CDBG & HOME Annual Action Plan Amendment
Public Hearing
September 24, 2019
Annual Action Plan Purpose

• Implementation of Consolidated Plan for current program year, including:
  
  - activities to meet Consolidated Plan goals
  
  - budget allocations for CDBG and HOME funds
Proposed Amendments

• Hope Community Development Association project adjustment
  • Original- Two housing rehabilitation projects
  • Amended- One housing rehabilitation and one demolition and new construction

• First Time Home Buyer project adjustment
  • Original- Assistance up to $5,000
  • Amended- Assistance up to $14,999
Timeline

• August 8, 2019 – Review & recommendation by Grants & Programs Citizens Advisory Committee

• August 24 – September 23, 2019 – Amended Annual Action Plan public comment period

• September 4, 2019 – Review & recommendation by City Council Development Committee
Next Steps

- Public hearing & City Council consideration of plan adoption
- Submit amendment to HUD

Presented by:

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Public Hearing for the Disposition of City-owned property located at 415 7th Ave SW

September 24, 2019
• Disposal of Flood Acquired Property
• Non Conforming vacant lot
• Lot to be joined with 417 7th Ave SW
Public Works Recommendation

Public Works Department recommends approving the resolution to accept the bid of $3,500 from James D. Stone for the property at 415 7th Avenue SW.

Presented by:
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Background

- Dec 2018 – City Council authorized financial incentives for Anderson Greene project being undertaken by Woda Cooper Development
- Project qualifies for City’s Local Match – Economic Development Program based on securing Low-Income Housing Tax Credits
- Local Match – 10-year, 100% exemption of new (increased) value created by the project
Project Overview

• $9 million total capital investment
• Construction of a 48 housing units in 2 buildings
• Mixed-income:
  • 5 units – market rate
  • 30 units - 60% AMI households
  • 8 units - 40% AMI households
  • 5 units - 30% AMI households
Next Steps

- Today: Public Hearing, Resolution and 1st Ordinance Reading – Anderson Greene Urban Revitalization Area
- Oct. 8: 2nd & Possible 3rd Ordinance Reading

Presented by:
Caleb Mason
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Development Agreements
LTRI LLC
Wright Capital Investment LLC
City Council
September 24, 2019
Background
LTRI LLC

• May 14 – City Council authorizes City financial incentives for the project under Community Benefit
• Project at two locations – 143 16th Ave SW, 2700 33rd Ave SW
• July 23 – 143 16th Ave SW project amended into the Consolidated Central URA Plan
• Sept. 14 – Creation of new TIF District – REM Mentor Urban Renewal Area 2700 33rd Ave SW site
Agreement Terms
LTRI, LLC

• Minimum investment: $1 million
• Minimum Improvements: 8-unit, 4,600 sq. ft. multi-family building
• Housing to be occupied by low-to-moderate income individuals
• Employment – 2 FTEs
• City participation – 10-years, 100% reimbursement of increased (increment) taxes generated by project
• Reimbursement subject to employment & affordability requirement
Background
Wright Capital Investment

- June 25 – City Council authorizes City participation under the High Quality Jobs – Economic Development program
- Aug. 13 – Project amended into the Commerce Park Urban Renewal Plan
Agreement Terms
Wright Capital Investment LLC

• Minimum investment: $3.25 million
• Minimum Improvements: 50,000 sq. ft. warehouse & distribution facility
• Employment:
  • Retention of 10 FTES
  • Creation of 10 FTEs at or above HQJ Wage ($22.27/hr)
• City participation – 10-years, 50% reimbursement of increased (increment) taxes generated by project
• Reimbursement subject to job creation & retention
Cedar River Trail Rehabilitation – Phase 1

- A 2-inch asphalt overlay of the main trail – approximately 3,740 square yards.
- Includes the repair and patching of rough areas and drainage improvements.
- Estimated cost for this project is $150,000.
- Bid opening on Wed., Sept. 25th at 11:00 am.
Cedar River Trail Rehabilitation – Phase 1
Public Hearing
Old Orchard Road NE North of Plum Grove Court Storm Sewer Improvements
Contract 304412-01
Proposed Improvements

- Repair defects with 120 feet of new storm sewer pipe
- Repair erosion with 240 cubic yards of fill
Project Details and Recommendation

- Estimated construction cost = $97,000
- Bid Letting – October 2, 2019
- Construction: November 2019 through December 2019

The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for this project.
Public Hearing
11th Street NW North of M Avenue
Detention Basin Improvements
Contract 304427-03
Proposed Improvements

- 37,640 cubic yards of excavation and grading
- 6 acres of pollinator seeding
- New sidewalk along 11th Street and N Avenue
- Increases storage volume from 15 acre-feet to 27 acre-feet
- Reduces annual flood risk from 20% annually (5 year storm) to less than 4% annually (25 year storm)
- Reduces future flood control system pump station costs
Project Details and Recommendation

- Estimated construction cost = $1,060,000
- Bid Letting – October 2, 2019
- Construction: November 2019 through May 2020

The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for this project.
Report on Bids and Award Recommendation

FY20 Sanitary Sewer Point Repairs
Contract 655996-18
Proposed Improvements

- Point repairs at 21 locations
- 231 feet of 6 inch and 8 inch sanitary sewer
- Replace 4 manholes
- Repairs defects found during pipe inspection program
Bid Results and Award Recommendation

- **Bid Date:** September 18, 2019 (6 bids received):
  - B. G. Brecke, Inc., Cedar Rapids, IA: $221,107.50
  - Boomerang, Corp., Anamosa, IA: $224,715.00
  - Rathje Construction Co., Marion, IA: $241,145.00
  - Pirc-Tobin Construction, Inc., Alburnett, IA: $268,860.00
  - Dave Schmitt Construction Co., Cedar Rapids, IA: $385,346.00
  - Tschiggfrie Excavating, Dubuque, IA: $392,971.25

- **Cost Opinion:** $250,000
- Public Works recommends award of the construction contract to B.G. Brecke, Inc.
Report on Bids and Award Recommendation

C Avenue NE (East of) and East Robins Road (North of) Sanitary Sewer Extension

Contract 6550053-02
Proposed Improvements

- 3,900 feet of 15 inch sanitary sewer
- Service area is 340 acres
Bid Results and Award Recommendation

- Bid Date: September 11, 2019 (7 bids received):

  Rathje Construction Co., Marion, IA $282,368.10
  Dave Schmitt Construction Co, Inc. Cedar Rapids, IA $314,238.90
  Pirc-Tobin Construction, Inc., Alburnett, IA $333,841.00
  Boomerang Corp., Anamosa, IA $347,272.50
  Schrader Excavating & Grading Co., Walford, IA $355,324.65
  BWC Excavating, LC, Solon, IA $361,820.85
  B.G. Brecke, Inc., Cedar Rapids, IA $440,105.95

- Cost Opinion: $390,000

- Public Works recommends award of the construction contract to Rathje Construction Company
Background

- May 28, 2019 – City Council initiates the RFP:
  - Financially viable redevelopment based on current market
  - Encourage investment consistent with Corridor Action Plan
  - Retain unique sense of place through renovation and/or new construction

- July 9, 2019 – City Council extends the proposal deadline an additional 2 weeks

- August 9 – Two proposals were received

- August 30 – Stakeholder panel reviewed the proposals recommending the Vernon Heights Estates project
Project Overview
Forest & Fish Development, LLC

- $9.5 million investment
- 55+ housing cooperative, 29 market-rate units
  - Renovation of Ambroz into 11 units
  - Construction of 18 units in new building connected to Ambroz
- Unit Counts
  - 6 efficiency units (900-1,000 sq. ft.)
  - 7 – 1 bedroom units (960-1,200 sq. ft.)
  - 16 – 2 bedroom units (1,470 – 1,700 sq. ft.)
- Below-grade parking in new building
- Community center with full kitchen
Proposed Terms

• Minimum Investment: $9.5 million
• Minimum Improvements:
  • 29-unit unit senior housing cooperative
  • Maintain exterior of existing Ambroz building
• City participation:
  • Standard housing incentive – 10-year, 100% exemption of increased value
  • Contribution of the property in consideration of redevelopment and construction of minimum improvements
Next Steps

- Rezoning
- Development Agreement
- Establish Urban Revitalization Area
1028 & 1032 5th St SE
Negotiate Development Agreement

City Council
September 24, 2019
Project Overview
Capital B, LLC

- $475,000 investment
- 3 – two-story single family loft homes
- Market rate rental
- 1200 sq. ft., 2 bedroom, 2 ½ bath
- Detached one-stall garage
Proposed Terms

- Minimum Investment: $475,000
- Minimum Improvements – 3 units
- City participation:
  - Standard housing incentive – 10-year, 100% exemption of increased value
- Purchase Price – fair market value as established by an appraisal. Proceeds reimbursed to federal acquisition program
Next Steps

- Urban Renewal Plan Amendment
- Development Agreement
- Establish Urban Revitalization Area