<table>
<thead>
<tr>
<th><strong>What</strong></th>
<th><strong>Why</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Innovation:</strong> Fostering strong organizational cultures &amp; leadership, an agile mindset, and the right strategies</td>
<td>To create more rapidly-growing, resilient companies in Eastern Iowa</td>
</tr>
<tr>
<td><strong>Tech Education:</strong> Niche technology education for kids, teachers, and adult career-switchers</td>
<td>To build a stronger talent pipeline for fast-growing companies in Eastern Iowa</td>
</tr>
<tr>
<td><strong>Entrepreneurship:</strong> Providing investment, mentoring, office space, and community resources to entrepreneurs</td>
<td>To increase the number and quality of startups in Eastern Iowa.</td>
</tr>
</tbody>
</table>
Entrepreneurship Successes
Tech Education Successes

• Doubled DeltaV Code School Students
• Registered Apprenticeships
• K-12 Computer Science
Corporate Innovation Successes

kasa

COLLECTIVE DATA

NEWBO:CO
Events

• EntreFEST
• 1MC
• Startup Weekend
• Launch Day
Where we’re going next
We’re not doing this alone
Hidden Creek Urban Renewal

City Council
July 24, 2018
Background

- June 12 – City Council authorized City participation in the Hidden Creek Development project under the Large Site Master Plan – ED Program

- July 13 - Consultation with affected taxing agencies
  - no objections received

- July 19 – City Planning Commission review of Urban Renewal Plan
  - Unanimous finding that the URA Plan is consistent with EnvisionCR
Project Overview

• $33 million capital investment
• Phased Mixed-Use Project
  ▪ 81-unit independent & assisted living facility
  ▪ 3 commercial/retail buildings (21,400 sq. ft.)
  ▪ 120 market-rate rental units (four 30-unit buildings)
  ▪ 270 storage units (fall zone)
Next Steps

➢ Today Public Hearing & Resolution approving Urban Renewal Plan & 1st Ord. reading

➢ August 14 2nd & Possible 3rd Ord. reading

➢ Aug/Sept Development Agreement

Presented by:

Caleb Mason
Economic Development Analyst
c.mason@cedar-rapids.org
319-286-5188
Request for Proposal
Kingston Village Property

City Council
July 24, 2018
Background

- Interest from several parties to redevelop the property
- Property has historically been used in the parking system
- Since 2008 property has been used for short-term, temporary uses such as construction staging, snow storage, etc.
Development Objectives

- Financially viable redevelopment based on current market conditions
- Building to address street frontage, with parking behind structure
- Multi-story design of no less than 3-stories
- Coordination of parking needs with area businesses
Development Objectives

- Urban design that enhances the character of the neighborhood
- Preference for projects that include housing options consistent with Maxfield Housing Analysis
- Preference for projects that include amenities such as rooftop gathering space
Evaluation Criteria

1. Developer Capacity and Project Feasibility
   - Capacity, experience, and capability of the Developer
   - Market feasibility
   - Financial feasibility
   - Timeline for redevelopment and built-out
Evaluation Criteria

2. Community Benefit
   - Quality of architecture & design
   - Innovative sustainability features building design
   - Inclusion of housing options
   - Inclusion of amenities such as rooftop gathering space

3. Economic impact
   - Overall project investment
   - Jobs created or retained
   - Amenities or services provided
Timeline

Today  Public Hearing & Resolution inviting proposals

September 21  11:00 a.m. - Proposal Deadline

Week of Sept. 28  Stakeholder panel review

October 23  City Council consideration of recommended proposal

**Bold** items denote City Council action
Consideration of a Change of Zone with a Preliminary Site Development Plan

625 63rd Avenue SW
625 63rd Avenue SW

GENERAL INFORMATION:
Appellant is requesting to rezone a 0.59 acre lot to allow an existing building to be used for vehicle sales, along with continued use as a contractor’s shop.

The site consists of the following:
- Site area: 25,657 s.f.
- Building area: 5,580 s.f. (3,000 s.f. – auto sales / 2,880 s.f. shop)
- Paved area: 12,672 sq. ft.
- Parking required / provided: 16 spaces

This request was reviewed by the CPC on 7/19 and unanimously recommended for approval.

The requested use will be permitted upon adoption of the proposed Zoning Ordinance, but Applicant would like to begin sales this summer.
Location
Aerial View
Street View
Site Plan

City of Cedar Rapids
Criteria for Consideration

1. Consistent with the Future Land Use Policy Plan & Comprehensive Plan?
   • This property is shown as Urban Medium Intensity on the Future Land Use Map. The request is in accord with this FLUM.

2. Is this consistent with the characteristics of the surrounding area?
   • Adjacent properties are zoned for industrial & service use. A residential property is located across 6th Street SW. Future development is expected to be industrial or commercial in nature, therefore the requested amendment is consistent with the characteristics of the surrounding area.

3. Is the property suitable for all uses permitted in the proposed district?
   • Yes, the property is suitable for the proposed uses.

4. Will this protect from development that is out of scale with the existing neighborhood?
   • There are no plans for expansion, only a change of use.

5. Will facilities and services be available while maintaining adequate levels of service to existing development?
   • All facilities and services are currently in place and serving the existing site.
Next Steps

- July 24, 2018 – City Council Public Hearing & Possible 1st Reading of the Ordinance
- August 13, 2018 – Conditional Use consideration by BOA
- August 14, 2018 – Possible 2nd & 3rd Readings of the Ordinance
- August 18, 2018 – Ordinance published in The Gazette

Presented by:
David Houg
Development Services
daveh@cedar-rapids.org
319.286.5168
8th Avenue Bridge Repairs

July 24, 2018
8th Ave Bridge Replacement
Coming As Part Of
Flood Control System

www.cityofcr.com/floodcontrol
Project Details

• Construction Cost Estimate = $95,000
• Bid Letting on July 25, 2018
• Anticipated completion in Fall 2018
The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for this project.

Presented by:

Brenna Fall, P.E.
CIP Program Manager
b.fall@cedar-rapids.org
319.286.5732
Earhart Lane SW Extension

From Walford Road to Wright Brothers Boulevard – Phase I

July 24, 2018
Project Details

- Construction Cost Estimate = $720,000
- Iowa DOT Bid Letting on August 1, 2018
- Anticipated completion in Fall 2018
The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for this project.

Presented by:
Brenna Fall, P.E.
CIP Program Manager
b.fall@cedar-rapids.org
319.286.5732
Water – NE Booster Station Motor Control Center Replacement Project - Bid Report

Council Meeting
July 24, 2018
REPORT ON BIDS:
Five bids were received on July 11, 2018 for the NE Booster Station Motor Control Center Replacement project (Contract No. 6250070-02).

<table>
<thead>
<tr>
<th>Bidders</th>
<th>Office Location</th>
<th>Lump Sum Bid</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tri-City Electric Company</td>
<td>Davenport, IA</td>
<td>$1,873,000</td>
</tr>
<tr>
<td>Unzeitig Construction</td>
<td>Cedar Rapids, IA</td>
<td>$2,009,000</td>
</tr>
<tr>
<td>Tricon General Construction</td>
<td>Cedar Rapids, IA</td>
<td>$2,036,000</td>
</tr>
<tr>
<td>WRH, Inc.</td>
<td>Amana, IA</td>
<td>$2,044,000</td>
</tr>
<tr>
<td>ESCO Electric Company</td>
<td>Marion, IA</td>
<td>$2,105,650</td>
</tr>
</tbody>
</table>

The engineer’s opinion of probable cost for the construction of this project was $2,141,000.

A Notice of Public Hearing was approved by the City Council on June 12, 2018. A Notice to Bidders was posted as required by law and a Notice of Public Hearing was published on June 16, 2018. The public hearing was held June 26, 2018 and a pre-bid meeting was held June 25, 2018.

The work is anticipated to begin in August 2018 and be completed November 2019.
WPC – Cryogenic Plant Miscellaneous Improvements Project - Bid Report

Council Meeting
July 24, 2018
REPORT ON BIDS:
Four bids were received on July 11, 2018 for the WPC Cryogenic Plant Miscellaneous Improvements project (Contract No. 615206-02).

<table>
<thead>
<tr>
<th>Bidders</th>
<th>Office Location</th>
<th>Lump Sum Bid</th>
</tr>
</thead>
<tbody>
<tr>
<td>WRH, Inc.</td>
<td>Amana, IA</td>
<td>$4,170,300</td>
</tr>
<tr>
<td>Tricon General Construction</td>
<td>Cedar Rapids, IA</td>
<td>$4,270,000</td>
</tr>
<tr>
<td>Foley Company</td>
<td>Kansas City, MO</td>
<td>$4,595,700</td>
</tr>
<tr>
<td>Williams Brothers Construction</td>
<td>Peoria, IL</td>
<td>$4,876,000</td>
</tr>
</tbody>
</table>

The engineer’s opinion of probable cost for the construction of this project was $4,200,000. A Notice to Bidders was posted as required by law and a Notice of Public Hearing was published on June 16, 2018. The public hearing was held June 26, 2018 and a pre-bid meeting was held on June 25, 2018.

The work is anticipated to begin in October 2018 and be completed by September 2019.

**Action/Recommendation:** The Utilities Department – Water Pollution Control Division staff are evaluating the submitted bids and will make a recommendation to the City Council at the next scheduled council meeting.
Report on Bids and Award Recommendation

5th Avenue SW and 7th Street
Bioretention Cell Pilot
Contract 304474-04
Proposed Improvements

• Bio-retention cell ("flat bioswale"):
  • 150 feet drainable material
  • 800 native plantings
• Water quality and flood mitigation benefits
• Iowa Department of Land Stewardship Grant
Bid Results and Award Recommendation

- Bid Date: July 18, 2018 (3 bids received)

  Pirc Tobin Construction, Inc., Alburnett, IA $65,656.65
  Rathje Construction Company, Marion, IA $71,718.00
  Vieth Construction Corp., Cedar Falls, IA $95,541.50

- Cost Opinion: $80,000

- Public Works recommends award of the construction contract to Pirc Tobin Construction.
Request for Qualifications & Community Visioning Initiative

City Council

July 24, 2018
First and First West

3.4 acres

4.4 acres
First and First West

Proposed two part process:

1. **Request for Qualifications** – selection of a Master Developer based on demonstrated experience and capabilities.

2. **Community Visioning Initiative** – actively engaging the Master Developer team in a public input process on development plan.
Timeline

- **RFQ Process to City Council**: Summer 18
- **RFQ Issued**: Fall 18
- **Selection of Master Developer**: Winter 18/19
- **Master Developer Agreement**: Spring 19
- **Public Input Process**: Summer 19
- **Development Agreement**: Fall 19
Request for Qualifications
Summer/Fall 2018

Solicitation of Development Teams - credentials, experience and capacity:

➢ Single firm or partnership development teams
➢ Focus on demonstrated success with large-scale urban development with high-quality design and master-planning
➢ Not a concept plan for the site
➢ Marketed widely - Urban Land Institute (ULI), International Economic Development Council (IEDC), partner networks, etc.
Selection of Master Developer
Fall/Winter 2018

- RFQ Responses evaluated by Steering Committee consisting of representation from:
  - City Council
  - City Staff
  - Stakeholders (Downtown SSMID, Kingston Square, GO Cedar Rapids, etc.)

- Interview process with finalist development teams

- Recommendation of Master Developer submitted to City Council
Initial Master Developer Agreement
Winter 2018

Purpose of Agreement with Master Developer:

- Commitment on process, deliverables, and timeline for public feedback
- Identifies roles/responsibilities
- City Council approval

Does not include:
- Conveyance of property
- Plans for redevelopment
Community Visioning Initiative
Spring/Summer 2019

- Public input on possible uses, site concepts, and architecture/design for redevelopment
- Market research to support feasibility of proposed uses and development
- City Council approval of Master Plan & preliminary terms of Development Agreement
Development Agreement
Summer/Fall 2019

- Negotiate Development Agreement based on preliminary terms adopted by City Council
- Memorializes commitment of City and Developer to approved Master Plan
- City Council approval
Next Steps

➢ Today       City Council approval of overall process
➢ August     City Council appoints a steering committee
➢ August     Request for Qualifications document is released and marketed

Presented by:
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319-286-5188