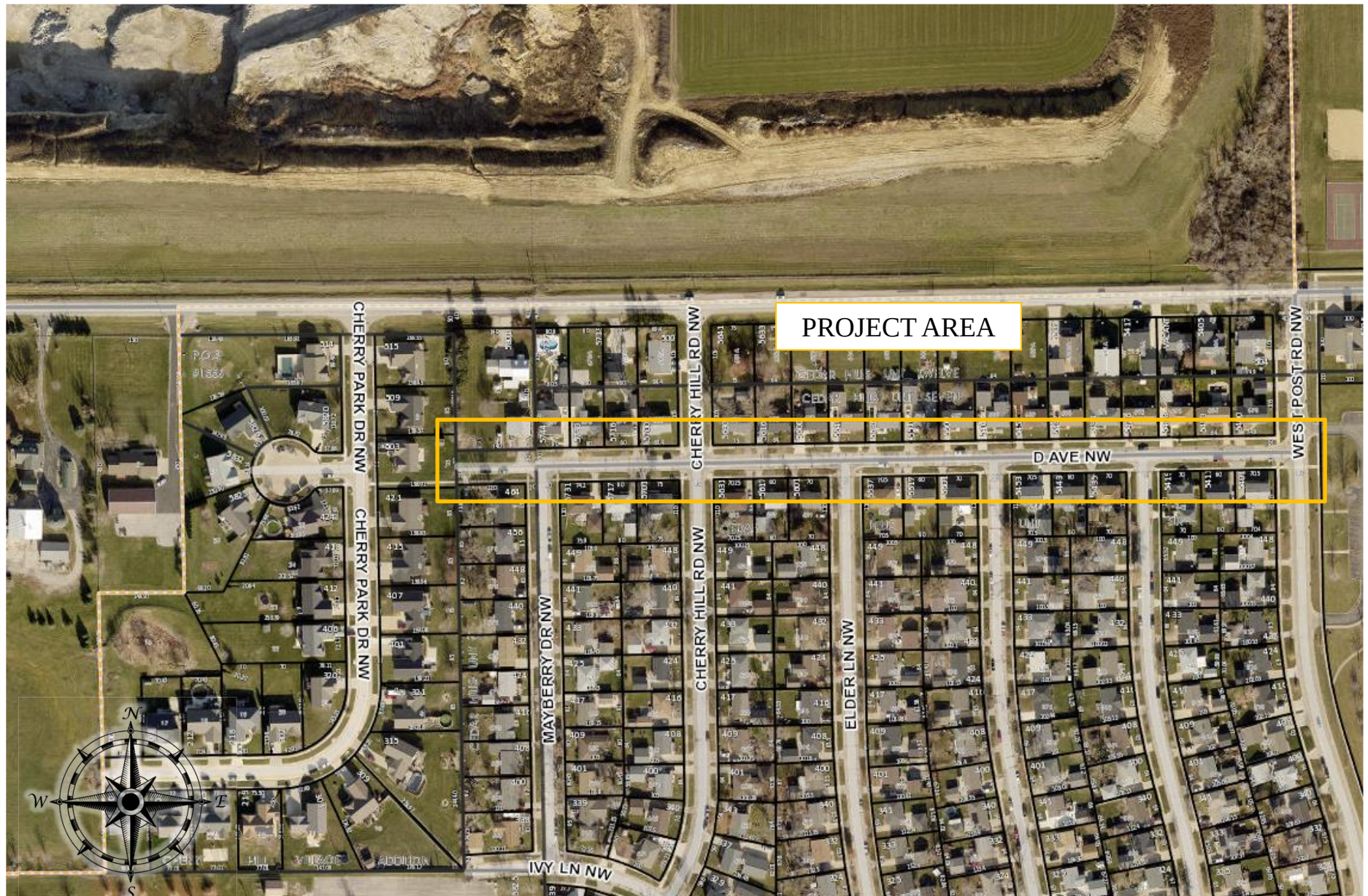
LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature









## Council Agenda Item Cover Sheet

**Submitting Department:** Water

**Director Contact:** Roy Hesemann – r.hesemann@cedar-rapids.org – (319) 521-5752

**Presenter at Meeting:** Cheyanne Wiegenstein, PE

**Description of Agenda Item:** Purchases, contracts and agreements

Change Order No. 3 in the amount of \$84,550.00 with Maxwell Construction for the Prairie Valley Feeder Main Relocation project (original contract amount was \$3,347,810.45; total contract amount with this change order is \$4,397,642.65). **(Council Priority)**

CIP/DID #2023087-02

|                                                                                                   |
|---------------------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Flood Control System                                                     |
| <b>EnvisionCR Goal:</b> ProtectCR Goal 3: Maintain and provide quality services to the community. |

**Background:** This is a contract change order (CCO) to adjust the contract price based on the actual quantities of completed work and additional work based on contractor quotes reviewed and accepted based on the scope of work. The unit prices remain the same as originally bid and the contract price is adjusted in accordance with the provisions specified in the terms and conditions.

- 7: Quantity adjustment for rock excavation. Design error with the 54" casing pipe and box culvert depth lead to excavation of an additional 3 feet vertically on both the E Ave box culvert bore and receiving pits.
- 8005: Quantity adjustment for the E Ave box culvert bore. The receiving pit for the E Ave box culvert bore was shifted north to avoid conflict with a large underground high-voltage electrical conduit and the shoring system for the bore pit. This electrical conduit was not shown on the plans or field marked initially (behind ROW).

**Recommended Action:** The Utilities Department – Water Division recommends approval of Change Order No. 3 in the amount of \$84,550.00 submitted by Maxwell Construction and that the City Manager and City Clerk be authorized to executed said change order.

**Alternative:** If Council does not approve the change order, payments due to the Contractor will accrue interest until approval of the Change Order occurs and payment is made.

**Time Sensitivity:** Normal

**Resolution Date:** November 19, 2024

**Budget Information:** 625/625000/6250093-2023087

**Local Preference Policy:** Not applicable

**Explanation:** NA

**Recommended by Council Committee:** Not applicable

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager and City Clerk be authorized to sign Change Order No. 3 in the amount of \$84,550.00 with Maxwell Construction for the Prairie Valley Feeder Main Relocation, Contract No. 2023087-02. A cost summary of the contract changes for this project is as follows:

|                          |                  |
|--------------------------|------------------|
| Original Contract Amount | \$3,347,810.45   |
| Change Order No. 1       | 713,800.00       |
| Change Order No. 2       | 251,482.20       |
| Change Order No. 3       | <u>84,550.00</u> |
| Amended Contract Amount  | \$4,397,642.65   |

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Robert Davis, P.E., ENVSP

**Description of Agenda Item:** Purchases, contracts and agreements

Right of Entry and Temporary Construction Easement Agreements with the owners of nine properties for a total amount of \$16,000 in connection with the Cedar River Clean Water Partnership Project.

CIP/DID #6150069-00

|                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Not applicable                                                                                                                                                      |
| <b>EnvisionCR Goal:</b> GreenCR Goal 1: Be stewards for the environment, promoting economic and social growth while restoring the relationship between the city and the natural environment. |

**Background:** Transactions for this project and for Linn County, Black Hawk County, Buchanan, Grundy and Tama County parcels were previously approved by Council. To improve water quality in the Cedar River Watershed, the City has partnered with the Iowa Department of Agriculture and Land Stewardship and the Benton, Black Hawk, Buchanan, Grundy, Linn and Tama County Soil and Water Conservation Districts to provide funding for the Cedar River Clean Water Partnership Project. To accomplish the goals of the project, real estate rights (Temporary Easements) are needed from Benton County parcels. This project is being led by the City of Cedar Rapids Utility Department.

The City has agreed to act as fiscal agent on behalf of state, local and federal funding partners. All project expenses will be fully reimbursed by the Iowa Department of Agriculture and Land Stewardship.

**Recommended Action:** Both the Utilities Department and Public Works Department recommend approving this resolution..

**Alternative:** None

**Time Sensitivity:** Normal

**Resolution Date:** November 19, 2024

**Budget Information:** 615/615000/6150069/NA

**Local Preference Policy:** Not applicable

**Explanation:** NA

**Recommended by Council Committee:** Not applicable

**Explanation:** NA

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, to improve water quality in the Cedar River Watershed, the City has partnered with the Iowa Department of Agriculture and Land Stewardship and the Benton, Black Hawk, Buchanan, Grundy, Linn and Tama County Soil and Water Conservation Districts to provide funding for the Cedar River Clean Water Partnership Project, and

WHEREAS, the City has agreed to act as fiscal agent on behalf of state, local and federal funding partners, and

WHEREAS, the owner(s) of Benton County properties have agreed to enter into and accept payment for a Right of Entry and Temporary Construction Easement Agreement in connection with the Cedar River Clean Water Partnership Project, as outlined on the attached Exhibit "A", and

WHEREAS, The City has agreed to act as fiscal agent on behalf of state, local and federal funding partners. All project expenses will be fully reimbursed by the Iowa Department of Agriculture and Land Stewardship, and

WHEREAS, the Real Estate Services Manager with the Public Works Department is administering this transaction for the Water Department, and

WHEREAS, the Real Estate Services Manager and the Director of Utilities recommends the City enter into Right of Entry and Temporary Construction Easement Agreements as outlined on the attached Exhibit "A", in accordance with the terms set forth in the agreements, and

WHEREAS, the Public Works Department recommends adopting the resolution authorizing execution of the Right of Entry and Temporary Construction Easement Agreements with the City of Cedar Rapids,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the City Manager and City Clerk are hereby authorized to execute said Right of Entry and Temporary Construction Easement Agreements as described herein.

BE IT FURTHER RESOLVED that the Right of Entry and Temporary Construction Easement Agreements are hereby accepted and thereafter filed with the City of Cedar Rapids Finance Director.

BE IT FURTHER RESOLVED that the City of Cedar Rapids Finance Director be authorized to issue payment per the Allocation of Proceeds.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

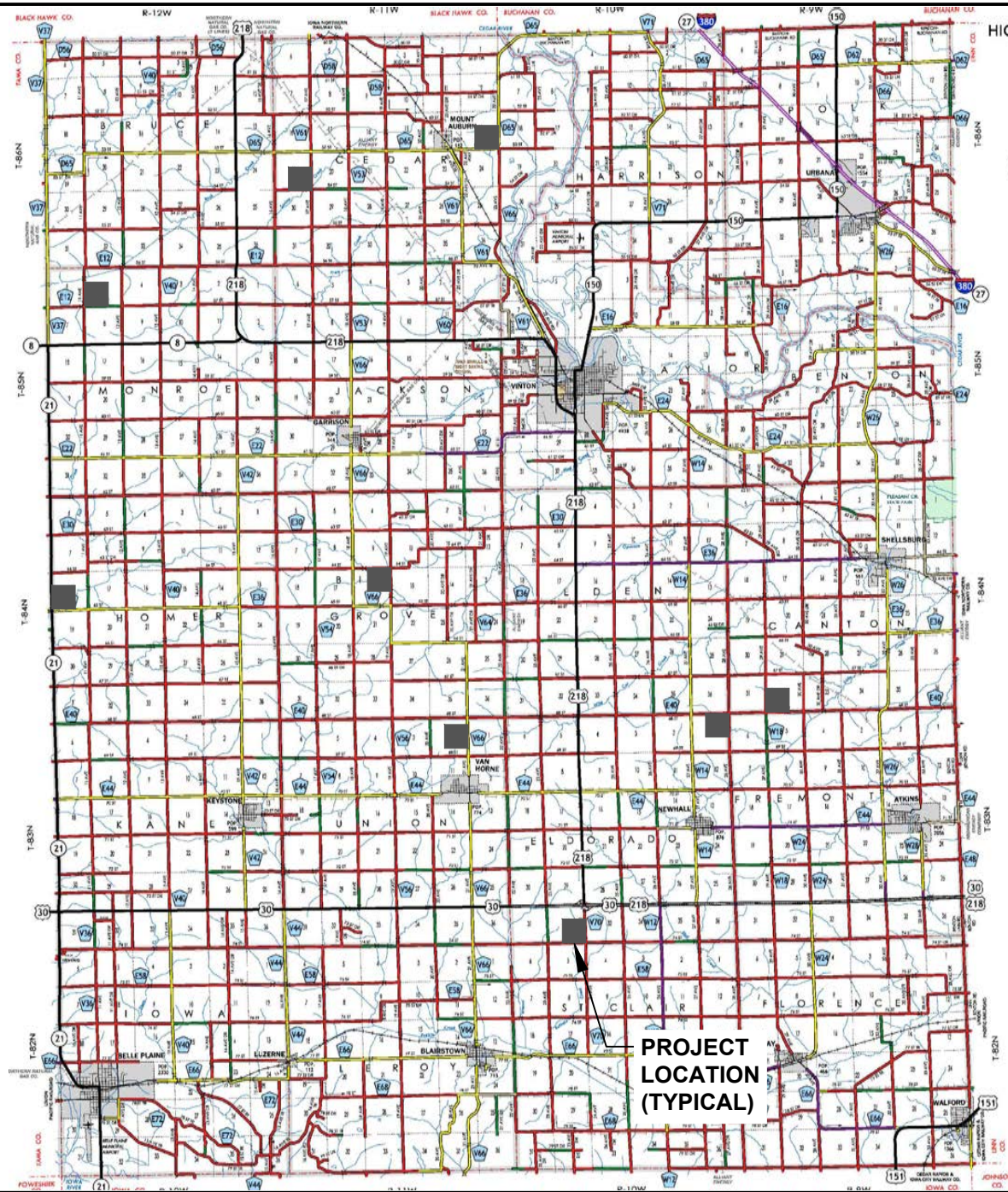
ClerkSignature

# Exhibit A

## Cedar River Clean Water Partnership Project BENTON COUNTY

| PROPERTY OWNER                               | PROJECT DESCRIPTION                                                                           | Compensation Amount: |
|----------------------------------------------|-----------------------------------------------------------------------------------------------|----------------------|
| Joel E. Brehm                                | 1.5 miles North of Van Horne near 21st Avenue and 68th Street, <u>GPN: 89020450</u>           | \$1,000              |
| Robert C. Johnson Trust                      | 5.7 miles Northwest of Atkins near 68th Street and 29th Avenue, <u>GPN: 36004750</u>          | \$4,000              |
| Robert C. Johnson Trust                      | 3.8 miles Northeast of Newhall near 68th Street and 28th Avenue, <u>GPN: 48014800</u>         | \$1,000              |
| James H. Klopping                            | 4 miles Southeast of Garrison, <u>GPN: 33001400</u>                                           | \$1,000              |
| Marcia A. Knupp and Jeff Knupp               | 6 miles South of Dysart near 65th Street and Highway 21, <u>GPN: 61000850</u>                 | \$1,000              |
| Kevin F. Robinson and<br>Barbara A. Robinson | 6 miles Southwest of Newhall near 74th Street and 24th Avenue, <u>GPN: 46000100</u>           | \$6,000              |
| Van Land, Inc.                               | 1 mile East of Mount Auburn near 22nd Avenue and 53rd Street, <u>GPN: 39026050</u>            | \$1,000              |
| Van Land, Inc.                               | 4.7 miles Southwest of Mount Auburn near 54th Street and 17th Avenue,<br><u>GPN: 39023250</u> | \$1,000              |
| Marc D. Kuch                                 | 1.5 miles North of Van Horne near 21st Avenue and 68th Street, <u>GPN: 89020410</u>           | \$-0-                |





## WATER QUALITY IMPROVEMENTS BENTON COUNTY



0 FEET NTS





## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Rob Davis, PE

**Description of Agenda Item:** REGULAR AGENDA

Bids were received on November 13, 2024, for the River Wall Repair and Balustrade Replacement & City Hall Storm Sewer (estimated cost is \$1,020,000). A report of bids received from the City officer conducting the bid opening is attached. **(Council Priority)**  
CIP/DID #3315555-01

|                                                                                                 |
|-------------------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Flood Control System                                                   |
| <b>EnvisionCR Goal:</b> ProtectCR Goal 1: Protect Cedar Rapids from flooding and other hazards. |

**Background:** The City Hall Storm Sewer project is part of the larger East Side FCS project. During the initial investigation of the site, contaminants in the form of arsenic and lead were found above the statewide standards set by the Iowa Department of Natural Resources. The U.S. Army Corps of Engineers requires that all sites that they work on be environmentally cleared by the Iowa Department of Natural Resources. The depths that the contamination has been found is deeper than the foundation of the floodwall, but within the elevation that storm sewer is located. Since there is existing storm sewer at the locations of the proposed new storm sewer, any excavation of contaminated material must be done at the same time as the installation of new storm sewer. Due to the need for additional construction on the site (the balustrade wall), as well as the existing 2nd Avenue Floodwall project currently under construction, it was recommended to combine as many projects as possible and limiting the number of contractors onsite, thus the bidding of this project with the balustrade project. The storm sewer built in this project will tie directly into the future Downtown Floodwalls Project (Reach 2 Phase 2).

**Recommended Action:** Noted on attached bid report.

**Alternative:** None. This project is in accordance with the adopted FCS Master Plan.

**Time Sensitivity:** Normal

**Resolution Date:** None

**Budget Information:** 331/331000/3315555, FCS

**Local Preference Policy:** NA  
**Explanation:** NA

**Recommended by Council Committee:** NA  
**Explanation:** NA



November 13, 2024

City Council  
City of Cedar Rapids

RE: Report on bids as read for the River Wall Repair and Balustrade Replacement & City Hall Storm Sewer, Contract Numbers 322503-03 and 3315555-01

Dear City Council:

Bids were received on November 13, 2024 for the River Wall Repair and Balustrade Replacement & City Hall Storm Sewer project as follows:

|                                                |                |
|------------------------------------------------|----------------|
| Pirc-Tobin Construction Inc., Alburnett, IA    | \$1,834,477.50 |
| Shift Companies, LLC, Cedar Rapids, IA         | \$1,842,377.00 |
| Tricon General Construction, Inc., Dubuque, IA | \$2,176,000.00 |

The engineers cost opinion for this work is \$1,020,000. It is recommended the bids be reviewed by City staff and an action to award or not be presented separately for Council consideration.

Sincerely,

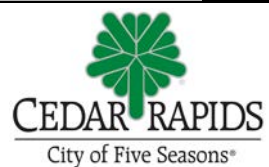
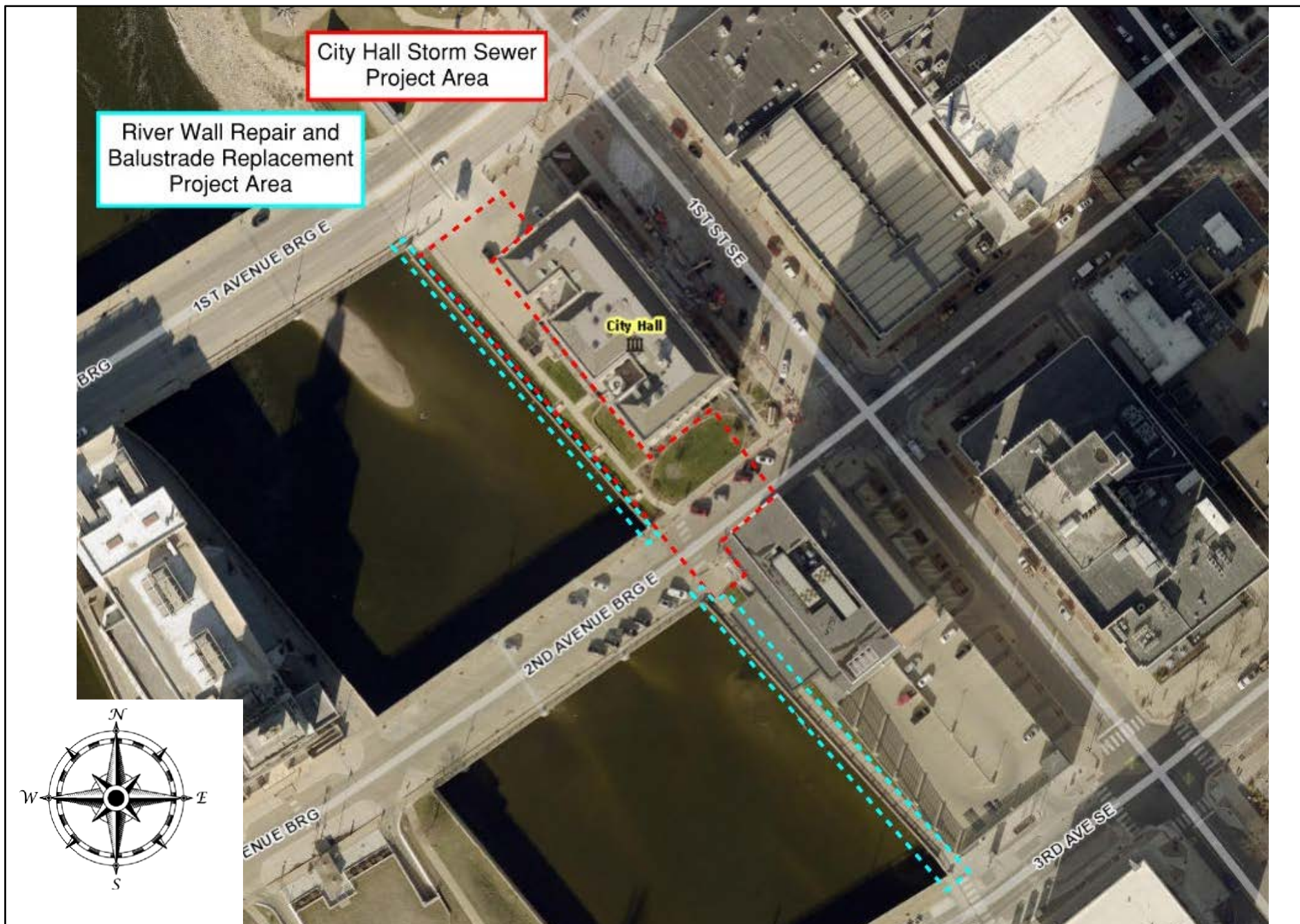
THE CITY OF CEDAR RAPIDS PUBLIC WORKS DEPARTMENT

A handwritten signature in cursive script that reads "Becky Kluesner".

Becky Kluesner  
CIP Coordinator

BAK/shh

cc: Brenna Fall, Public Works Director  
Ken DeKeyser, City Engineer



## River Wall Repair and Balustrade Replacement AND City Hall Storm Sewer



## Council Agenda Item Cover Sheet

**Submitting Department:** Public Works

**Director Contact:** Brenna Fall – b.fall@cedar-rapids.org – (319) 270-7661

**Presenter at Meeting:** Ben Worrell, PE

**Description of Agenda Item:** REGULAR AGENDA

Report on bids and resolution awarding and approving contract in the amount of \$197,918.00, bond and insurance of S2 Construction, LLC, for the FY 2025 Tree and Vegetation Removal Project (estimated cost is \$310,000). (Ben Worrell).

CIP/DID #301990-32

**Council Priority:** Not applicable

**EnvisionCR Goal:** GrowCR Goal 1: Encourage mixed-use and infill development.

**Background:**

|                           |                  |              |
|---------------------------|------------------|--------------|
| S2 Construction, LLC,     | Bellevue, IA     | \$197,918.00 |
| Browns Tree Service, LLC, | Fairfield, IA    | \$199,129.25 |
| Rathje Construction Co.,  | Marion, IA       | \$213,849.85 |
| Boomerang Corp.           | Anamosa, IA      | \$223,011.00 |
| D.W. Zinser Company       | Walford, IA      | \$236,831.50 |
| Ludovissy Enterprises     | Guttenburg, IA   | \$249,819.00 |
| Rockhead Concrete LLC     | Cedar Rapids, IA | \$309,000.01 |

S2 Construction, LLC, submitted the lowest of the bids received on November 13, 2024 for the FY 2025 Tree and Vegetation Removal Project. The bid is within the approved budget. Construction work is expected to begin this winter and anticipated to be completed by March 28, 2025.

**Recommended Action:** The Public Works Department recommends approval of the Resolution to award and approve contract in the amount of \$197,918.00, bond and insurance of S2 Construction, LLC, for FY 2025 Tree and Vegetation Removal Project.

**Alternative:** If Council chooses not to award the contract for said project, the project could not go forward as proposed unless the bidding process is repeated.

**Time Sensitivity:** Normal. Chapter 26.10 of the Code of Iowa requires the Bid security to be returned within 30 days after the bid opening. Deferral of the contract award after December 13, 2024 may require re-bidding and affect the construction schedule for the improvements.

**Resolution Date:** November 19, 2024

**Budget Information:** 301/301000/301990, NA

**Local Preference Policy:** NA



**Explanation: NA**  
**Recommended by Council Committee: NA**  
**Explanation: NA**



November 13, 2024

City Council  
City of Cedar Rapids

RE: Report on bids as read for the FY 2025 Tree and Vegetation Removal Project, Contract Number 301990-32

Dear City Council:

Bids were received on November 13, 2024 for the FY 2025 Tree and Vegetation Removal Project as follows:

|                                          |              |
|------------------------------------------|--------------|
| S2 Construction LLC, Bellevue, IA        | \$197,918.00 |
| Brown's Tree Service, LLC, Fairfield, IA | \$199,129.25 |
| Rathje Construction Co., Marion, IA      | \$213,849.85 |
| Boomerang Corp., Anamosa, IA             | \$223,011.00 |
| D.W. Zinser Company, Walford, IA         | \$236,831.50 |
| Ludovissy Enterprises, Guttenberg, IA    | \$249,819.00 |
| Rockhead Concrete LLC, Cedar Rapids, IA  | \$309,000.01 |

The engineers cost opinion for this work is \$310,000. It is recommended the bids be reviewed by City staff and an action to award or not be presented separately for Council consideration.

Sincerely,

THE CITY OF CEDAR RAPIDS PUBLIC WORKS DEPARTMENT

A handwritten signature in blue ink, appearing to read "Ashley Cobert".

Ashley Cobert  
Project Engineer I

AC/shh

cc: Brenna Fall, Public Works Director  
Ken DeKeyser, PE, PTOE, CFM, City Engineer

Public Works Department  
500 15<sup>th</sup> Avenue S.W. – Cedar Rapids, Iowa 52404-2631 – (319) 286-5778 – Fax (319) 774-5653

RESOLUTION NO. LEG\_NUM\_TAG

ACCEPTING PROPOSAL, AWARDING CONTRACT, APPROVING CONTRACT

WHEREAS, on October 22, 2024, the City Council adopted a motion that directed the City to post notice to bidders and publish notice of a public hearing on the plans, specifications, form of contract and cost estimate for the FY 2025 Tree and Vegetation Removal Project (Contract No. 301990-32) public improvement project for the City of Cedar Rapids, Iowa, and

WHEREAS, said notice to bidders was posted according to law and the notice of public hearing was published in the Cedar Rapids Gazette on October 26, 2024, pursuant to which a public hearing was held on November 5, 2024, and

WHEREAS, the following bids were received, opened and announced on November 13, 2024, by the City Engineer, or designee, and said officer has reported the results of the bidding and made recommendations thereon to the City Council at its next meeting on November 19, 2024:

|                           |                  |              |
|---------------------------|------------------|--------------|
| S2 Construction, LLC,     | Bellevue, IA     | \$197,918.00 |
| Browns Tree Service, LLC, | Fairfield, IA    | \$199,129.25 |
| Rathje Construction Co.,  | Marion, IA       | \$213,849.85 |
| Boomerang Corp.           | Anamosa, IA      | \$223,011.00 |
| D.W. Zinser Company       | Walford, IA      | \$236,831.50 |
| Ludovissy Enterprises     | Guttenburg, IA   | \$249,819.00 |
| Rockhead Concrete LLC     | Cedar Rapids, IA | \$309,000.01 |

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA as follows:

1. The previous delegation to the City Engineer, or designee, to receive, open, and publicly announce the bids, and report the results thereof to the City Council at its next meeting is hereby ratified and approved;
2. S2 Construction, LLC, is the lowest responsive, responsible bidder on said work and the City Engineer, or his designee, has recommended that the City accept its bid and award the contract to it;
3. Subject to registration with the Department of Labor, the Bid of S2 Construction, LLC, is hereby accepted, and the contract for this public improvement is hereby awarded to S2 Construction, LLC,.
4. The City Manager and City Clerk are hereby directed to sign and execute a contract with said contractor for the construction of the above-described public improvements;

BE IT FURTHER RESOLVED that upon execution by the City Manager and City Clerk, said contract is approved, subject to approval of the bond and insurance by the City of Cedar Rapids Risk Manager and filing of the same with the City of Cedar Rapids Finance Director.

PASSED\_DAY\_TAG

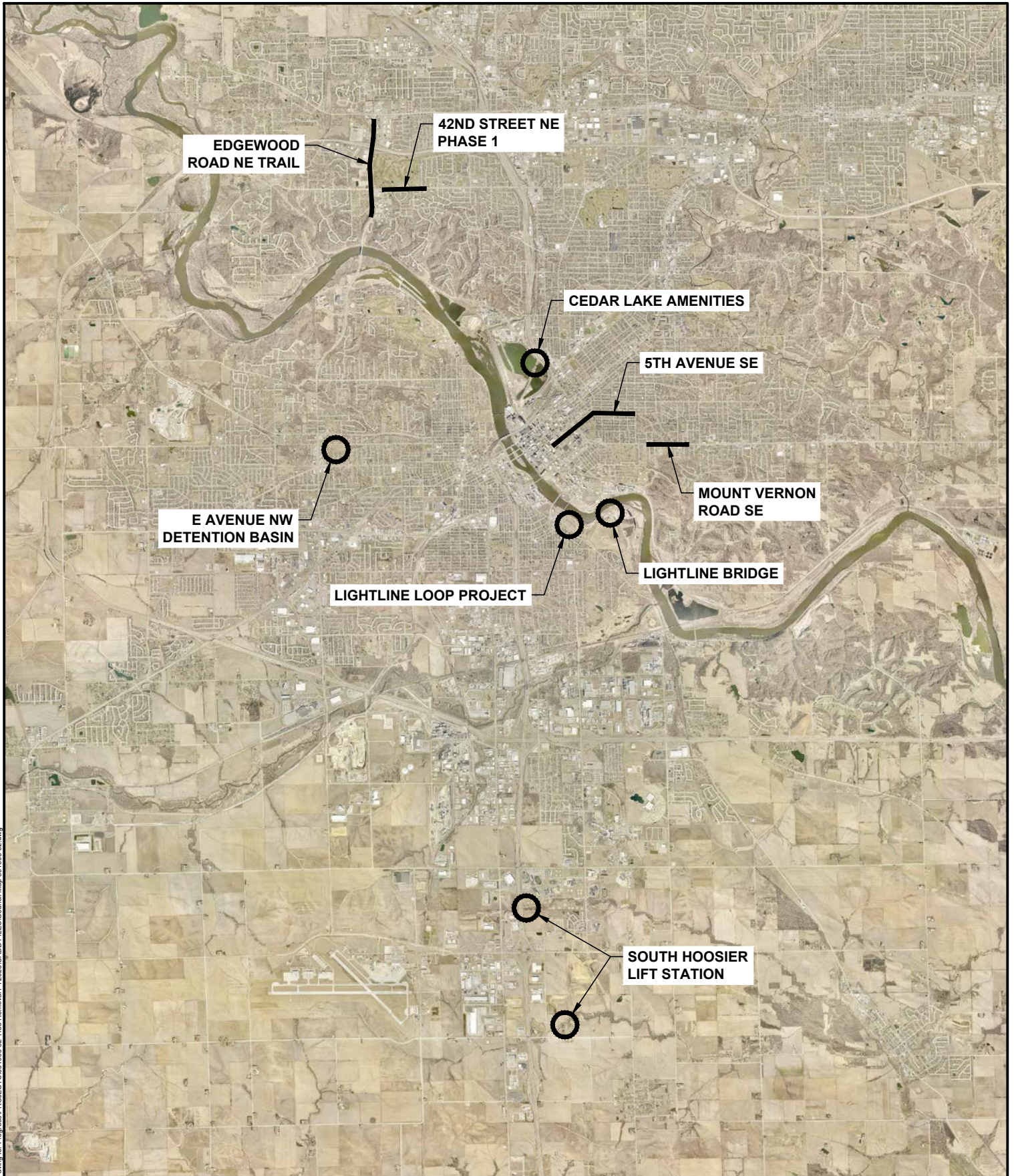
LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature





Cadd File Name: W:\PROJECTS\Drawing for Progress\PROJECTS\301990-32 Tree Removal FY2025\CADD FILES\Council Map 301990-32.dwg



**2024 - 2025  
TREE AND VEGETATION REMOVAL PROJECT**



301990-32





# Council Agenda Item Cover Sheet

**Submitting Department:** Purchasing  
**Director Contact:** Hashim Taylor – h.taylor@cedar-rapids.org – (319) 304-0991

**Presenter at Meeting:** Steve Krug and Rusty Fuller

**Description of Agenda Item:** REGULAR AGENDA  
 Report on bids for the Repair and Refurbish Cherry Hill Pool Slides project (estimated cost is \$215,000) (Steve Krug and Rusty Fuller).  
 a. Resolution awarding the bid and approving contract in the amount of \$215,000, bond and insurance to Fischer Bros, LLC for Repair and Refurbish Cherry Hill Pool Slides.  
 CIP/DID #PUR1024-115; #324268

|                                                                      |
|----------------------------------------------------------------------|
| <b>Council Priority:</b> Quality of Life Enhancements                |
| <b>EnvisionCR Goal:</b> Routine business - EnvisionCR does not apply |

**Background:** A public hearing was held November 5, 2024, for the Repair and Refurbish Cherry Hill Pool Slides project.  
 The work will consist of repairing and refurbishing the flumes and the tower structures on the two large slides and the drop slide at the Cherry Hill Aquatic Center, located at 341 Stoney Point Rd NW. The existing joints are starting to separate due to age and keeping them within safe tolerance is getting harder each year. The purpose of this project is to extend the lifespan of the slides.

Purchasing Services publicly opened bids on November 6, 2024, at 11:00 am CST. Bids were received from two Contractors. The Parks and Recreation Department recommends award to Fischer Bros, LLC as the overall lowest responsive and responsible bidder.

A contract will be issued to Fischer Bros, LLC. The project is due to be completed in Spring, 2025.

Bid Results:

| Company Name                         | Location           | Price        |
|--------------------------------------|--------------------|--------------|
| Fischer Bros, LLC                    | Chippewa Falls, WI | \$215,000.00 |
| Amusement Restorations Companies LLC | Burnet, TX         | \$265,987.50 |

**Recommended Action:** Authorize the City Manager and the City Clerk to execute the Contract as described herein.

**Alternative:**

**Time Sensitivity:** Medium

**Resolution Date:** November 19, 2024

**Budget Information:** 324-324268-324268

**Local Preference Policy:** Not applicable

**Explanation:** Public Improvement Project

**Recommended by Council Committee:** Not applicable

**Explanation:**



November 7, 2024

TO: City Council, City of Cedar Rapids

RE: Report on bids for Repair and Refurbish Cherry Hill Pool Slides (estimated cost is \$215,000)  
CIP/DID #PUR1024-115; #324268

Bids were received and opened at 11:00 am CST on November 6, 2024, for Repair and Refurbish Cherry Hill Pool Slides. The work will consist of repairing and refurbishing the flumes and the tower structures on the two large slides and the drop slide at the Cherry Hill Aquatic Center, located at 341 Stoney Point Rd NW. The existing joints are starting to separate due to age and keeping them within safe tolerance is getting harder each year. The purpose of this project is to extend the lifespan of the slides.

Funding for this project is 324-324268-324268 Parks and Recreation Department

Two bids were received on November 6, 2024. The bids have been carefully reviewed and it is recommended that the contract be awarded to Fischer Bros, LLC as the overall lowest responsive and responsible bidder. The cost of this project is \$215,000.

| Company Name                         | Location           | Price        |
|--------------------------------------|--------------------|--------------|
| Fischer Bros, LLC                    | Chippewa Falls, WI | \$215,000    |
| Amusement Restorations Companies LLC | Burnet, TX         | \$265,987.50 |

Sincerely,

**Ann Baker**

Ann Baker  
Purchasing Agent, I

cc: Steve Krug; Rusty Fuller

RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, on October 22, 2024 the City Council adopted a motion that directed the City to post Notice to Bidders and publish notice of a public hearing on the plans, specifications, form of contract and cost estimate for the Repair and Refurbish Cherry Hill Pool Slides project (Contract No. PUR1024-115; CIP#324268) for the City of Cedar Rapids, Iowa; and

WHEREAS, said Notice to Bidders was posted according to law and the Notice of a Public Hearing was published in the Cedar Rapids Gazette on October 26, 2024, pursuant to which a public hearing was held on November 5, 2024; and

WHEREAS, the following bids were received, opened and announced on November 6, 2024, by the City Purchasing Manager, or designee, and said officer has now reported the bids thereon to the City Council at its next meeting on November 19, 2024; and

| Company Name                         | Location           | Price        |
|--------------------------------------|--------------------|--------------|
| Fischer Bros, LLC                    | Chippewa Falls, WI | \$215,000.00 |
| Amusement Restorations Companies LLC | Burnet, TX         | \$265,987.50 |

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, as follows:

1. The recitals contained hereinabove are found to be true and correct.
2. The previous delegation to the City Purchasing Manager, or designee, to receive, open and publicly announce the bids, and report the results thereof to the City Council at its next meeting is hereby ratified and approved;
3. Fischer Bros, LLC is the lowest responsive, responsible bidder on said work and the City Purchasing Manager, or designee, has recommended that the City accept its Bid and award the contract to it;
4. Subject to approval of the Equal Employment Opportunity Officer and registration with the Department of Labor, the Bid of Fischer Bros, LLC is hereby accepted, and the contract for this public improvement is hereby awarded to Fischer Bros, LLC;
5. The City Manager and City Clerk are hereby directed to sign and execute a contract with said contractor for the construction of the above-described public improvements; and

BE IT FURTHER RESOLVED that upon execution by the City Manager and City Clerk, said contract is approved, subject to approval of the bond and insurance by the City of Cedar Rapids Risk Manager and filing of the same with the City of Cedar Rapids Finance Director.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature



## Council Agenda Item Cover Sheet

**Submitting Department:** City Manager

**Director Contact:** Bill Micheel – w.micheel@cedar-rapids.org – (319) 286-5725

**Presenter at Meeting:** Scott Mather

**Description of Agenda Item:** REGULAR AGENDA

Presentation and Resolution approving City financial incentives with 860 17<sup>th</sup> St, LLC under the Targeted District Reinvestment-Economic Development Program for the redevelopment of the former Higley Mansion at 860 17<sup>th</sup> Street SE (Scott Mather). CIP/DID #TIF-0005-2024

|                                                                                    |
|------------------------------------------------------------------------------------|
| <b>Council Priority:</b> Business-Friendly                                         |
| <b>EnvisionCR Goal:</b> GrowCR Goal 1: Encourage mixed-use and infill development. |

**Background:** The Resolution authorizes City financial incentives under the Targeted District Reinvestment-Economic Development Program with 860 17<sup>th</sup> St, LLC for the redevelopment of the former Higley Mansion at 860 17<sup>th</sup> Street SE as requested. The building has been vacant since the onset of the Pandemic in 2020. The tenant of the building, Higley Partners, LLC dba Radix Recovery, will operate a voluntary substance abuse treatment facility once redevelopment is complete.

The following is a summary of the proposed project term sheet:

- + Minimum Investment: \$4.6 million
- + Minimum Improvements:
  - o Redevelopment of the 27,000 square foot existing building
  - o 3,000 square foot additions to the building
- + Construction commencement January 2025; Completion August 2025
- + Employment: Creation of 40 jobs
- + Financial Incentives
  - o The standard incentive provides a 10-year, 100% rebate of increased taxes generated by the project. Based on the investment and estimated post-development value, the project is expected to generate \$525,000 in total taxes over a 10-year period, of which \$145,000 would be rebated back to the company.

**Recommended Action:** City staff recommends approving the Resolution

**Alternative:** NA

**Time Sensitivity:** NA



**Resolution Date:** September 10, 2024

**Budget Information:** NA

**Local Preference Policy:** Not applicable

**Explanation:**

**Recommended by Council Committee:** Not applicable

**Explanation:**



RESOLUTION NO. LEG\_NUM\_TAG

WHEREAS, the City has received a request from 860 17<sup>th</sup> St, LLC ("Developer"), for City financial incentives under the City's Targeted District Reinvestment – Economic Development Program (the "City Program") for the redevelopment of the former Higley Mansion at 860 17<sup>th</sup> Street SE; and

WHEREAS, the City Council has adopted Economic Development Programs to support such activities, which promote and facilitate economic development objectives of the City, including the expansion of the City's tax base, redevelopment of underutilized property, creation of housing opportunities which facilitate and support the growth of jobs, and the provision of affordable housing opportunities in the City; and

WHEREAS, the Developer's project consists of the following:

The following is a summary of the proposed project term sheet:

- + Minimum Investment: \$4.6 million
- + Minimum Improvements:
  - o Redevelopment of the 27,000 square foot existing building
  - o 3,000 square foot additions to the building
- + Construction commencement January 2025; Completion August 2025
- + Employment: Creation of 40 jobs

WHEREAS, the Proposed project qualifies under the Targeted District Reinvestment – Economic Development, consistent with the adopted city plan; and

WHEREAS, the City Council desires to express its support of the Project and authorize financial incentives through a 10-year, 100% reimbursement of the increased taxes generated by the project to the Developer subject to the conditions contained in this Resolution.

WHEREAS, the City Council desires to express its support for the proposed Project.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, as follows:

1. The City hereby authorizes financial incentives for the Project, subject to doing all those things required in Chapter 403 of the Iowa Code to amend the Central Consolidated Urban Renewal Plan to incorporate this project as eligible undertaking in accordance with Plan and memorializing the commitment of the Company and the City with respect to the Project in accordance with this Resolution.
2. The City Manager, or designee, is authorized and directed to initiate the proceedings as provided under Chapter 403 of the Code of Iowa, to amend as the Urban Renewal Plan for the Central Consolidated Urban Renewal Area to encompass the proposed.
3. The City Manager, or designee, is authorized and directed to negotiate a Development Agreement which memorializes, among other things, the terms contained in the Term Sheet and any other such terms and conditions determined by the City Manager to be reasonably necessary to effectuate this Resolution and at such time as the terms and conditions of the Agreement are clear and definite, that it be brought back to the City Council for final approval.

PASSED\_DAY\_TAG

LEG\_PASSED\_FAILED\_TAG

MayorSignature

Attest:

ClerkSignature